



Sacramento Historic District Plans*

*This document presents the Design Guidelines separated from the larger public draft of the Historic District Plans. These draft Design Guidelines are interwoven into the larger draft document but are available for review as a separate document to assist those who wish to focus their comments on the draft Design Guidelines.

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Sacramento Historic District Plans

Public Draft - April 2019



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Part 1: For All Historic Districts

Chapter 1: Introduction

What Is the Purpose of the Historic District Plans?

The City of Sacramento Historic District Plans satisfy the requirement under Sacramento City Code § 17.604.100 regarding the City's historic preservation program and implementation, and more specifically § 17.604.300 Historic District Plans, the article which specifies the necessary components of the Historic District Plans.

Sacramento has 32 historic districts that are officially recognized and listed on the Sacramento Register of Historic & Cultural Resources (Sacramento Register), in addition to individual Landmark properties. The historic districts are definable areas containing resources which have been identified as holding collective historic value, integrity, and an association to an important theme(s) in city history. The Historic District Plans advance the City's goals to recognize and preserve these significant and diverse historic districts, and thereby foster an understanding of local heritage, promote public health and safety, and further the economic and general welfare of the citizens of Sacramento. Sacramento City Code § 17.604.100(A) explains, "The preservation and continued use of historic resources are effective tools to sustain and revitalize neighborhoods and business districts within the city, enhance the city's economic, cultural and aesthetic standing, its identity and its livability, marketability and urban character."

This document includes Historic District Plans for 29 of the historic districts in the City. Three historic districts are currently in the process of having separate historic district plans developed or are not within the City's

Sacramento City Code § 17.604.300(A) Historic district plans.

A. The preservation commission shall promulgate and recommend to the council for adoption a historic district plan for each preservation area existing as of the date of enactment of Ordinance No. 2006-063, and for each historic district designated pursuant to this chapter. Each historic district plan shall include:

1. A statement of the goals for review of development projects within the historic district;
2. A representation of the historical development of land uses, existing land uses, and any adopted plans for future land uses;
3. A statement of findings, including the following:
 - a. The historical or pre-historical period to which the area is significant;
 - b. The predominant periods or styles of the structures or features therein;
 - c. The significant features and characteristics of such periods or styles, as represented in the historic district, including, but not limited to, structure height, bulk, distinctive architectural details, materials, textures, archeological and landscape features and fixtures; and
 - d. A statement, consistent with article II, of the standards and criteria to be utilized in determining the appropriateness of any development project involving a landmark, contributing resource or noncontributing resource within the historic district.

Refer to the Appendix for the full section of the code. Sacramento City Ordinance #2013-0020 § 1; Sacramento City Ordinance 2013-0007 § 1.

jurisdiction, and therefore are not included in the enclosed Historic District Plans.¹

Many of the existing historic districts are in geographical proximity to each other, within the Central City, and are facing evolving planning and development objectives. To serve the community and the City’s planning staff, and to encourage best practices in preservation and design, the Historic District Plans provide design guidelines that are intended to manage change in the historic districts in a way that protects Sacramento’s history and character. The Historic District Plans will help residents, property owners, City staff, and members of the design community understand the significance of each historic district so that they can develop design approaches that consider the historic context early in the design process. Implementation of the design guidelines within the Historic District Plans will bring greater clarity about what kind of development is compatible for each historic district.

	Historic District Name	Ordinance No.
1	1200-1300 Q Street	85-076
2	12 th Street Commercial	85-076
3	20 th and N Street	85-076
4	Alkali Flat Central	2004-048
5	Alkali Flat North	85-076
6	Alkali Flat South	2004-048
7	Alkali Flat West	2004-048
8	Boulevard Park	85-076
9	Bungalow Row	2004-009
10	C Street Commercial	85-076
11	C Street Industrial	85-076
12	Capitol	85-076
13	Capitol Avenue	85-076
14	Capitol Mansions	2004-009
15	Cathedral Square	85-076
16	<i>Central Shops</i>	<i>2007-103</i>
17	Fremont Park	85-076
18	<i>Historic City Cemetery</i>	<i>2012-038</i>
19	Marshall Park	85-076
20	Memorial Auditorium	85-076
21	Merchant Street	85-076
22	Newton Booth	2015-0012
23	North 16 th Street	2011-011
24	Oak Park	2007-094
25	[Cesar Chavez Memorial] Plaza Park/CBD Historic District	85-076
26	Poverty Ridge	85-076
27	R Street	85-076
28	<i>Sacramento City College</i>	<i>96-009</i>
29	South Side	85-076
30	Washington	85-076
31	Washington School	85-076
32	Winn Park	2004-009

¹ A separate historic district plan is being completed for the Central Shops Historic District, and a separate historic landscape plan is being prepared for the Historic City Cemetery Historic District. The Sacramento City College Historic District is not under City jurisdiction.

What is a Historic District Plan?

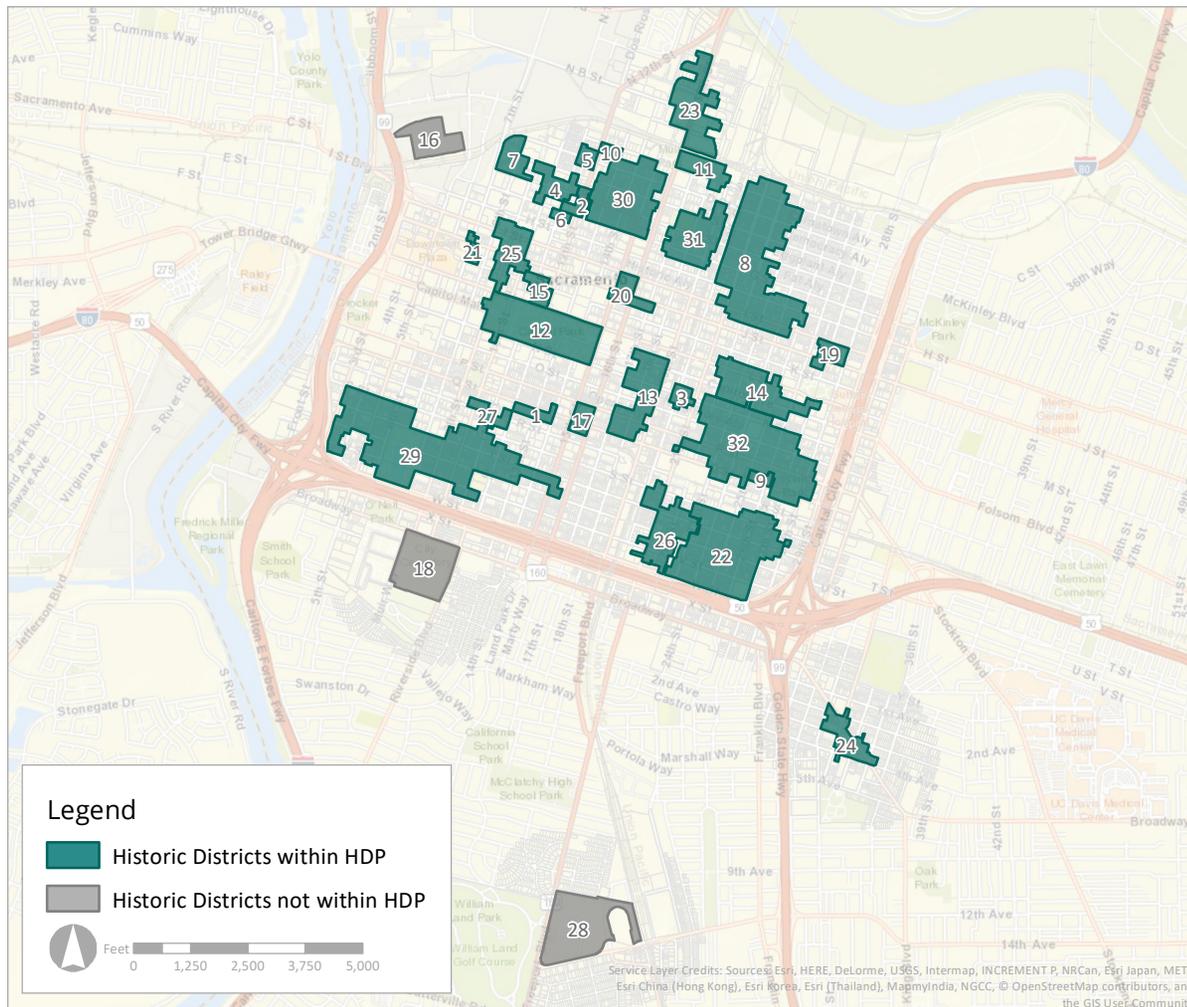
A Historic District Plan is a historic preservation and project planning tool for residents, property owners, City staff, and members of the design community. For each historic district, a Historic District Plan provides the brief historic district context, significance, period of significance, predominant architectural styles and property types from the period of significance, character-defining features, contributing and non-contributing resources, and design guidelines to guide further development that is appropriate within the context of the district. An individual, historic district-specific Historic District Plan from Part 2 of this document is only complete with Part 1 and Part 3 as they include pertinent information and design guidelines applicable to all historic districts.

Key Concepts

The following concepts are crucial for comprehending material in the Historic District Plans.

Brief Historic District Context

While the historic districts relate to larger, city-wide historic contexts and even nation-wide contexts, each has its own individual history. A Historic District Plan begins with a brief historic district context catered to the area to provide a narrative and understanding of how the historic district developed and any events, trends, designs, persons, or periods important to Sacramento history. Most essentially, the district context helps determine the significance evaluation.



Map of the 32 historic districts listed on the Sacramento Register, labeled per previous table. Source: Page & Turnbull and City of Sacramento, 2019.

Sacramento City Code § 17.604.210(C) Criteria and requirements for listing on, and deletion from, the Sacramento register.

B. Listing on the Sacramento register—Historic districts. A geographic area nominated as a historic district shall be listed on the Sacramento register as a historic district if the city council finds, after holding the hearing required by this chapter, that all of the requirements set forth below are satisfied:

1. Requirements.

- a. The area is a geographically definable area; or
- b. The area possesses either:
 - i. A significant concentration or continuity of buildings unified by: (A) past events or (B) aesthetically by plan or physical development; or
 - ii. The area is associated with an event, person, or period significant or important to city history; or
- c. The designation of the geographic area as a historic district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter and is not inconsistent with other goals and policies of the city.

2. Factors to be considered. In determining whether to list a geographic area on the Sacramento register as a historic district, the following factors shall be considered:

- a. A historic district should have integrity of design, setting, materials, workmanship and association;
- b. The collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure.

Refer to the Appendix for the full section of the code. Sacramento City Ordinance #2013-0020 § 1; Sacramento City Ordinance 2013-0007 § 1.

Significance

With an understanding of the historic district context, the significance section in the Historic District Plan explains why the historic district is important to Sacramento history. The section provides a current evaluation of significance for the historic district according to the requirements and factors for listing on, and deletion from, the Sacramento Register set forth in Sacramento City Code § 17.604.210. The criteria, including integrity prerequisites, that regulate the designation of historic districts are stated in Sacramento City Code § 17.604.210 (B). Historic districts must satisfy all of the criteria under this code section to be listed on the Sacramento Register.

Integrity

Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”² Per Sacramento City Code § 17.604.210(B)(2)(a), six variables, or aspects, that define integrity are used to evaluate a historic district’s integrity— design, setting, materials, workmanship, and association.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and

Association is the direct link between an important historic event or person and the historic property.

Period of Significance

After the significance of a historic district is determined, a **period of significance** must also be established. The period of significance is the time span during which the historic district attained its historic significance. It is based on the historic district context.

Character-Defining Features

The **character-defining features** are the essential physical elements from the period of significance that enable a historic district and its contributing resources to convey their collective historic identity and the historic district’s significance. They must be evident for a historic district and its contributing resources to retain their status on the Sacramento Register. A historic district and its contributing resources must clearly contain enough of those characteristics to be considered a true representative example of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. These distinctive physical traits commonly recur in property types, architectural styles, property landscapes, and streetscapes. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Original vs. Historic

The terms “original” and “historic” are often used interchangeably in everyday conversation; however, they mean subtly different things. For the purposes of this document, the term **original** describes elements or features that date to the contributing resource’s initial date of construction. The term **historic**, on the other hand, describes elements or features that date to the historic district’s period of significance, which, in many cases, may span several years or even decades. A feature or element may be considered historic even if it is not original to the contributing resource.

Contributing vs. Non-Contributing Resources

Each historic district has a list of contributing and non-contributing resources, which are determined according to the requirements and factors for listing on, and deletion from, the Sacramento Register set forth in Sacramento City Code § 17.604.210. The criteria that regulate the designation of contributing resources are stated in Sacramento City Code § 17.604.210 (C). The historic district contexts, significance, period of significance, character-defining features, field survey, and previous survey assessments provide information to assist with the criteria assessment. Properties must satisfy all five of the criteria under this code section to be listed on the Sacramento Register as a contributing resource to the historic district. Contributing and non-contributing resources can still be listed as individual landmarks

² California Office of Historic Preservation, Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources (Sacramento: California Office of State Publishing, 4 September 2001) 11.

according to Sacramento City Code § 17.604.210(A) Listing on the Sacramento register—Landmarks.

A **contributing resource** is significant and adds historic value to the historic district. It was constructed during the historic district's period of significance and retains integrity. Contributing resources may at times be referred to as "contributing buildings" or "contributing properties" to add clarity to individual design guidelines that are intended to address only a building or the property as a whole.

A **non-contributing resource** is not significant and does not add historic value to the historic district. It either was constructed outside of the period of significance or its primary features have been so altered that it no longer retains integrity. However, because changes to non-contributing resources have the potential to affect the character of the historic district, proposed changes are reviewed for compatibility.

Public vs. Private Realm

The design guidelines for the historic districts and their contributing and non-contributing resources recognize a distinction between the "public" and "private" realms of properties. The **public realm** generally refers to the portion of a property that is visually accessible from the street. Views of a proposed project from the public realm typically include the front yard, front façade, roof, and portions of the side façades and side yards. They may also include elements within the public realm, such as street trees and park strips. There are commercial and civic buildings that have publicly accessible interior spaces, such as lobbies, that may also be considered part of the public realm.

The **private realm** generally refers to the interior of privately-owned buildings that are not publicly accessible (primarily residential, industrial, and office buildings) while **semi-private** refers to the side and rear exterior areas, such as those that are visible from the alley. These areas are private to the property owner and/or resident, and do not directly contribute to the experience of the historic district by the public. Nonetheless, what occurs at the rear and side of the building and property may have the potential to affect neighboring properties.

The design of alterations and additions made in the semi-private realm are allowed greater flexibility than those in the public realm. Interior alterations of private residences, industrial buildings, or office buildings, which do not generally contain publicly-accessible interiors, are not considered "development projects" per the Historic Preservation chapter of Sacramento

City Code and are thus not reviewed under the design guidelines. Work inside commercial or civic buildings involving significant, publicly accessible interiors, however, is considered a "development project" and is subject to preservation review.

Secretary of the Interior's Standards & Guidelines

The design guidelines within the Historic District Plans are based on the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards), and the associated Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary's Guidelines).

Established by the U.S. Department of the Interior and National Park Service, the Secretary's Standards and Guidelines are nationally-recognized best practices for historic preservation. Federal agencies use the Secretary's Standards and Guidelines in carrying out



The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, <https://www.nps.gov/tps/standards.htm>.

their historic preservation responsibilities. State and local officials use them in reviewing both federal and non-federal rehabilitation proposals.

The Secretary's Standards are concepts about maintaining, repairing, and replacing historic materials, and designing new additions or making alterations. The Secretary's Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Secretary's Standards address four treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction.

Most projects will apply the Standards for Rehabilitation, which acknowledge the need to alter or add to a historic property to meet either continuing or new uses while retaining the property's historic character. The Standards for Rehabilitation consist of ten principles (see inset).

The Secretary's Guidelines offer general design and technical recommendations to assist in applying the Secretary's Standards to a specific property while the design guidelines within the Historic District Plans provide guidance specific to Sacramento's historic districts and community values and expectations.

The design guidelines for Sacramento's historic districts are written to be consistent with the Secretary's Standards and Guidelines, so projects found to conform with the design guidelines generally are considered in conformance with the Secretary's Standards. A project does not need to meet all of the Secretary's Standards and design guidelines in order to be approved.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work generally focuses on ongoing maintenance and repairs of historic materials and features rather than extensive replacement or new construction.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is the act or process of depicting, by means or new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹

¹ The Secretary of the Interior's Standards for Rehabilitation, accessed November 21, 2018, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

Compatible and Differentiated

Standard 9 of the Secretary of the Interior’s Standards for Rehabilitation states that new additions, exterior alterations, or related new construction “shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”³

The standard’s intent is to provide guidance on the broad factors that determine whether a new construction project is appropriate for a historic property or not. The concept of creating a design that is both **compatible** with and **differentiated** from historic properties in a historic district may initially seem contradictory; however, historic districts, themselves, are often useful examples of this concept. Many historic districts contain buildings that were constructed in different architectural styles during different periods of time, but the buildings are compatible with one another because they share the same underlying principles of proportion, composition, and materials, and they respect established setbacks, street frontage, and circulation patterns. Like contributing buildings in a historic district from different time periods, compatible new projects use “the influence of place to create continuity of character regardless of style.”⁴

The concept of compatible and differentiated provides direction for the design of appropriate new work

³ The Secretary for the Interior’s Standards for Rehabilitation.

⁴ Preservation Alliance for Greater Philadelphia, “Sense of Place: Design Guidelines for New Construction in Historic Districts,” 2007, 10, accessed November 28, 2018, http://www.preservationalliance.com/publications/SenseofPlace_final.pdf.

in historic districts, while also allowing for creative flexibility and new artistic visions.

- **A compatible design for new additions or infill should consider and reflect the surrounding contributing resources in massing, size, scale, and spatial relationship.**
 - Buildings on the same street that were built in different styles and during different eras may be compatible if they share the same overall underlying principles of proportion, composition, and spatial relationships.
- **Compatible does not mean it is necessary to replicate the style, form, massing, materials, features, or architectural detailing of a contributing resource.**
 - It is important that the contributing resource remains visually distinguishable from any new work in order to prevent new elements from being interpreted as historic elements.
 - The differences between new and historic features can be subtle, but they must be clear.
- **New work (including additions and new buildings) that is differentiated or distinguishable from the contributing resource(s) should remain subordinate to the contributing resource(s).**
 - New work should not be so different from the historic features that it becomes the primary focus or visually competes with the contributing resource(s).



Pushkin’s Restaurant on Capitol Avenue is an example of an infill development that is both compatible with and differentiated from surrounding historic properties in the Capitol Avenue Historic District.



The Hall of Justice building includes an example of a compatible and differentiated addition to a historic building.

How to Use the Design Guidelines

Detached Secondary Dwelling Units, Garages, and Storage Structures (Accessory Buildings)

Design Principle
Construction of detached secondary dwelling units, garages, and storage structures (accessory buildings) should 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
Sacramento's streets were originally laid out in the nineteenth century so that secondary buildings, such as carriage barns and later automobile garages, could be concentrated along the alleys that bisected each city block. Occasionally, modestly-sized dwellings were also built along the alleys. As the population of the Central City increases, the need for additional housing units has grown, leading to an increase in the construction of secondary dwelling units on parcels that were historically occupied by a single building or residence. It is important that this increase in housing density is accomplished in a manner that is harmonious with the character of Sacramento's historic districts.

Design Guidelines

2.6 Refrain from obscuring or negatively impacting character-defining features, volumes, and spatial relationships in order to accommodate secondary dwelling units and accessory buildings.

2.7 Locate detached secondary dwelling units and accessory buildings at the rear of the property and preserve the primacy of the contributing resource.

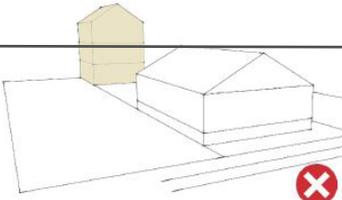
- Attached secondary dwelling units and accessory buildings should be located where there is minimal visual impact to the contributing resource's primary façade, preferably along the alley at the rear of a property. Avoid designing secondary dwelling units and accessory buildings that are flush with or extend forward from the primary façade of a contributing resource.

2.8 Build secondary dwelling units and accessory buildings in a scale that is compatible with and does not overwhelm the contributing resource.

- Avoid designing a secondary dwelling unit or accessory building that is significantly taller than the contributing resource or that is highly visible from the street.
- It is recommended that the height of new secondary dwelling units and accessory buildings, including roof plate and roof line, generally fall within the height range of existing contributing resources in the district.



This secondary dwelling unit features a contemporary design that is also compatible with the typical scale, massing, and form of houses in the surrounding neighborhood. It is also well-oriented toward the alley.



This secondary alley unit (highlighted) is appropriately located along the alley; however, its height causes it to visually dominate the main house on the lot.

Project type

General concept that must be met by all projects, and is further delineated by the individual design guidelines.

Illustrative photograph or drawing with indication of good or bad example.

Explains the key features of the design principle and how it relates to the historic district.

Provides a list of specific recommendations to ensure that appropriate Design Principles are applied to the project design.

Chapter 4: Design Guidelines Common to All Historic Districts

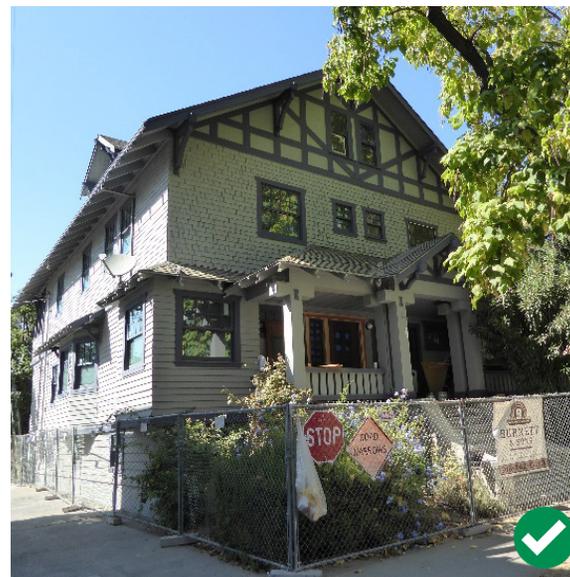
Per Sacramento City Code § 17.604.300, a historic district plan must be adopted for each City-designated historic district that addresses “the goals for review of development projects within the historic district” and “the standards and criteria to be utilized in determining the appropriateness of any development project involving a landmark, contributing resource or noncontributing resource” within the historic district.

The design guidelines are based on, and written to be consistent with, the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and the associated *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. In addition, many of Sacramento’s historic districts developed during a similar time period and share similar physical characteristics. As such, many of the design guidelines are universal and apply to projects within any historic district.

The following Design Guidelines Common to All Historic Districts have been developed to create clear and consistent guidance for the development of projects within Sacramento’s locally-listed historic districts. Design guidelines that address the specific and unique characteristics of the individual historic districts are included at the end of each historic district’s plan.

1. Rehabilitation of Contributing Resources

Of the four treatments listed in the *Secretary of the Interior’s Standard’s for the Treatment of Historic Properties*, the Standards for Rehabilitation allow for the most flexibility and are the most commonly applied to proposed projects. The Design Guidelines build specifically upon the Standards for Rehabilitation to provide guidance for projects related to contributing resources within Sacramento’s historic districts.



The window and door frames of this house have been replaced with new wood frames that match the original.

Treatment of Historic Features

Principle

When planning a project for a contributing resource in a historic district, special attention should be paid to preserving its historic features and materials and, in particular, the character-defining features associated with the architectural style and with the historic district in which the property is located. A historic district’s character-defining features are listed in its individual historic district plan.

Rationale

Historic features, and especially character-defining features, are essential to establishing the visual character of a contributing resource or historic district. Alterations to historic features have the potential to significantly change an individual resource’s character and impact the overall character of the historic district.

Best practices in historic preservation encourage approaching projects with a treatment hierarchy that starts with the least invasive interventions and progresses to those that involve the most change. Property owners should also be mindful of the minimum maintenance requirements that are prescribed under Sacramento City Code § 17.604.800.

Guidelines

1.1 Maintain, repair, and restore historic exterior features, whenever possible, before considering replacement.

- Patching, piecing-in, splicing, or consolidating existing deteriorated materials, using recognized preservation methods, is encouraged.

1.2 Maintain the size, form, proportions, material, and arrangement of historic features.

1.3 Replace historic features that are deteriorated beyond repair in-kind, to the extent feasible.

- In-kind replacement refers to the replacement of a historic feature with matching material, design, proportion, composition and finish.
- Use replacement only where portions or elements of a historic feature are deteriorated beyond repair.
- If a majority of a non-historic material needs to be repaired or replaced (such as roofing or siding), it is recommended to replace all of the non-historic material so that it matches the historic condition to the extent feasible.

1.4 Avoid introducing new architectural elements or details where they did not exist historically.

- The addition of new features or stylistic elements based on conjecture or that represent a different time period or architectural style than the existing property is discouraged.

1.5 Avoid covering or obscuring character-defining features.

1.6 Protect architectural details from moisture accumulation and infiltration that may cause damage.

1.7 Use methods that minimize damage to the historic materials when disassembly of a historic element is necessary for its restoration.

- Consider documenting the location of a historic feature that will be disassembled so that it may be repositioned accurately after restoration is complete.

1.8 Use procedures for cleaning, refinishing, and repairing historic architectural materials that will maintain the historic material and finish.

- Use the gentlest means possible that will achieve the desired results without damaging the historic materials.

1.9 Consider restoring features that are altered, missing, or non-historic if adequate evidence exists to determine its historic appearance and material.

- For example, it is appropriate to replace non-original aluminum or vinyl windows where wooden single or double-hung windows existed historically as proven by historic photographs.

1.10 When adequate evidence of an altered, missing, or non-historic feature's original appearance and materials is not available, design new, replacement features to be compatible with the character of the contributing resource and historic district.

- For example, the replacement of a non-historic entry may incorporate a new awning or raised porch if appropriate to the architectural style of the contributing property and the character of the historic district.

1.11 Preserve significant publicly-accessible interior spaces and features which are character-defining.

- Industrial buildings to no general include publicly-accessible interior spaces.



The porch and primary façade of this Queen Anne style house have been covered by a later addition.

Building System Upgrades

Principle

Building systems upgrades should be carefully planned to minimize impacts on the integrity of the historic property and historic district.

Rationale

The desire to modernize mechanical systems is one of the most common reasons to alter a historic building. Although historic features such as tree canopies, roof overhangs, porches, and attic ventilation are useful in mitigating the effects of high temperatures, standards of interior climate comfort levels have changed over the last few centuries, and upgrading historic buildings so that they are comfortable for today’s users is necessary to ensure that these buildings continue to be used and maintained. The replacement of older mechanical systems with new heating, ventilation, or air conditioning systems (HVAC) is thus a common goal for buildings in historic districts.

Additionally, increased awareness of energy efficiency and conserving resources involve reconsideration of how people live comfortably and responsibly. Repairing and retaining existing historic features is, itself, an inherently “green” approach, because it saves energy and materials. Building system upgrades, “green” building approaches, and the preservation of a building’s significant historic characteristics are not mutually exclusive and can work in tandem when integrated into the planning process.

Guidelines

1.12 Repair and maintain historic energy-saving features, wherever possible.

- Retain historic features that allow for natural climate control, such as roof overhangs, operable windows, shutters, porches, and awnings.
- Most heat loss related to older windows is the result of air leakage through gaps that have developed because of a lack of maintenance. Repair historic single-pane windows so they function properly and are tight fitting, and consider installing weather stripping or glazing film, rather than replacing windows with double pane or thermal pane units.

1.13 Explore improvements that enhance the performance of historic energy-saving features.

- Consider installing operable systems such as curtains or shades, insulated coverings, or window films that lower heat radiation to enhance the performance of historic windows and doors.
- Consider the addition of insulation below raised floors, in attic space or within accessible wall cavities to provide valuable insulation to the building envelope.
- Consider installing draft stoppers in chimneys.
- Consider using plantings that provide shade.
- Promote ventilation with operable windows and house fans.

1.14 Place mechanical equipment in areas that are minimally visible from the street and neighboring properties.

- Mechanical equipment should be placed at ground level, or to the rear or side of the property and screened from view.
- If equipment, such as solar panels, must be placed on the roof, configure panels to the extent feasible parallel to the roof plane, with a minimal profile, with no overhang, and no alteration of the existing roof lines.
- Placing window-mounted air-conditioning units on front facades is highly discouraged.
- Equipment mounted directly on a building should be attached using the least invasive method and without damaging character-defining features.
- Consider equipment systems that do not require visible, exterior equipment.

1.15 Consider sustainable materials and energy efficient strategies while planning exterior alterations, where possible.



The solar panels on the roof of this house are appropriately mounted so that they are flush with the roof and parallel to the roof plane.

Moving A Contributing Resource

Principle

Contributing resources should remain in their historic locations unless practical considerations necessitate relocation. If a resource is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment in the new location.

Rationale

The collective grouping of contributing resources and their relationships to one another is essential to the character of historic districts. The removal or relocation of contributing resources destroys the historic relationship between buildings and the landscape.

Guidelines

1.16 Avoid moving a contributing resource unless there is no feasible alternative for preservation at its historic location.

- Justification for moving a building should be based on practical hardship rather than preference.

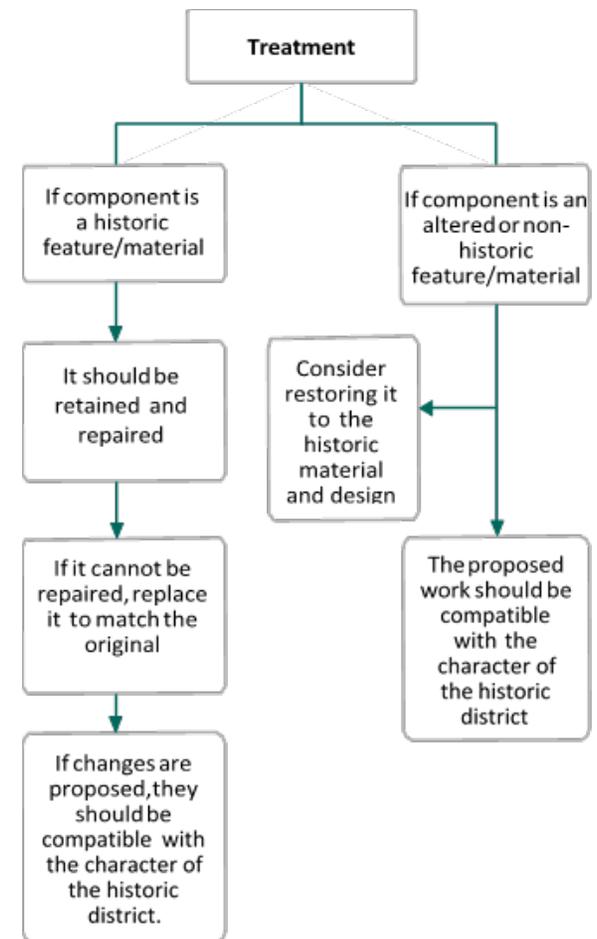
1.17 Relocate contributing resources within the same historic district, whenever possible.

- The relocation of a contributing resource should support or enhance the historic streetscape pattern and context of its proposed new location.

1.18 If it is necessary to move a contributing resource to another historic district, the resource should be compatible with the architectural styles and period of significance of the historic district to which it will be moved.

1.19 Consider and respect impacts on characteristic landscape features and surrounding contributing resources when relocating a building.

1.20 Relocate a historic resource so that its new location and orientation are consistent with the setbacks, side-to-side spacing pattern, and street-facing orientation that characterize its proposed new location.



2. Additions & Accessory Buildings for Contributing Resources

Projects proposed for a contributing resource in Sacramento’s historic districts may involve the construction of additions and accessory buildings. Additions should be planned sensitively in order to have a minimal impact on the historic district’s character-defining features. The guidelines in this section are intended to accommodate change—yet also help safeguard a contributing resource’s distinctive form, historic character, and relationship to its historic district.

Additions

Principle

Additions should be respectful of the existing character-defining features of the property and should be designed in a manner that is compatible with and yet differentiated from 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.



Additions should be placed at the rear of a property, whenever possible, to minimize visual impacts on the primary facades.



Avoid placing additions on the primary, street-facing facades and blocking character-defining features, such as porches.

Guidelines

2.1 Refrain from obscuring, altering or demolishing character-defining features in order to accommodate new additions.

- Whenever possible, elect instead to make alterations and additions in areas where non-historic change has occurred.
- Avoid demolishing character-defining features, particularly at primary and secondary facades visible from the public right-of-way.
- Existing additions and alterations that occurred during the period of significance for the historic district may contribute to the resource’s historic character and should be assessed.

2.2 Locate additions to minimize their visibility from the public right-of-way and maintain the primacy of the main building.

- Construct additions at the rear of a contributing resource whenever possible.
- Avoid making additions to primary façades.
- Set back side additions clearly from the primary façade so as to distinguish the historic building and minimize impacts to the streetscape. Side additions should not project forward of the primary façade.
- Horizontal additions may consider using a “hyphen” to connect the two volumes.

- Incorporate a clear setback for vertical additions; rooftop additions are ideal if not visible from the street.

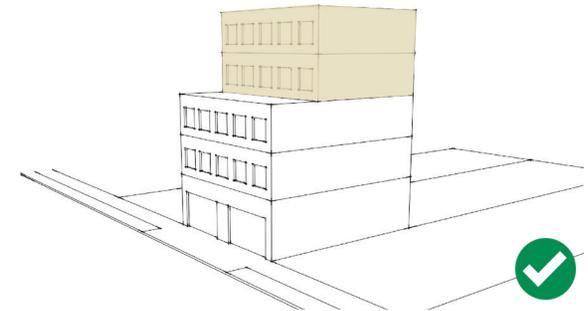
2.3 Respect the massing and scale of the main building when designing an addition.

- The existing height and width of the main building should be perceivable regardless the size of the addition.

2.4 Draw inspiration from the contributing resource’s character-defining features when designing the new addition.

- Consider using complementary materials, datum lines and articulation.
- The solid-to-void pattern of an addition should generally be consistent with that of the contributing resource.
- Design new dormers on residential buildings and upper-story additions on all buildings in a style that is compatible with the architectural vocabulary of the contributing resource.

2.5 Avoid matching the addition too closely to the architectural style of the contributing resource and creating a false impression that the addition is historic construction.



The use of step backs at roof top additions is recommended.



This rooftop addition does not detract from the character of the historic building, because it is setback from the primary facades.

Detached Secondary Dwelling Units, Garages, & Storage Structures (Accessory Buildings)

Principle

Construction of detached secondary dwelling units, garages, and storage structures (accessory buildings) should 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

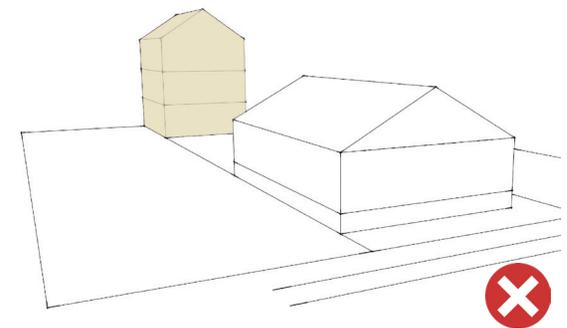
Sacramento’s streets were originally laid out in the nineteenth century so that secondary buildings, such as carriage barns and later automobile garages, could be concentrated along the alleys that bisected each city block. Occasionally, modestly-sized dwellings were also built along the alleys. As the population of the Central City increases, the need for additional housing units has grown, leading to an increase in the construction of secondary dwelling units on parcels that were historically occupied by a single building or residence. It is important that this increase in housing density is accomplished in a manner that is harmonious with the character of Sacramento’s historic districts.

Guidelines

- 2.6 Refrain from obscuring or negatively impacting character-defining features, volumes, and spatial relationships in order to accommodate secondary dwelling units and accessory buildings.**
- 2.7 Locate detached secondary dwelling units and accessory buildings at the rear of the property and preserve the primacy of the contributing resource.**
 - Attached secondary dwelling units and accessory buildings should be located where there is minimal visual impact to the contributing resource’s primary façade, preferably along the alley at the rear of a property. Avoid designing secondary dwelling units and accessory buildings that are flush with or extend forward from the primary façade of a contributing resource.
- 2.8 Build secondary dwelling units and accessory buildings in a scale that is compatible with and does not overwhelm the contributing resource.**
 - Avoid designing a secondary dwelling unit or accessory building that is significantly taller than the contributing resource or that is highly visible from the street.
 - It is recommended that the height of new secondary dwelling units and accessory buildings, including roof plate and roof line, generally fall within the height range of existing contributing resources in the district.



This secondary dwelling unit features a contemporary design that is also compatible with the typical scale, massing, and form of houses in the surrounding neighborhood. It is also well-oriented toward the alley.



This secondary alley unit (highlighted) is appropriately located along the alley; however, its height causes it to visually dominate the main house on the lot.

- Minimize the impact of a new building that is taller than surrounding contributing resources by breaking up its mass into smaller components or modules that relate to the scale and massing of the surrounding contributing resources and stepping it back.

2.9 Design secondary dwelling units and accessory buildings to be compatible with the design of contributing resource.

- Consider incorporating proportions and profiles into the design of the new accessory building that are compatible with the scale, massing, and proportions of the primary building.
- Consider using a more restrained use of architectural style and features so that the accessory structure does not visually compete with the contributing resource and is clearly subordinate to it. Replicating the architectural style of the contributing resource is not required.
- Landscaping that enhances the building and alley street is encouraged.

- When feasible, provide space for utility units inside new alley accessory buildings to promote a pedestrian friendly environment.

2.10 Orient front entrances, fenestration, balconies, and lighting of new secondary dwelling units on the alley, unless incompatible with use.

2.11 Provide adequate space between new alley infill buildings and existing buildings to preserve historic development patterns and prevent overcrowding.

- When adding a new building to a lot, respect and consider the prevailing pattern, location, and ratio of building-to-open-space lot coverage that is characteristic of contributing parcels in the district.
- On a typical 40'x160' parcel, the desired setback from new alley infill buildings and buildings on adjacent parcels is 40 feet. If a 40'x160' parcel is split, a minimum rear yard setback of 15 feet is desired.
- Siting of new infill building should also carefully consider the impact on buildings on adjacent parcels and avoid blocking existing wall openings in adjacent buildings.



Windows and entries facing the alley are recommended. The taller massing of these buildings has also been broken down into smaller components to reflect the scale of buildings in the surrounding neighborhood.

Raising a Building

Principle

Raising a building may be considered in some instances where a flood basement exists or where there is no other alternative for raising the building to legal code height and if the overall character of the building will remain intact.

Rationale

Many buildings in Sacramento were raised in the nineteenth century in response to frequent flooding. 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.

Guidelines

2.12 Avoid raising a building unless there is an existing flood basement or there is no other alternative for achieving a legal code requirement, particularly for ground floor units.

- Contributing buildings with an existing floor, or high, basement may be raised in order to convert the basement into a new ground floor unit.

2.13 Minimize the visual impacts of raising a building on surrounding properties and the overall streetscape.

- The raised building should be in proportion to other adjacent contributing buildings.
- Align new window openings with historic window openings in the historic building as closely as possible.

2.14 Use subtle changes in material or detailing to differentiate the addition from the historic building.

2.15 Consider whether a building’s integrity will remain intact if it is raised.

- The overall design of character-defining features such as porches and stairs should be preserved.
- Consider digging out a basement, rather than raising a building, to avoid modifications to front stairs and changes to the building’s overall height in relation to surrounding contributing buildings.

- Raising buildings designed in architectural styles in which low, horizontal massing or small scale is a distinctive characteristic, such as the Craftsman, Minimal Traditional, or Ranch styles is generally discouraged.

2.16 Minimize the visual impact of stair extensions that result from raising a building.

- Preserve and maintain historic porch and stair details, forms, and configurations.
- An extended staircase should not impact the important features of the site.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

This section provides design guidelines for construction of infill development for residential, commercial and mixed-use projects that apply generally to all identified historic districts. Guidelines that apply specifically to a certain historic district are identified in its historic district plan.

New construction should be reflective of its time and be harmonious with existing historic buildings in terms of setting or site layout, building massing, architectural character, and building materials. Infill development should be developed in such a way as to respect, reflect, or enhance the surrounding historic fabric in each district.

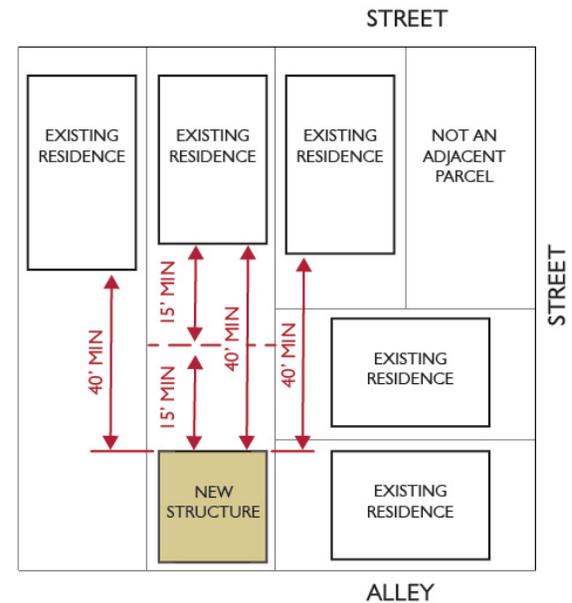
Setbacks, Setting, Location, & Site Layout

Principle

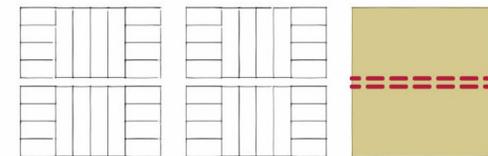
Alterations to existing buildings and new construction should support the historic setbacks, setting, location, and site layout of the historic district in which it is located. This can be accomplished by siting buildings on their lots to reflect historic development and streetscape patterns.

Rationale

Building setbacks and site layout determine the overall rhythm and visual continuity of a street. Sacramento’s street grid and parcel sizes date back to the 1848, when the city was first laid out. Buildings have historically been oriented within this grid to face the street, creating a pedestrian-friendly, walkable public environment in many historic districts. Building setbacks reinforce the rhythm and visual cohesiveness of a street. Primarily commercial or industrial historic districts often have a strong street wall of buildings that are mostly built to the front lot line, while primarily residential historic districts are often characterized by deeper yet consistent setbacks.



A 40-foot setback from existing street-facing buildings is recommended for new buildings located along the alley.



Maintain the historic pattern of circulation from adjacent blocks through the proposed infill site.

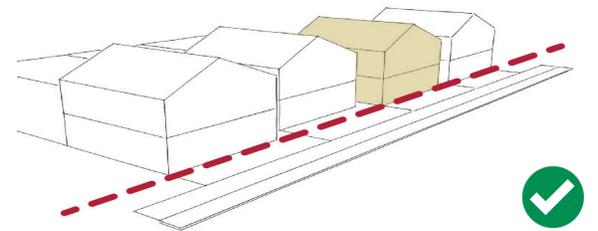
Guidelines

- 3.1 Refrain from visually impairing the primary front façade of a contributing resource.**
- 3.2 Mitigate views from new construction into adjacent residential structures and adjacent private open spaces.**
- Consider limiting the use of or strategically placing windows, balconies, and roof decks.
 - Use landscaping or screening features to respect privacy and view sheds.
- 3.3 Orient the primary building façade and entrance(s) to face the street.**
- Corner parcels should follow the existing development pattern of adjacent or nearby contributing properties.
 - Courtyard properties should include sidewalk-facing features and elements that address the street and neighborhood pattern.
- 3.4 Setback new buildings to be consistent with the setback pattern of adjacent contributing properties in order to maintain a continuous street wall and delineation of public spaces.**
- Where the setbacks of neighboring contributing resources vary, the setback of new construction should fall within the established range of setbacks of contributing resources in the historic district.

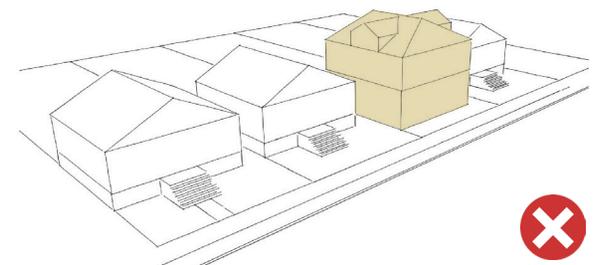
- 3.5 Provide side setbacks that are consistent with the historic pattern of spacing between adjacent contributing buildings on the same block.**
- 3.6 Provide adequate space between new infill buildings and existing buildings to preserve historic development patterns and prevent overcrowding.**
- When adding a new building to a lot, respect and consider the prevailing pattern, location, and ratio of building-to-open-space lot coverage that is characteristic of contributing parcels in the district.
 - On a typical 40'x160' parcel, the desired setback from new infill buildings and buildings on adjacent parcels is 40 feet. On a typical 40'x80' parcel or a 40'x160' parcel that has been split, a minimum rear yard setback of 15 feet is desired.
 - Siting of new infill building should also carefully consider the impact on buildings on adjacent parcels and avoid blocking existing wall openings in adjacent buildings.
- 3.7 Allowable encroachments into the setback zone include fences, sidewalks, porches and stoops, so long as existing street wall is maintained by the front façade.**
- 3.8 Maintain a street grid or circulation system that ties into the surrounding pattern of streets and pathways at infill construction that conjoins more than one parcel and allows for pedestrian or vehicular circulation through the conjoined site.**



The houses in the Bungalow Row Historic District are set back a uniform distance from the street to create a consistent block face.

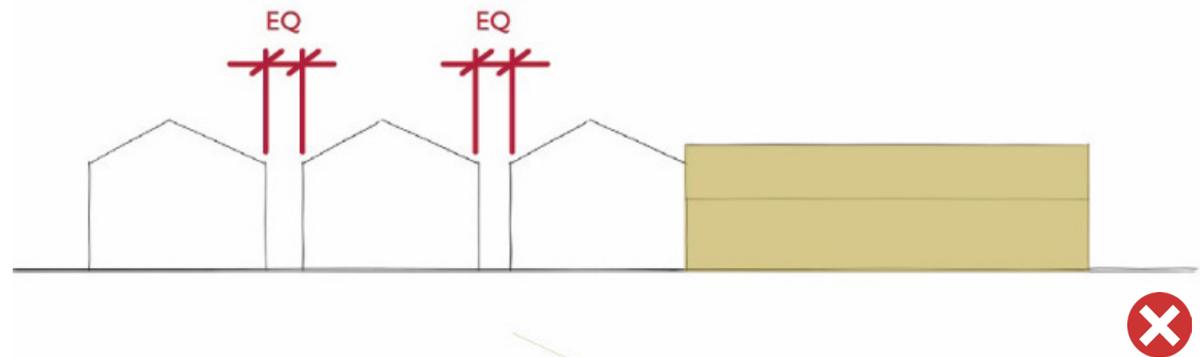


Where setbacks vary, align setbacks for new (infill) construction within the range of setbacks of neighboring contributing resources



The site placement of the new building does not respect the setbacks of the adjacent contributing buildings.

- 3.9 In predominantly residential areas, include a landscaped front yard that is compatible in size to the front yards of neighboring contributing resources.
- 3.10 When feasible, include a walkway from new buildings facing the street to maintain the traditional visual connection of buildings to the street.



The new building on the right does not respect the existing pattern of space and side setbacks between adjacent contributing resources.

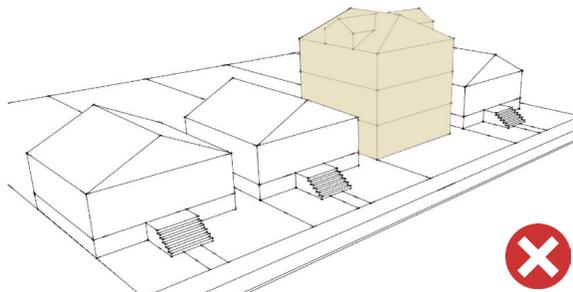
Building Massing, Scale, & Form

Principle

The massing, scale and form of new infill construction should be compatible with those found in the contributing buildings within the historic district.

Rationale

Buildings that respect the massing, scale, and form of the historic built fabric reinforce and enhance the visual continuity and quality of the historic districts.



The height and massing of the new building does not respect those of the surrounding contributing buildings.

Guidelines

3.11 Design new buildings with an understanding of the historic context, character-defining features, and historic significance of the historic district.

- Refer to examples of historic resources that strongly contribute to the historic district, rather than non-contributors or inappropriately altered structures.
- Infill on vacant or non-contributing properties should take design inspiration from surrounding contributing properties.

3.12 Develop the scale, proportions, and volumes of new buildings to be compatible with those of adjacent contributing properties.

- New buildings that are significantly larger than contributing buildings on the same block are discouraged.

3.13 Consider designing new buildings such that their overall heights (including roof plate and roof line) fall within the height range of existing contributing resources in the district.

- Minimize the impact of a new building that is taller than surrounding contributing resources by breaking up its mass into smaller components or modules that relate to the scale and massing of the surrounding contributing resources.
- Masses that are taller than contributing resources in the district should be stepped back from the primary street-facing facade(s).

3.14 Draw broad inspiration for the design of new buildings from contributing buildings of the same type (single- or multi-family residential, commercial, industrial, civic) in the historic district.

- New construction should be reflective “of its time” and avoid mimicking historic styles.

3.15 Gradually increase or step up the height of a new building when it is sited next to a shorter contributing building.

3.16 Taller buildings may be appropriate at terminus, corner sites or important commercial corridors.



The height, massing, scale, and form of this new house is compatible with the historic houses on either side.



The larger massing of this multi-family residential building has been broken down into smaller modules that relate to the surrounding neighborhood.

Architectural Character

Principle

New architecture should aim to enhance the visual compositional quality of a historic district by exploring new creative, artistic visions that respect and respond to the area's established historic character, range of attributes, and context.

Rationale

The variety of architectural styles in a historic district is one of the key physical attributes that contribute to the visual character and appealing quality of these areas. New building designs that ignore the historic built fabric in a district may significantly alter and detract from this experience. New designs and creativity that respect and respond to their surrounding historic context can enhance the existing relationships within the historic district and should be encouraged.

Guidelines

- 3.17 Avoid imitating or replicating historic styles in new construction in a manner that could be falsely interpreted as historic.**
- 3.18 Consider the incorporation or contemporary interpretation of design features of nearby or adjacent historic buildings into public facing facades to strengthen important relationships that exist between properties. Use modern methods and materials to incorporate architectural characteristics of nearby or adjacent historic styles without mimicking.**
- 3.19 Design building components and features to be of a compatible scale and placement to those of surrounding contributing properties.**
- 3.20 Maintain the alignment of horizontal elements (such as stories, windows, and doors) of contributing properties along the same block, when possible.**
 - When not possible, utilize the average datum lines of contributing properties.



The City Hall extension features a contemporary design that respects and enhances the character of the surrounding historic district.

Building Materials & Finishes

Principle

Building materials and materials used in new construction should be appropriate to its architectural style and of a quality, scale, color and texture that is compatible with the character of the historic district.

Rationale

The materials and finishes of a building help to define its style, quality, relationship to human scale and the color and texture of a neighborhood. Appropriate material selections offer a distinctive way to provide visual cohesion within the block or district.

Guidelines

- 3.21 Use exterior materials similar to or compatible with those found on adjacent or nearby contributing properties within the district.**
- 3.22 Use high quality, environmentally friendly building materials that are consistent with the materials of adjacent or nearby contributing properties within the district.**
- 3.23 Avoid obviously synthetic materials that mimic traditional building materials.**
 - In cases of financial infeasibility, it may be appropriate to use synthetic materials that match the existing textures and finishes of the historic materials.

Windows & Doors

Principle

Use window and door openings to reinforce the patterns of pedestrian circulation, visual connection, and solid-to-void ratios of adjacent or nearby contributing resources within the block.

Rationale

Windows and doors are primary features that help to define the connection between the street and the building, as well as depth, scale and rhythm of a building. These openings provide articulation and transparency to a façade.

Guidelines

- 3.24 Incorporate window and door datum lines that are compatible with those of adjacent contributing resources.**
- 3.25 Consider location of doorways and circulation patterns along street with new proposed entryways.**
- 3.26 Use window and door materials that match or are sympathetic with the historic fabric of the contributing resource.**
- 3.27 Use proportions, depth, and materiality at window and door openings that are reflective of those found in nearby or adjacent contributing buildings within the historic district.**

4. Site Features, Streetscape, & Landscaping

Site features, streetscape, and landscaping are critical components in forming the character of a historic district. Everything from the overall streetscape, street pattern, and relationships between buildings and open spaces, and the front yards to the public sphere of streets, sidewalks, and parks, contribute to the historic district’s character and sense of place.

Much of the public realm—the street grid, streets, and street trees—is overseen by the City of Sacramento. However, property owners can have a large impact on the character of a historic district through landscaping, fences and walls, and driveways and walkways in front of individual properties. It is important, therefore, that such work respects the character-defining features of the district, while also adhering to other City ordinances, codes, and regulations.

Fencing & Screening

Principle

Fencing and screening features should preserve historic patterns for 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.

Guidelines

4.1 Preserve and maintain historic fences and site walls, wherever possible.

- Replace only portions of historic fences or site walls that have deteriorated beyond repair.
- Protect historic fences and screening features through regular maintenance, such as painting or staining historic wood fences to protect them against weather or repointing walls with a mortar mix that matches the historic in composition, color, and finish.
- Recycling historic materials, such as brick, to create new fencing of a non-historic design is discouraged.

4.2 Design new fencing and screening elements so they are consistent with the scale, style, and materials of the historic property and overall historic district.

- New designs should be compatible with the historic features that are visible at surrounding contributing resources in the same historic district.
- The use of materials that are not consistent with the character of the neighborhood—such as chain link, vinyl, plastic—is discouraged.
- New fencing designs should be scaled relative to the scale of the building structure.
- Replicating historic fencing designs is discouraged, where there is no documented evidence of their existence.

4.3 Scale fences and screening features to avoid obscuring views of historic properties, architectural features, or streetscapes.

- Fences and screening elements located in front of the primary façade(s) of a building should be transparent in nature and subordinate in scale to the historic features of the property to maintain views of the property that contribute to the overall streetscape.

4.4 Place fences and screening features to maintain the visual progression from public to private spaces.

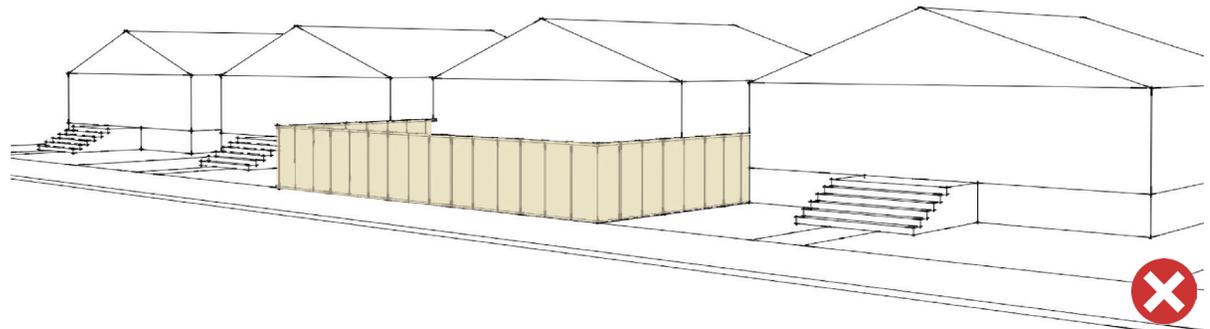
- Fencing and screening features should be placed along property boundaries.
- Solid fences or walls located at the side of a property should be set back from the primary building façade to maintain historic patterns of open space between individual buildings.
- Side fences or walls may be taller than those located in front of a property, but taller portions should be set back behind the front plane of the building.



The scale, materials, and location of this new fence have been appropriately designed to match the property.



This historic wrought iron fence has been preserved in place.



The height and opaque design of this block views of the house from the street.

Landscape & Planting

Principle

Landscape features should maintain and enhance historic patterns of plantings, views, and openness that characterize the transition between the street and individual properties in the historic district.

Rationale

Landscape design is an important feature that ties together the built environment of Sacramento’s historic districts. It affects the pedestrian experience in front of all types of properties, creates or softens the public-private transition between the street and individual properties, and impacts the character of a historic district’s overall streetscape.

Guidelines

4.5 Preserve and maintain historic landscape features and patterns, wherever possible.

- Avoid altering a property’s historic lot grade.
- If known, historic plantings—particularly historically significant trees, shrubs, and garden designs—should be preserved and maintained.
- Avoid installing hard surface paving or synthetic ground coverings in areas that were planted historically and are visible from the street, such as front yards and park strips.

4.6 Design new landscape features to be consistent with the character of the historic district.

- Consider low-lying landscape material where adjoining neighboring lawns, planted areas or sidewalks.
- Consider using permeable surfaces comprised of natural materials (i.e., stone, gravel) or explore xeriscaping options that use low, water efficient plants to convey a lush character.
- Avoid impacting views and streetscapes with landscape features that are overly large or out of scale with the neighborhood.
- Consider neighborhood plant and tree species when selecting new plantings.
- Supplementing existing tree and shading coverage is encouraged where breaks exist in larger landscape patterns.



Maintain historic areas of openness, such as front yards.



Paving over front yards is discouraged.

Lighting & Signage

Principle

Lighting and signage should preserve and respond to the character of the historic district while enhancing the user experience.

Rationale

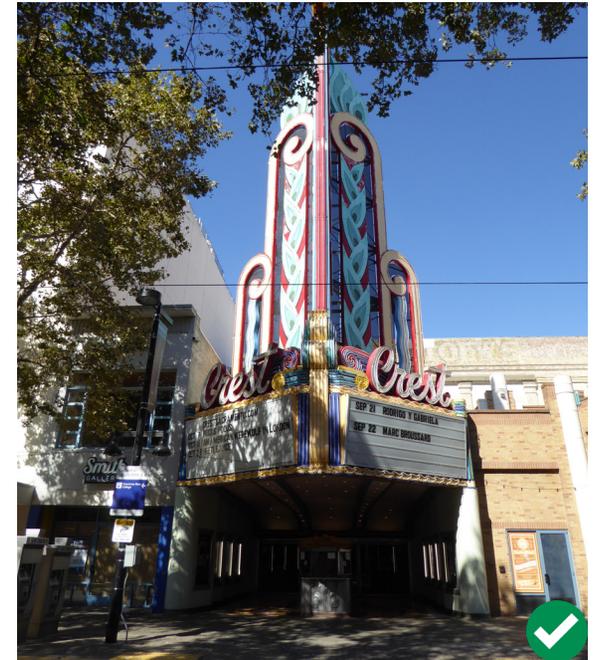
Lighting and signage play essential roles in enhancing the character and functionality of a historic district. Lighting is important for public safety and for the security of a property. Exterior lighting can also be used to accentuate landscape design and the overall setting. Signage, meanwhile, provides direction that facilitates the movement of people and creates an attractive and inviting atmosphere, particularly in historic districts with commercial uses.

Lighting and signage are thus key design considerations that should be addressed when planning a project in a historic district.

Guidelines

4.7 Preserve and restore historic lighting and signage, wherever possible.

- Historic signage on all visible facades of the building should be maintained and preserved, when feasible, including painted wall signs and “ghost” signs that may be located on secondary side or rear facades.
- Repair, rather than replace damaged historic lighting or signage. If necessary, replace only parts of historic light fixtures and signage that are deteriorated beyond repair.



The original marquee of the Crest Theater is a good example of a preserved and restored historic lighting feature that is unique to its property type.

4.8 Design new lighting or signage to compliment or enhance the architectural composition and features of the building and the overall character of the historic district.

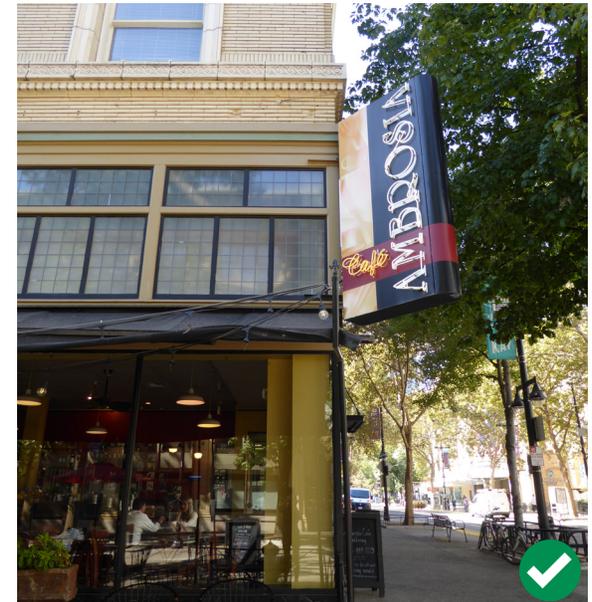
- New lighting or signage should be designed as an integral part of the building façade and composition.
- Lighting and signage should be placed to enhance and, where possible, fit within existing architectural features. Designs that block or obscure character-defining features are not appropriate.
- Lighting and signage should be designed to be in scale and proportion with the building in order to avoid dominating the building’s appearance.
- New designs should use materials that are compatible with the style and character of the building and historic district.

4.9 Design signage and lighting that is pedestrian-oriented and at a human scale.

- Signs that are legible when viewed from the sidewalk are recommended.
- The placement of signage should follow historic patterns of sign placement in the historic district.

4.10 Design illumination levels to achieve a complimentary balance between the architecture of the building, character of the historic district, and the design of the sign itself.

- The use of shielded and focused light sources that direct light toward a sign or onto the ground is recommended.
- High intensity light sources that overpower the building or street edge are discouraged.



This sign has been designed to be compatible with the historic building in scale, proportion, materials, and placement.



“Ghost” signs add character and visual interest to historic districts.

Driveways, Parking, & Service Areas

Projects in a historic district that are related to parking should be planned using these Design Guidelines, as well as the City’s parking regulations, which are provided under Sacramento City Code § 17.608.

This section focuses on siting or landscaping related to driveways, parking, and service areas. For design guidelines related to the construction of new carports, garages, or storage structures, refer to the Additions & Accessory Structures section.

Principle

Driveways, parking, and service areas should supplement the character of the historic district’s streetscape by respecting historic development and circulation patterns.

Rationale

Historic properties within Sacramento’s city grid do not commonly feature driveway or parking areas. Ancillary uses, such as carriage storage in the 19th century and automobile parking since the early 20th century, have historically occurred off the alleys that were part of Sacramento’s historic street grid pattern. This pattern should continue to be supported as a means to accommodate necessary services and new compatible development in the urban environment while maintaining the city’s streets for primary frontage of residential, commercial, civic, and industrial uses.

Guidelines

4.11 Avoid adding paved parking pads and large expanses of paving to front yards.

- When this is not possible, use pervious materials that allow for turf to screen the paving surface.
- Avoid displacing lawn, landscaping or site features with parking.

4.12 Preserve historic patterns of driveways, service areas, and vehicle storage in the historic district.

- Existing, historic one-car driveways, garages, and carriage houses that date to the historic district’s period of significance and retain the basic physical features that convey the district’s historic significance should be preserved and maintained in their historic locations whenever possible.
- Avoid creating or expanding driveways on street frontages in excess of one-car-width (9’ wide) across
- Avoid creating a new driveway on a street frontage that negatively affects the character of the historic district

4.13 Locate new curb cuts for vehicular access at alley or numbered streets, whenever possible.

- Driveways on lettered streets should be considered after driveways on alleys and numbered streets prove infeasible.



Parking and service areas should be located at the rear of a property along the alley.



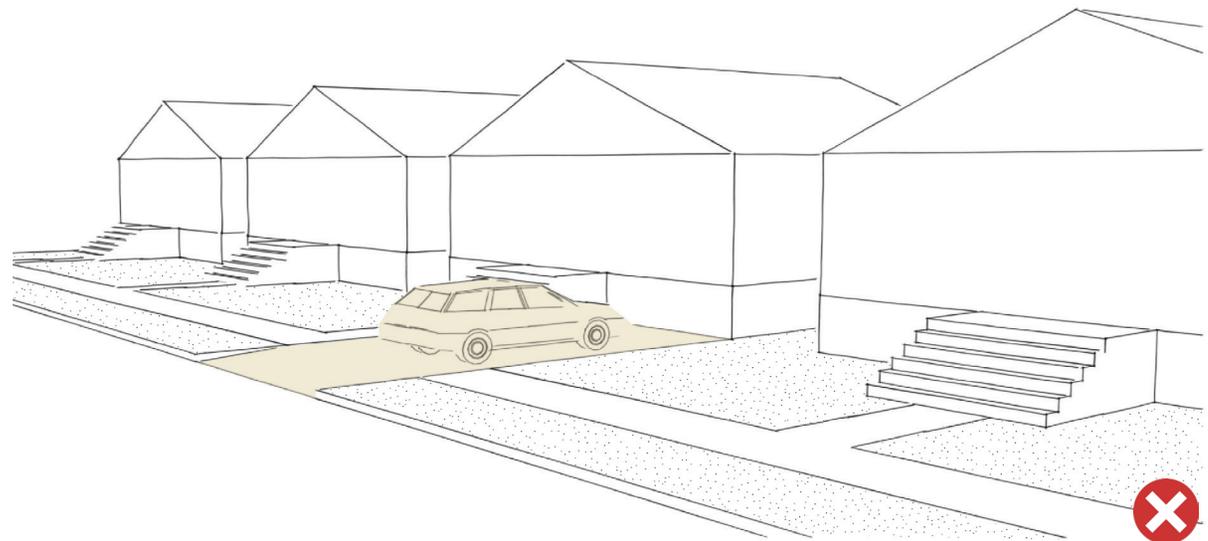
Locate parking at the rear of the property along the alley and screen it from view using fencing and landscaping elements.

4.14 Minimize the visual impact of parking and service areas—including driveways, garages, parking lots, and trash storage—on neighboring historic properties as much as possible.

- Entrances to parking lots, garages, or service areas should be located on the alley, when feasible, or to the rear of the property with access via a side driveway, when alley access is not available.
- Screen parking or service areas with fencing, vegetation, or other landscaping features when possible.
- Consider materials and configurations that minimize visual impacts, such as ribbon driveways that consist of two paved driving strips with turf between the strips.

4.15 Explore the alternatives for off-street parking under City Code § 17.608.060 and situations in which a waiver of the requirements might apply under City Code § 17.608.070 or § 17.808.120.

- Off-street parking is not required for historic resources that are converted from nonresidential uses to residential uses.



Avoid paving front yards to create parking pads.

Public Right-of-Way Site Elements

Principle

Site elements in the public right-of-way that define the historic district’s established and distinctive streetscape should be protected.

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.



Parking strips planted with rows of mature street trees are a character-defining feature of many of Sacramento’s historic districts.

Guidelines

Street Trees and Park Strips

According to Sacramento City Code § 12.56.010, “trees are a signature of the city and are an important element in promoting the well-being of the citizens of Sacramento...The city council also finds and determines that it is in the public interest to protect and manage tree resources within the city in order to preserve and maintain the benefits that they provide to the community.”¹

Sacramento is often referred to as the “City of Trees” due to the abundance of mature trees that line many streets in the Central City and surrounding neighborhoods. Many of these trees were planted when the neighborhoods in which they are located were originally built up and developed, making them as historic and essential to the visual character of many of Sacramento’s historic districts as the buildings themselves.

4.16 Preserve and maintain mature trees, wherever possible.

- In general, a mature tree should not be removed unless it is dead, diseased, dying, or poses a safety hazard. Removal of “City Trees” or “Private Protected Trees” requires a permit under City Code § 12.56.

4.17 Replace mature trees that have been removed in-kind.

- When feasible, replace a removed mature street tree with a specimen of the same species. If replacement in-kind is not feasible, it is recommended to replace the removed tree with a tree that will have a similar form and size when mature.
- Replacement street trees should be planted such that the pattern and spacing between established street trees on the same block is maintained.

4.18 Preserve and maintain the traditional pattern of street trees and park strips, wherever possible.

- Avoid replacing areas that were historically planted, such as park strips, with hard and or impervious surfaces.
- Avoid planting species of trees or shrubs in park strips that are inconsistent with the historic landscaping patterns and character of the neighborhood.



Many mature street trees in Sacramento date back to the neighborhood’s initial period of development.

¹ Sacramento City Ordinance #2016-0026 § 4.

Sidewalks

Although sidewalks are in the public right-of-way, Sacramento City Code § 12.32 and California Streets & Highway Code 5610 require property owners to maintain and repair public sidewalks in front of their property. The City of Sacramento maintains all curbs, gutters, and pedestrian ramps, as well as any drains that may need reconstruction when curb or gutter repairs are performed.²

The visual appearance of sidewalks is closely tied to the quality of a historic district’s streetscape and public realm.

4.19 Preserve historic sidewalks and granite curbs, wherever possible.

- Replace only those portions of historic sidewalks or street curbs that are deteriorated beyond repair.
- If a portion of the sidewalk is too deteriorated to repair, consider replacement paving materials that match the historic as closely as possible.

4.20 Maintain the visual progression between public to private spaces.

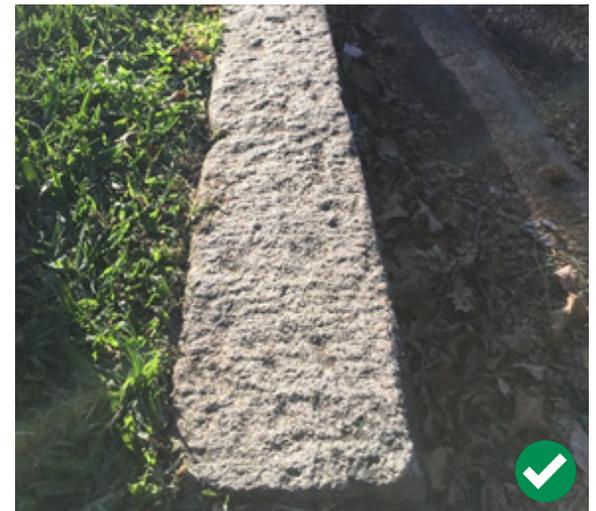
- In residential areas, the typical tradition of “semi-private” walkways between the “public” sidewalk and a residence’s front entrance should be maintained.

4.21 Maintain the existing historic pattern of public sidewalks running parallel to streets.

- Avoid creating new sidewalk shapes and patterns that do not correspond to historic patterns, except where it is necessary to preserve mature trees.



Historic sidewalks contribute to the character of a historic property and the broader historic district.



Preserve granite curbs where they have survived.

² “Sidewalks, Curbs, and gutters,” City of Sacramento, accessed November 26, 2018, <http://www.cityofsacramento.org/Public-Works/Maintenance-Services/Sidewalks-Curbs-Gutters>.

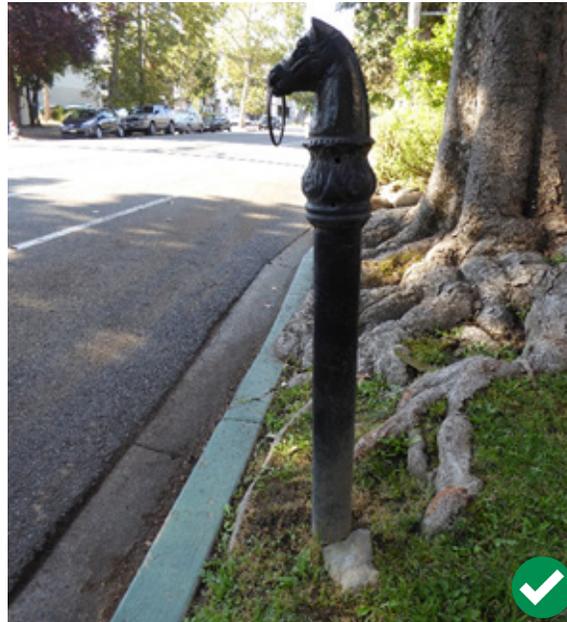
Hitching Posts, Upping Stones, and Cobblestones

Hitching posts, upping stones, and cobblestone paving are visual reminders of the days of horse-drawn transportation in Sacramento. Surviving examples have become rare as many have been removed over time.

4.22 Preserve historic hitching posts, upping stones, and cobblestones wherever possible.

- If these rare features are in conflict with projects that cannot be avoided, relocation to a compatible site is preferable to demolition.
- If these features must be removed because they are deteriorated beyond repair or pose a safety hazard, consider documenting the historic features and replacing them in-kind to match the originals.

4.23 Avoid introducing hitching posts, upping stones, or other elements that are not original to the property or were not documented as having been present during the historic district's period of significance in order to avoid creating a false sense of historicism.



Hitching posts (top) and carriage upping stones (bottom) are visual reminders of Sacramento's horse-drawn carriage days.

Utilities

Utilities are essential to modern-day living but can visually interrupt the character and cohesiveness of a historic district when they are prevalent.

4.24 Avoid placing above-ground power transformers along primary streets.

- Use below grade vaults or locate within secondary streets, alleys, or landscaped areas.

4.25 Screen or mask above-ground utility boxes from views along sidewalks or primary streets.

- Coordinated screening techniques, such as the Capitol Box Art Project, should be encouraged.

Design Guidelines

Principle

Projects in the 1200-1300 Q Street Historic District should be carefully and thoughtfully planned to minimize visual impacts that would disrupt the highly cohesive character of the historic district.

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the 1200-1300 Q Street Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing resources.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.**
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the predominate Delta style of residential architecture, especially historic staircases, porches, and doors.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.



The replaced staircases and porch railings of these houses are compatible with the historic character of the houses and the wider historic district.



Preserve and maintain characteristic wood features, including decorative exterior ornamentation.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that do not visually dominate the modest scale and long, narrow, massing of contributing buildings in the district.**
- 2.2 Avoid additions that cause a building's overall height to exceed 150% of the surrounding contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 2.3 Avoid building accessory structures that are more than 150% taller than surrounding contributing buildings.**
- 2.4 Discourage additions that alter the historic district's dominant pattern of front-facing gabled roofs.**
 - Additions that add height to the property should be located well behind front gable roof volume.
- 2.5 Maintain open porches and front-facing stairways.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design new construction to be as visually non-intrusive as possible to maintain the cohesiveness of the historic district.**
- 3.2 Avoid constructing new buildings that are taller than contributing buildings, to the extent feasible.**
 - It is recommended that the height of new buildings should fall within the range of heights of surrounding contributing buildings.
- 3.3 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.**
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.4 New construction should be compatible with the distinct character of the historic district.**
 - Design should be sympathetic to the historic district's dominant pattern of front-facing gabled roofs.
 - Provide street-facing, covered front porches or entries at new infill development.
 - Avoid use of vinyl and false divided lites
- 3.5 Avoid demolition of any contributing resources.**

4. Site Features, Streetscape, & Landscaping

- 4.1 Avoid creating new curb cuts on Q Street.**
 - Locate driveways and parking access on numbered streets or at the rear of lots via Quill Alley.
- 4.2 Maintain, preserve, and, where necessary, repair and restore original fencing elements in-kind, especially brick piers and foundation walls.**
 - Avoid new fencing at street frontages when not compatible with the historic site treatment.



Additions and new construction should avoid altering the consistent scale, massing, setbacks, and building forms that characterize much of the historic district.

Design Guidelines

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 contains 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the 20th and N Streets Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing resources through careful and consistent maintenance of historic materials.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or terrazzo features.**
- 1.3 If historic wood, brick, or terrazzo features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Avoid alterations that result in the removal, relocation, or reconfiguration of bay windows and rooftop dormers.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that maintain the characteristic massing of contributing Classic Box style buildings and vertical massing of Victorian-era buildings.**
- 2.1 Avoid additions that cause a building’s overall height to exceed 150% of the height of the surrounding contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.



Alterations, additions, and infill should respect the characteristic massing of contributing buildings built in the Classic Box form.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings, which are predominately box form or narrow and vertically massed.**
- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
- 3.2 Site new buildings to generally align with the setbacks of adjacent contributing buildings.**
- Maintain the pattern of deep front setbacks on N Street and shallower setbacks along 20th Street.

- 3.3 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.**
- 3.4 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.**
- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.5 Avoid use of vinyl and false divided lites.**



New construction should respect historic patterns of space and side setbacks between buildings.

4. Site Features, Streetscape, & Landscaping

- 4.1 Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.2 Preserve and maintain historic hitching posts and carriage barns in their historic locations.**
- 4.3 Avoid creating new curb cuts along N Street.**
- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Rows of trees along the street should be preserved.

Design Guidelines for the Alkali Flat Central Historic District

Principle

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

Rationale

Alkali Flat Central is the largest of the historic districts in the Alkali Flat neighborhood and 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Alkali Flat Central Historic District.

1. Rehabilitation of Contributing Resources

1.1 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, plaster, or decorative exterior features.

- Protect carved, turned, or shaped wood treatments that are important features to the architectural style.

1.2 If historic wood, brick, plaster, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.



Many historic houses in Alkali Flat Central feature elaborate, decorative woodwork.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions and accessory structures with proportions that are compatible with the massing of the primary contributing building and adjacent contributing buildings.

- Avoid additions that cause a building's overall height to exceed 150% of the height of the surrounding contributing buildings.
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.



The historic district contains houses that display a variety of architectural styles and massing. Houses on F Street are sited with generous spacing between buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.

3.2 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's existing setbacks and street frontage. Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.3 Orient primary facades and entries of new construction to the primary street(s).

3.4 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.5 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.

3.6 Avoid use of vinyl and false divided lites.



Building setbacks vary from street to street but are particularly deep on F Street.



Setbacks are shallower on E Street and numbered streets.

4. Site Features, Streetscape, & Landscaping

- 4.1 Design new landscape features to be compatible with the pedestrian-oriented landscaping within the district.**
- 4.2 Avoid creating new curb cuts on lettered streets in the historic district.**
- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- 4.3 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.**
- Avoid new fencing at street frontages when not compatible with the historic site treatment.



Site parking areas on the rear or properties along alleys, where possible.

Design Guidelines for the Alkali Flat North Historic District

Principle

Special care should be taken to integrate new residential, commercial, and transit-oriented development, particularly along 12th Street, with the Alkali Flat North Historic District's historic character as one of Sacramento's oldest residential neighborhoods.

Rationale

The Alkali Flat North Historic District is part of one of Sacramento's earliest still-standing residential neighborhoods, dating from the mid-nineteenth to the early twentieth century. While the historic district is primarily residential in nature, it is also shaped by commercial development on 12th Street, a historic commercial corridor and busy arterial highway. Additionally, the historic district contains a number of vacant parcels that offer the potential for future new development within its boundaries. Because of the small geographic size of the district, any physical changes will have an amplified impact on the overall integrity and cohesiveness of the district.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Alkali Flat North Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing resources through careful and consistent maintenance of historic materials.**
 - Pay special attention to preserving cohesive rows of houses, such as 405-415 11th Street.
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.
- 1.5 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.**

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that do not visually dominate the modest scale and massing of contributing buildings in the district.**
 - Design building proportions of additions to commercial buildings be compatible with the primarily low, horizontal massing of contributing commercial buildings in the district.
- 2.2 Avoid additions that cause a contributing building's overall height to exceed 150% of the height of adjacent contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.



The ornate houses at 405-415 11th Street create a particularly cohesive grouping of houses that should be carefully preserved.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Focus commercial and mixed-use development on 12th Street, and maintain the historic residential character of D and 11th Streets.

- Where commercial properties are sited directly adjacent to residential properties, provide a side setback and articulate side facades to avoid solid party walls facing residential properties.

3.2 Design the scale, massing, and proportions of new residential construction to be compatible the narrow, vertical massing typical of contributing residential buildings.

3.3 Design the scale, massing, and proportions of new commercial construction to be compatible with the low, horizontal massing of adjacent contributing commercial buildings.

3.4 Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.

- Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings. **Site new buildings to generally align with the setback of adjacent contributing buildings.**
- Maintain the pattern of small front yards in front of residential properties on D and 11th Streets.

- Maintain zero lot line setback of commercial properties on 12th Street. Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings.
- Minimal or no spacing may be appropriate between commercial properties on 12th Street to match the relationship between contributing historic buildings.

3.5 Orient primary facades and entries of new construction to the primary street(s).

- Encourage the inclusion of corner entrances for commercial development located at street intersections along 12th Street.

3.6 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels on D Street, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.7 Avoid constructing new buildings that are significantly taller than contributing buildings.

- Where additional height is considered, it is recommended that the height of new buildings is no more than 150% of the height of surrounding contributing buildings.
- Consider using step back taller building masses to maintain the existing street façade height of adjacent contributing buildings.

3.8 Avoid use of vinyl and false divided lites.



Commercial development should be located along 12th Street and be designed to be compatible with historic commercial historic buildings in the historic district.



Contributing residential properties are typically sited with a shallow setback from the street.

4. Site Features, Streetscape, & Landscaping

- 4.1 Where street trees consist of a row of trees of the same species, coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.2 Avoid creating new curb cuts on numbered streets in the historic district.**
- Locate parking and service access along alleys, and use landscape features to screen it from the public right-of-way, wherever possible.
- 4.3 Maintain, preserve, and, where necessary, repair and restore original fencing elements in-kind, especially brick piers.**
- 4.4 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.**
- Avoid new fencing at street frontages when not compatible with the historic site treatment.
 - Replace chain link fences and razor wire with fencing that is compatible in material and height to historic fencing in the district.



Parking should be located along the alleys and screened from view.



The use of chain link fences is discouraged.

Design Guidelines for the Alkali Flat South Historic District

Principle

Projects in the Alkali Flat South Historic District should be carefully and thoughtfully planned to minimize visual impacts that would disrupt the highly cohesive character of the historic district.

Rationale

The Alkali Flat South 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 high level of architectural uniformity and small geographic scale of the district, any physical changes will have an amplified impact on the cohesiveness of the district.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Alkali Flat South Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing houses through careful and consistent maintenance of historic materials.**
- 4.2 Pay special attention to maintain and, when necessary, repair historic wood, brick, or decorative exterior features.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Avoid replacing deteriorated historic horizontal wood siding with vertical siding.**
- 1.5 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.**



The similar size, height, massing, materials, siting, and landscaping of contributing properties in the historic district create a particularly cohesive grouping.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions to be as visually non-intrusive as possible to maintain the cohesiveness of the historic district.**
- 2.2 Design additions with proportions that are compatible with the massing of the main contributing property and adjacent contributing properties.**
 - Side additions that widen the narrow, vertical massing of the houses on the west side of the historic district are discouraged.
- 2.3 Avoid additions that cause a building's overall height to exceed that of adjacent contributing buildings, to the extent feasible.**
 - Where additional height is considered, use step backs to maintain the existing street facade height of adjacent contributing buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design new construction to be as visually non-intrusive as possible to maintain the cohesiveness of the historic district.**
- 3.2 Design the scale, massing, and proportions of new construction to be compatible with the narrow, vertical massing typical of contributing residential buildings.**
 - It is recommended that the height of new buildings should fall within the range of heights of surrounding contributing buildings.
- 3.3 Orient primary facades and entries of new construction to the primary street.**
- 3.4 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.**
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.5 Avoid creating new curb cuts along G Street.**
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- 3.6 Site new buildings to align with the setback of adjacent or nearby contributing buildings to maintain the consistent block face on G Street.**

- 3.7 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings.**
- 3.8 Avoid constructing new buildings that are taller than surrounding contributing buildings.**
- 3.9 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.**
- 3.10 Avoid use of vinyl and false divided lites.**



The contributing properties in the district share a similar setback from the street and use of low front fences.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve and maintain historic fences, including brick piers.

- Where only the piers survive, restore the fence to be compatible with the historic, removed fence or surrounding historic fences.

4.2 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.

4.3 If it becomes necessary to replace mature sycamore street trees, coordinate with the Urban Forestry Department to replace them in kind with the same species or a compatible species that will grow to a similar height, size, and form.

4.4 Screen parking lots from view using fencing and screening elements that are compatible with the historic district.



Historic fencing elements are a character-defining feature of the historic district.



Parking lots that are easily visible from the street are discouraged.

Design Guidelines for the Alkali Flat West Historic District

Principle

Preserve and maintain the existing historic character of the Alkali Flat West Historic District as a remnant of one of Sacramento's oldest standing residential neighborhoods while encouraging compatible new development that enhances this character and improves the historic district's connection to the wider Alkali Flat neighborhood.

Rationale

Alkali Flat West is part of one of Sacramento's earliest still-standing residential neighborhoods dating from the mid-nineteenth to the early twentieth century. The district is fragmented by large swaths of vacant lots directly adjacent to contributing historic buildings and poses many opportunities for new development in close proximity to Downtown Sacramento.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Alkali Flat West Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing buildings in the historic district through careful and consistent maintenance of historic materials..**
- 1.2 Pay special attention to maintain and, when necessary, repair historic wood, brick, or decorative exterior features.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, doors, and bay windows.**

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the narrow, vertical massing that is typical of contributing buildings in the district.**
- 2.2 Avoid additions that cause a contributing building's height to exceed 150% of the height of surrounding contributing buildings**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.



Preventing the further loss of historic properties is a key consideration for the district.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design building proportions to be compatible with adjacent contributing buildings, which are predominately narrow and vertically massed or wide and horizontally massed.

- Broader, more robust buildings may be appropriate at street corners where there is a historic precedent for siting larger buildings.
- Break larger masses into smaller modules that relate to the surrounding contributing buildings.

3.2 Orient primary facades and entries of new construction to the primary street(s). Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.3 Avoid creating new curb cuts along E, F, and 8th streets.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.

3.4 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's varying setbacks while maintaining a consistent block face on individual streets.

3.5 Avoid constructing new buildings that are significantly taller than contributing buildings.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

3.6 Avoid use of vinyl and false divided lites.



The majority of contributing buildings in the district exhibit narrow, vertical massing.



Buildings with broader, more robust massing are typically located at street corners.

4. Site Features, Streetscape, & Landscaping

- 4.1 Design new landscape features to be compatible with the pedestrian-oriented landscaping within the district.**
- 4.2 Preserve and maintain historic fences, including concrete foundations and brick piers.**
- Where only a foundation or piers survive, restore the fence to be compatible with the historic, removed fence, or surrounding historic fences.
- 4.3 Where street trees consist of a row of trees of the same species, coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.4 Remove chain link fences where reasonable.**
- Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district



Preserve historic fencing elements, including concrete foundations.



The use of chain link fences is discouraged.

Design Guidelines

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Boulevard Park Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, terrazzo, concrete, or stone features.**
- 1.2 If it is necessary to replace historic wood, brick, terrazzo, concrete, or stone features, replace them in-kind with features of the same design and materials.**
- 1.3 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, and doors.**



Large, Classic Box style houses with box-like massing are common on many blocks in the district.



The pattern of small, one-story houses on many streets in the district should be maintained.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the proportions and massing that are typical of contributing buildings on the same block.**
- Place additions on secondary rear and side elevations, to the extent feasible.
 - Minimize the effect of additions on symmetrical building facades or compositions. **Avoid additions that cause a building's overall height to exceed 150% of the height of the surrounding contributing buildings.**
 - **Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.**
- 2.2 Avoid designing rear or side alterations that extend into historic alley parks.**
- 2.3 Design secondary dwelling units to include windows and entries facing alleys.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.**
- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
 - Larger buildings with box massing are generally appropriate on H Street and 21st and 22nd streets south of F Street, while smaller buildings with horizontal massing are generally appropriate on lettered streets and 21st and 22nd streets north of F Street.
- 3.2 Site new buildings to be compatible with the setback and street-facing orientation of adjacent contributing buildings to maintain a consistent block face from street to street.**
- Buildings along H Street should have a 20-foot-deep setback; buildings along 21st and 22nd streets should have a 12- to 16-foot-deep setback.

- 3.3 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district.**
- Courtyard apartments and two-story buildings with symmetrical facades and street-facing entries are appropriate historic precedents.
- 3.4 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.**
- 3.5 Avoid use of vinyl and false divided lites.**



Two-story apartment buildings with street-facing entries provide a historic example for integrating multi-family residential buildings into the district.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve, maintain, and where necessary, repair or replant historic features and plantings of the landscaped medians on 21st and 22nd streets.

- If it is necessary to replace a historic tree (such as a palm or gingko tree) or planting in the landscaped medians, replace it in-kind to maintain the historic planting pattern.

4.2 Preserve and maintain the open, planted character of alley parks.

- Alterations, additions, or building accessory structures that extend into alley parks are inappropriate.



Courtyard apartments also provide a historic example for integrating higher density residential housing into the district.

- Parking and paved driveways should be avoided.
- Encourage natural pathways, park seating and pedestrian-oriented features to support passive activities in the alley parks.
- Minimize lighting and urban-scale features in the alley parks.

4.3 Preserve and maintain the historic open, planted, size, and grade of front yards, especially at the large, sloping lawns in front of properties on 21st and 22nd streets.



The landscaped medians on 21st and 22nd streets are a character-defining feature of the district that should be preserved and maintained.

4.4 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.

- Avoid new fencing at street frontages when not compatible with the historic site treatment.

4.5 Preserve and maintain historic hitching posts and carriage barns in their historic locations.

4.6 Avoid creating new curb cuts or driveways in front of properties along 21st, 22nd, and H streets.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Alley parks behind houses on 21st and 22nd streets are part of the original planned design of Boulevard Park.

Design Guidelines

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Bungalow Row Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing houses through careful and consistent maintenance of historic materials.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or terrazzo features.**
- 1.3 If historic wood, brick, or terrazzo features are deteriorated beyond repair, replace them in-kind with features of the same design and materials.**



Bungalow Row is a particularly cohesive historic district in which most physical changes will have a large impact.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions and accessory structures with proportions that are compatible with the low, horizontal massing and modest scale of contributing houses in the district.**
 - Avoid additions that cause a building's overall height to exceed that of the surrounding contributing buildings.
- 2.2 Avoid raising individual houses or building rooftop additions that will cause the houses to become taller or more vertically massed than surrounding contributing houses.**
 - Place additions at the rear of the property to reduce visibility from the street.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Avoid constructing new buildings that are taller than contributing buildings, to the extent feasible.**
 - It is recommended that the height of new buildings should fall within the range of heights of surrounding contributing buildings.
- 3.2 Site new buildings to generally align with the setback of adjacent contributing buildings to maintain the historic district's uniform, deep setback.**
- 3.3 Design building proportions to be compatible with the low, horizontal massing of the contributing houses in the district.**
- 3.4 Locate driveways and parking access at rear of lots via alleys where possible.**
- 3.5 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.**
- 3.6 Avoid use of vinyl and false divided lites.**

4. Site Features, Streetscape, & Landscaping

- 4.1 Preserve and maintain the historic open, planted character, size, and grade of front lawns.**
 - Avoid paving front lawns to create parking pads.
 - Avoid planting tall trees or shrubs on front lawns.
- 4.2 Avoid adding fencing or screening features in front of properties.**
- 4.3 If it becomes necessary to replace mature elm street trees, coordinate with the Urban Forestry Department to replace them in kind with the same species or a compatible species that will grow to a similar height, size, and form.**
- 4.4 Avoid creating new curb cuts along Q Street.**
 - Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Consistent setbacks, open lawns, and large elms planted in grassy park strips contribute to the overall cohesive character of the historic district.

Design Guidelines

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the C Street Commercial Historic District.

1. Rehabilitation of Contributing Resources

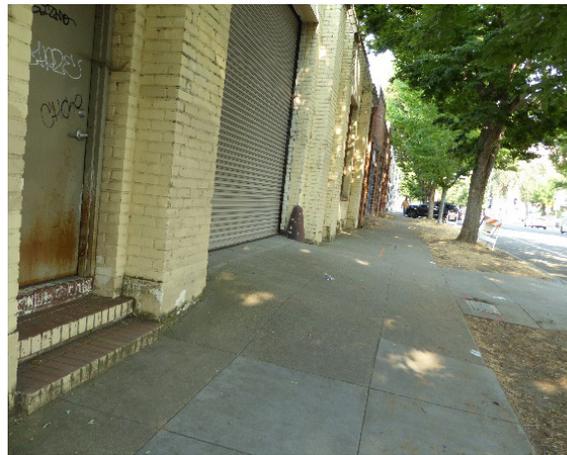
- 1.1 Maintain, preserve, and, where necessary, repair and restore historic brick, concrete, and corrugated metal features.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving steel or wood frame windows, which significantly contribute to the commercial character of the district.**
 - Re-instate multi-lite steel or wood frame windows, where they have been removed, if there is adequate documentation and if feasible.
- 1.3 Avoid filling in or obstructing historic window or door openings. Restore window and door openings that have been covered or filled in, where appropriate.**
- 1.4 Avoid painting or applying new finishes on historically unpainted exterior masonry.**
 - Consider removing paint or finishes from historically unpainted exterior masonry, using the gentlest methods possible, during exterior repairs or renovations.
 - Maintain paint on exterior masonry where likely to be the historic condition.
- 1.5 Maintain existing transom windows, skylights, roof monitors, or other features intended to provide daylight to large scale buildings, to the extent feasible.**

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily single-story, horizontal massing of contributing buildings in the district.**
 - Place additions on secondary rear and side elevations, to the extent feasible.
 - Where rooftop additions are desired, use step backs to maintain the existing street facade height of adjacent contributing buildings.
 - Avoid obscuring existing large window and door openings.
 - Minimize the effect of additions on symmetrical building facades or compositions
- 2.2 Use durable, high-quality materials that are compatible with the materials of adjacent contributing buildings in the district such as brick masonry, concrete, steel, corrugated metal, and industrial materials.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.**
- 3.2 Consider using step backs on buildings that are taller than contributing buildings to maintain the existing street façade height of adjacent contributing buildings.**
- 3.3 Align windows, doors, and variations in façade treatments to the extent feasible with that of adjacent contributing buildings in order to maintain the existing pattern of door and window openings within the block.**
 - When not possible, utilize the average datum lines of contributing properties.
- 3.4 Consider using materials that are compatible with the materials of contributing buildings in the district such as brick masonry, concrete, steel, corrugated metal, and industrial materials.**
- 3.5 Avoid off-street parking that abuts the public street right-of-way (Refer to Central City Core Design Guidelines).**



Contributing buildings in the historic district have a zero-lot-line setback.



The pattern of wide window and door openings facing the street is a key characteristic of the historic district.

4. Site Features, Streetscape, & Landscaping

- 4.1 Pursue a “complete street” approach that enhances pedestrian safety while preserving the historic district’s commercial character.**
- 4.2 Encourage street lighting along C street within the district to be compatible with historic style street lighting in adjacent districts.**

Design Guidelines

Principle

Balance efforts to rehabilitate the historic district’s contributing buildings that will encourage their continued use with the preservation of the defining characteristics of this historic industrial corridor.

Rationale

The C Street Industrial Historic District contains a significant concentration of industrial buildings related to Sacramento’s railroad and agricultural historic, most of which have been continuously owned and operated by the California Almond Growers Exchange (now Blue Diamond Growers) since their construction in the early twentieth century. Due to the concentration of historic buildings in use and in good repair, the district has the potential to maintain its historic significance as a working example of Sacramento’s industrial heritage.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the C Street Industrial Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve and enhance the historic street-facing orientation of primary building facades and entrances.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving steel frame windows, which significantly contribute to the industrial character of the district.**
 - Replace removed historic street-facing windows where feasible, if there is adequate documentation to inform design.
- 1.3 Avoid painting or applying new finishes on historically unpainted exterior masonry, particularly where historic painted signs (ghost signs) are present.**
- 1.4 Restore window and door openings that have been covered or filled in, where appropriate, particularly to enhance safety along 16th Street.**
- 1.5 Maintain and preserve existing historic loading platforms, particularly near the intersection of C and 16th streets.**
- 1.6 Retain existing historic awnings where possible, particularly near the intersection of C and 16th streets.**
- 1.7 Retain existing historic signage where possible, particularly along C and 16th streets and mid-block at the historic California Almost Growers Exchange building.**

1.8 Retain existing tunnels and bridges over railroad tracks, wherever possible.



Historic multi-lite steel frame windows contribute to the character of the historic district.



Historic signage should be preserved and maintained.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily horizontal massing of contributing buildings in the district.**
- Place additions on secondary rear and side elevations, when reasonable.
- 2.2 Where rooftop additions are desired, use step backs in order to maintain the existing street façade height.**
- 2.3 Respect historic open areas that are part of historic configuration or building siting, such as open areas at loading or service zones, to the extent feasible.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.**
- 3.2 Maintain the visibility of varying building profiles, shapes and forms in the historic district.**
- Avoid designs that result in rows of identical new buildings.
- 3.3 Design new buildings with massing, scale, and proportions that are compatible with those of contributing buildings in the district.**

- Where additional height is proposed, consider using step backs to maintain the existing street façade height of adjacent contributing resources.

3.4 Use materials that are compatible with the industrial or commercial character of adjacent contributing buildings.

- The use of brick, corrugated metal, steel casement windows and other utilitarian materials that are visible on adjacent contributing buildings is encouraged.

3.5 Design roofs to maintain the visual profile of roof lines exhibited by contributing buildings, including clerestory, sawtooth, or flat roofs with square, stepped, or rounded parapets.



Preserve and draw inspiration for new designs from historic features such as awnings and loading platforms.



Contributing buildings in the historic district exhibit a variety of heights and sizes

- 3.6 Follow patterns of punched openings and regularly spaced architectural bays.**
- 3.7 Incorporate awnings that reference the form, scale, and materials of historic awnings.**

4. Site Features, Streetscape, & Landscaping

- 4.1 Pursue a “complete street” approach that enhances pedestrian safety while preserving the historic district’s minimally landscaped industrial character.**
- 4.2 Develop a street furnishing and lighting palette that is industrial in character, scale, and material.**
- 4.3 Preserve and enhance the visibility of surviving physical elements that are associated with the railroad spurs that historically serviced the area (i.e. tracks, siding, end-of-track bumpers).**
- 4.4 Remove chain link fences and barbed wire where feasible.**
 - Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district
- 4.5 Consider establishment of a distinct planting or street tree pattern that is suitable to the industrial character of the historic district.**

Design Guidelines

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

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Capitol Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Classical Revival, Neoclassical, and Late Moderne styles of architecture**
- 1.2 Utilize proper treatments for maintaining and, when necessary, repairing historic stone, stucco, wood, terracotta, copper, or decorative exterior features.**
- 1.3 If historic wood, brick, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with features of the same design and materials.**



Stone and design features that draw inspiration from Classical architecture are common in the historic district.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that maintain the characteristic symmetry and massing of contributing Classical Revival, Neoclassical, and Late Moderne style buildings.**
 - Refer to the State of California PRC 5024 and 5024.5 for applicable design and review procedures for state-owned historic resources.
- 2.2 Avoid additions that cause a contributing building’s height to significantly overshadow adjacent contributing buildings.**
 - Refer to the height limits for buildings in the vicinity of the Capitol described in the Central Core Design Guidelines.



Contributing buildings in the district share symmetrical designs with the Capitol building.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design new (infill) construction to be compatible with the character of the historic district.

- Refer to the State of California PRC 5024 and 5024.5 for applicable design and review procedures for state-owned historic resources.

4. Site Features, Streetscape, & Landscaping

- 4.1 Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Capitol Park and around the Capitol Extension Group, including pathways, memorials, historic lights, and historic structures.
- 4.2 Preserve and maintain the historic open, planted character, and configuration of Capitol Park and Capitol Mall.
- 4.3 If it becomes necessary to replace mature perimeter palm trees, replace them in kind with the same or similar species that will grow to a similar height, size, and form at regular intervals in order to maintain the historic tree planting pattern.
- 4.4 Consider important views and vistas when implementing improvements to site and landscape features.



Historic plantings and landscape features around the Capitol Extension Group should also be carefully preserved and maintained.

Design Guidelines

Principle

Carefully plan projects in the Capitol Avenue District to minimize impacts to the integrity of contributing properties and the overall district.

Rationale

The Capitol Avenue 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, massings, 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Capitol Avenue Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.3 Avoid painting or applying new finishes on historically unpainted exterior masonry.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, and doors.**



Many of the buildings in the district feature elaborate, decorative exterior features that contribute to the visual richness of the district.



Many blocks contain groupings of Delta-style buildings.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions with proportions that maintain the characteristic massing of the main contributing building's architectural style.

- Avoid additions that make contributing buildings constructed in horizontally massed or box form architectural styles, such as Prairie or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.

2.2 Avoid additions that cause a building's overall height to exceed 150% of the height of surrounding contributing buildings.

- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design new buildings with massing, scale, and proportions that are be compatible with those of contributing buildings on the same block.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Where additional height is considered along Capitol Avenue, reference the existing façade heights of existing historic contributors within the same block.
- Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.

3.2 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's varying setbacks while maintaining a cohesive block face on individual streets.

3.3 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.4 Orient primary facades and entries of new construction to the primary street(s).

- Avoid placing garage doors along the primary street façade.
- Use window openings that are compatible in scale and materials to those of adjacent contributing buildings.
- Avoid the use of vinyl and false divided lites.



The height, massing, and materials of the building on the left are incompatible with the historic buildings on the right.

- 3.5 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district. Draw inspiration for the design of new commercial or mixed-use properties from contributing commercial or mixed-use properties in the district.
- 3.6 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.
- 3.7 Avoid use of vinyl and false divided lites.



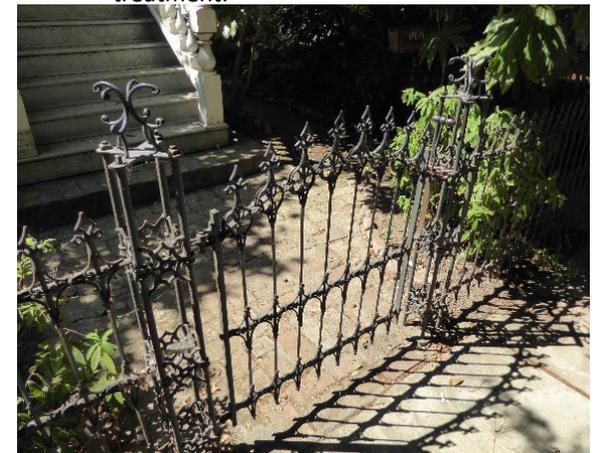
Pushkin's Restaurant is set back to align with the historic house on the right and has a height and material palette that compliments the neighboring contributing resources.



Although the district's contributing buildings exhibit a variety of architectural styles, shapes, and heights, similar setbacks and use of materials visually tie them together.

4. Site Features, Streetscape, & Landscaping

- 4.1 Preserve and maintain historic fences, including concrete foundations and brick piers.
 - Where only a foundation or piers survive, restore the fence to be compatible with the historic, removed fence, or surrounding historic fences.
- 4.2 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.
 - Avoid new fencing at street frontages when not compatible with the historic site treatment.



Historic fences should be preserved and maintained, when possible.

4.3 Avoid creating new curb cuts on lettered streets in the historic district.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.

4.4 Maintain, preserve, and, where necessary, repair and restore historic lighting and signage.

4.5 Design new signage and lighting that is compatible with the scale, vertical massing, materials, and street-level orientation of historic signage in the district.



The scale, materials, and placement of this new sign is compatible with the character of the historic building.

Design Guidelines

Principle

New development in the Capitol Mansions Historic District should 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Capitol Mansions Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, terrazzo, or decorative exterior features.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 If historic wood, brick, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.3 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.**

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that maintain the characteristic massing of the main contributing building's architectural style.**
 - Avoid additions that make contributing buildings constructed in horizontally massed or box form architectural styles, such as Prairie or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.



Rows of Classic Box style houses of similar height, scale, and massing on Capitol Avenue contribute to the district's cohesive streetscapes.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design building proportions on Capitol Avenue to be compatible with the uniform scale and box-like massing of contributing buildings along the street.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

3.2 Design building proportions on other streets in the district to be compatible with the scale and massing of adjacent contributing buildings.

3.3 Maintain the visibility of varying building profiles, shapes, and forms on streets surrounding Capitol Avenue.

- Avoid designs that result in rows of identical new buildings.

3.4 Design new non-residential construction to be as compatible with the scale, height, massing, orientation, materials, architectural character, and pedestrian-oriented landscaping of the historic district as possible.

- Break larger masses down into smaller modules that relate to the massing of surrounding contributing buildings.

3.5 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district’s varying setbacks while maintaining the deep, uniform setbacks and wide front lawns along Capitol Avenue.

3.6 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.7 Preserve the historic pattern and articulation of long, narrow 40’ x 160’ parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.8 Consider providing covered front porches or entries at new infill development to preserve the historic district’s visual pattern of porches, wherever possible.

3.9 Avoid use of vinyl and false divided lites.



Although Classic Box style houses are prevalent on Capitol Avenue, houses that exhibit other architectural styles and forms add to the district’s visual richness.



Uniform, deep setbacks allow for open, planted lawns in front of houses on Capitol Avenue.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve and maintain the historic open, planted character, size, and grade of front yards.

- Avoid paving front yards to create parking pads.

4.2 Avoid adding fences or screening features in front of properties along Capitol Avenue.

4.3 Preserve and maintain historic fences, including concrete foundations and brick piers.

- Where only a foundation or piers survive, restore the fence to be compatible with the historic, removed fence, or surrounding historic fences.

4.4 Avoid creating new curb cuts on lettered streets.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.

4.5 Preserve and maintain historic hitching posts, upping stones, and carriage barns in their historic locations.



Paving front yards is discouraged.



The historic district contains a number of historic hitching posts and upping stones, which should be preserved in place.

Design Guidelines

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Cathedral Square Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Maintain, preserve, and, where necessary, repair and restore historic terracotta, masonry, brick, and stucco features, especially exterior decorative ornamentation.**
- 1.2 Avoid filling in or obstructing historic window or door openings.**
- 1.3 Significant public interiors should be preserved and maintained.**



Decorative exterior ornamentation contributes to the textures and visual richness of the district.



Some contributing buildings contain significant public spaces.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily narrow, vertical massing of contributing buildings in the district.**
- Minimize the effect of additions on symmetrical building facades or compositions.
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
- 2.2 Design additions such that the primacy of the Capitol building and Cathedral of the Blessed Sacrament is maintained.**
- Refer to the height limits for buildings in the vicinity of the Capitol described in the Central Core Design Guidelines.
- 2.3 Use durable, high-quality materials that are compatible with the materials of adjacent contributing buildings in the district such as brick, stone, terracotta, or stucco.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.**
- 3.2 Design new buildings such that the primacy of the Capitol building and Cathedral of the Blessed Sacrament is maintained.**
- Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
 - Refer to the height limits for buildings in the vicinity of the Capitol described in the Central Core Design Guidelines.



The Cathedral of the Blessed Sacrament is the visual centerpiece of the district.

- 3.3 Align windows, doors, and variations in façade treatments to the extent feasible with that of adjacent contributing buildings in order to maintain the pattern of Two- and Three-Part Block buildings in the district.**

- When not possible, utilize the average datum lines of contributing properties.
- Refer to definition of Two-Part and Three-Part Commercial Block buildings in the Common Architectural Styles section).

- 3.4 Use materials that are compatible with the materials of contributing buildings in the district, such as brick, stone, terracotta, or stucco.**



Wide overhanging eaves are a common feature of many contributing buildings in the district.

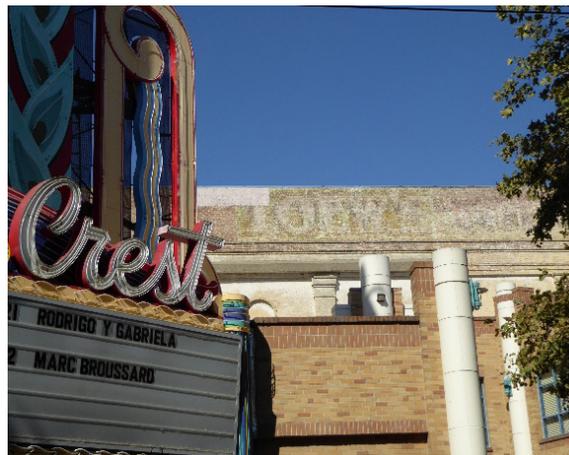
- 3.5 Consider the use of overhanging eaves that are compatible in scale and proportion to adjacent contributing buildings.
- 3.6 Consider incorporating a base, shaft, and crown into the design of new infill development. Consider providing one or more wide, recessed entry that faces the primary street as the primary entrance of the new building.
- 3.7 Use signage methods, materials, and proportions that are reflective of those of historic signage used on contributing properties within the district.

4. Site Features & Landscaping

- 4.1 Avoid site features or landscaping that obstruct views of the Capitol and Cathedral of the Blessed Sacrament.
- 4.2 Preserve and enhance the pedestrian-only siting and landscaping of 11th Street.



Recessed entries provide a historic precedent for the design and placement of building entrances.



Historic signage, including a number of ghost signs, contribute to the character of the district.

Design Guidelines

Principle

Carefully and thoughtfully plan projects in the Fremont Park Historic District to 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Fremont Park Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing houses through careful and consistent maintenance of historic materials.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, terrazzo, or decorative exterior features.**
- 1.3 If historic wood, brick, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Avoid replacing deteriorated original wood siding with vertical siding.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.
- 1.6 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the predominate Delta style of residential architecture, especially historic staircases, porches, and doors.**



Many of the contributing houses in the historic district feature decorative exterior woodwork.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions with proportions that are compatible with the scale and massing of the main contributing building on the parcel

- Narrow, vertical massing is appropriate on Q Street, while broader, horizontal massing is appropriate on 15th and 16th streets.

2.2 Avoid additions that cause a building's overall height to exceed 150% of the surrounding contributing buildings.

- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

2.3 Design secondary dwelling units to include windows and entries facing Quill Alley to improve safety and visibility of the light rail station.



Contributing buildings on Q Street are predominately vertically massed.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design new construction to be as visually non-intrusive as possible to maintain the cohesiveness of the historic district.

3.2 Design new construction to be compatible with the scale and massing of adjacent contributing properties.

- Vertically-massed buildings are recommended on Q Street. Horizontally-massed buildings are recommended on 15th and 16th streets.



A uniform setback between contributing buildings and the street contributes to the cohesive streetscape.

- 3.3 Site new buildings to generally align with the setbacks of adjacent contributing buildings to reflect the district’s existing uniform setbacks and street frontage.**
- 3.4 Avoid designs that are more than 150% taller than adjacent contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 3.5 Consider providing street-facing, covered front porches or entries at new infill development.**
- 3.6 Avoid use of vinyl and false divided lites.**

4. Site Features, Streetscape, & Landscaping

- 4.1 Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Fremont Park, including axial pathways and historic lights.**
- 4.2 Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.3 Avoid adding new curb cuts on Q Street.**
 - Locate driveways and parking access at rear of lots via Quill Alley, and use landscaping features to screen them from the public right-of-way, wherever possible.



Mature tree plantings and axial pathways are historic features of Fremont Park that contribute the character of the historic district.

Design Guidelines

Principle

Carefully design alterations or additions to contributing properties and new infill development to 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 facing Fremont 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Marshall Park Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing buildings through careful and consistent maintenance of historic materials.**
 - Protect carved, turned, or shaped wood treatments that are important features to the architectural style.
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.**
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the predominate Delta style of residential architecture, especially historic staircases, porches, and doors.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.
- 1.6 Restore window and door openings that have been covered or filled in, where appropriate.**



Many contributing buildings in the district have decorative exterior ornamentation.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions and accessory structures with proportions that are compatible with the massing of the primary contributing building and adjacent contributing structures.**
- 2.2 Avoid additions that cause a contributing building's overall height to exceed 150% of the height of surrounding contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 2.3 Avoid additions that alter the historic district's dominant pattern of front-facing gabled or hipped roofs.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's existing setbacks and street frontage.**
- 3.2 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.**
 - Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 3.3 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district.**
- 3.4 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.**
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
- 3.5 Design new construction that is sympathetic to the historic district's dominant pattern of front-facing gabled or hipped roofs.**

- 3.6 Consider providing street-facing, covered front porches or entries at new infill development.**

- 3.7 Avoid use of vinyl and false divided lites.**



Houses with prominent front-facing gabled roofs characterize streetscapes in the district.



New construction should align with the setback of contributing buildings on the same block.

4. Site Features, Streetscape, & Landscaping

- 4.1 **Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Marshall Park.**
- 4.2 **Pursue a “complete street” approach that enhances pedestrian safety while preserving the historic district’s surrounding residential character.**
- 4.3 **Preserve and maintain the historic planted character, size, and grade of front yards.**
- 4.4 **Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.5 **Avoid creating new curb cuts or driveways along 27th, I and J Streets.**
 - **Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.**
- 4.6 **Maintain, preserve, and, where necessary, repair and restore original fencing elements, especially brick piers and foundation walls.**



Historic fencing elements should be preserved and maintained and may act as an inspiration for new fences in the district.

Design Guidelines

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 St. Rose of Lima Plaza, 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Merchant Street Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Maintain, preserve, and, where necessary, repair and restore historic terracotta, masonry, brick, and stucco features, especially decorative ornamentation on facades.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving steel or wood frame windows, which significantly contribute to the commercial character of the district.**
 - Re-instate multi-lite steel or wood frame windows, where they have been removed, if there is adequate documentation and if feasible.
- 1.3 Avoid filling in or obstructing historic window or door openings. Reopen window and door openings that have been covered or filled in, where appropriate.**
- 1.4 Avoid painting or applying new finishes on historically unpainted exterior masonry.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.



Decorative ornamentation on facades should be preserved and maintained.



Covering or filling in historic window and door openings should be avoided.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily narrow, vertical massing of contributing buildings in the district.**
- Where rooftop additions are desired, use step backs in order to maintain the existing street façade height.
- 2.2 Use durable, high-quality materials that are compatible with the materials of adjacent contributing buildings in the district such as stone or brick.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.**
- 3.2 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.**
- Where taller buildings are desired, consider using step backs in order to maintain the existing street façade height of adjacent contributing resources.
- 3.3 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district**
- 3.4 Align windows, doors, and variations in façade treatments to the extent feasible with that of adjacent contributing buildings in order to maintain the existing pattern of door and window openings within the block.**
- When not possible, utilize the average datum lines of contributing properties.
- 3.5 Consider using materials that are compatible with the materials of contributing buildings in the district, such as brick or stone and steel or wood framed windows.**
- 3.6 Consider corner entries that face the primary street frontages for the primary entrance of a new building that is sited at an intersection of two streets or abuts a public plaza.**

3.7 Design awnings that reference the form, scale, and materials of historic awnings.



Corner entrances are common on contributing buildings in the district that are located at street intersections.



Contributing buildings exhibit a range of heights but share a similar material palette, zero-lot-line setback, and orientation to the street.

4. Site Features, Streetscape, & Landscaping

- 4.1 Maintain, preserve, and, where necessary, repair and restore historic lighting and signage features.**
- 4.2 Use signage methods, materials, and proportions that are reflective of those of historic signage used on contributing properties within the district.**
- 4.3 Encourage a streetscape palette, including lighting, street furniture and street tree planting pattern, that is compatible with the materials, scale, and architectural character of the district.**

Design Guidelines

Principle

Projects in the Newton Booth Historic District should preserve the character of the historic district by respecting and drawing inspiration from the characteristic small building scale and massing, uniform setbacks, historic materials, and landscaping of the historic district’s contributing resources.

Rationale

The Newton Booth Historic District is characterized by its collection of small single-family houses centered around the individually landmarked Newton Booth School building. The historic district’s contributing buildings exhibit a wide range of architectural styles, but their consistent small scale (individual buildings are rarely more than two stories tall), typical 40-foot frontages, and uniform setbacks from the street give the historic district a sense of overall visual coherence.

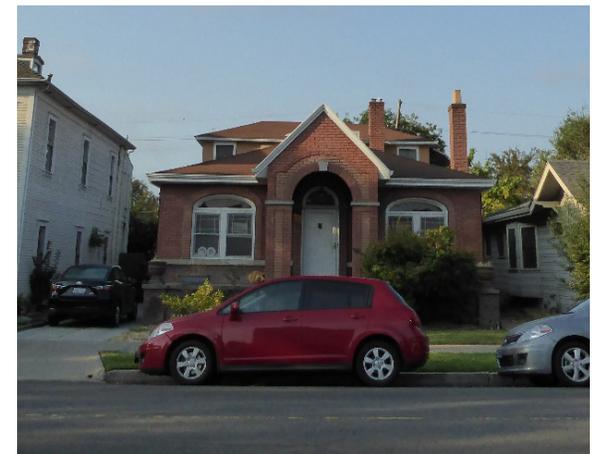
In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Newton Booth Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve, maintain, and continue to encourage compatible use of the historic Newton Booth School building.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, stucco, terrazzo, or decorative exterior features.**
- 1.3 If historic wood, brick, stucco, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.**



Historic materials and decorative exterior features should be carefully preserved and maintained.



Rooftop additions that are set back from the primary façade visually preserve the small scale and low heights of the historic district’s contributing buildings.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions with proportions that do not visually dominate the modest scale and massing that is typical of contributing buildings in the district.

- Place additions on secondary rear and side elevations, to the extent feasible.
- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the proportions of new buildings to be compatible with the modest scale and typical 40-foot frontages of contributing buildings in the historic district.



Newton Booth is primarily characterized by small, one- to two-story houses with 40-foot frontages facing the street.

3.2 Design the scale, massing, and proportions of new construction to be compatible with those of contributing buildings on the same block.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

3.3 Maintain the visibility of varying building shapes, heights, rooflines, and forms in the historic district.

- Avoid designs that result in rows of identical new buildings.



Courtyard apartments provide a historic example for integrating higher density residential housing into the historic district.

3.4 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district.

- Courtyard apartments with street-facing entries are appropriate historic precedents.

3.5 Site new buildings to generally align with the setback of adjacent contributing buildings to maintain the district's deep, uniform setbacks (approximately 20 feet) and wide front lawns.

3.6 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.7 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.8 Avoid use of vinyl and false divided lites.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve and maintain the historic open, planted character, size, and grade of front lawns.

- Avoid paving front lawns to create parking pads.

4.2 Preserve and maintain the narrow width of historic driveways and curb cuts.

4.3 Preserve and maintain the historic width and planted character of wide park strips.

4.4 Preserve and maintain the historic pattern of wide east-west streets and narrower north-south streets.



Wide, planted park strips should be preserved and maintained.

Design Guidelines

Principle

Preserve the defining visual characteristics of this historic industrial and commercial corridor while encouraging 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 a similar use of 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the North 16th Street Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve and enhance the historic street-facing orientation of primary building facades and entrances.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving steel frame windows, which significantly contribute to the industrial character of the district.**
 - Reinststate multi-lite steel or wood frame windows, where they have been removed, if there is adequate documentation and if feasible.
 - Replace removed historic street-facing windows where feasible, if there is adequate documentation to inform design.



Building facades and entrances in the district are oriented toward the street.

- 1.3 Avoid painting or applying new finishes on historically unpainted exterior masonry, particularly where historic painted signs (ghost signs) are present.**
 - Consider removing paint or finishes from historically unpainted exterior masonry, using the gentlest methods possible, during exterior repairs or renovations.
 - Maintain paint on exterior masonry where likely to be the historic condition.
- 1.4 Restore window and door openings that have been covered or filled in, where appropriate.**
- 1.5 Preserve and reuse historic loading platforms.**
 - Encourage reuse of these platforms as part of streetscape improvements to enhance the pedestrian experience.
- 1.6 Retain existing historic awnings, where possible.**



Steel frame windows have been preserved and maintained in this adaptively re-used building.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily low, horizontal massing of contributing buildings in the district.**
- Additions on secondary rear and side elevations are preferred, when reasonable.
 - Where rooftop additions are desired, use step backs in order to maintain the existing street façade height.
- 2.2 Respect open areas that are part of historic configuration or building siting, such as open areas at loading or service zones, to the extent feasible.**



Historically open areas, such as the courtyard in this U-shaped produce distribution building, should remain unimpeded, when feasible.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with surrounding contributing buildings.**
- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings, where the construction of taller buildings is proposed.
- 3.2 Focus taller building masses and primary facades of new construction on North 16th Street.**
- Use step backs to maintain the existing street façade height of adjacent contributing resources.
- 3.3 Maintain the visibility of varying building profiles, shapes, and forms in the historic district.**
- Avoid designs that result in rows of identical facades or buildings.
- 3.4 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.**
- 3.5 Use materials that are compatible with the industrial or commercial character of adjacent contributing buildings.**
- The use of brick, corrugated metal, steel casement windows and other utilitarian materials that are visible on adjacent contributing buildings is encouraged.

- 3.6 Draw inspiration for building floorplans from the variety of floorplans that are visible in surviving contributing buildings in the historic district, ranging from rectilinear to curved or U-shaped.**
- 3.7 Design roofs to maintain the visual variety of roof lines exhibited by contributing buildings, including medium- or low-pitched gabled, flat, or rounded roofs, and square, stepped, or rounded parapets.**
- 3.8 Follow pattern of large garage door openings that open out onto raised platforms (historically loading bays).**
- 3.9 Incorporate awnings that reference the form, scale, and materials of historic awnings.**



Buildings in the district have no setback from the street and exhibit a variety of roof shapes.

4. Site Features, Streetscape, & Landscaping

- 4.1 Pursue a “complete street” approach that enhances pedestrian safety while preserving the historic district’s minimally landscaped industrial character.**
- 4.2 Explore the addition of public art that corresponds to the district’s industrial scale.**
- 4.3 Add sidewalks that are compatible with the district’s industrial character to improve pedestrian safety and encourage additional foot traffic.**
 - Develop a street furnishing and lighting palette that is industrial in character, scale, and material.
- 4.4 Preserve and enhance the visibility of surviving physical elements that are associated with the railroad spurs that historically serviced the area (i.e. tracks, siding, end-of-track bumpers).**
 - Explore developing pedestrian paths and circulation around former railroad track routes.
- 4.5 Provide site and landscape features that address curved building facades where railroad spurs influenced building shape.**
- 4.6 Remove chain link fences and barbed wire, when reasonable.**
 - Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district



Historic awnings should be preserved and may also serve as an inspiration for the addition or design of compatible new awnings.



Surviving elements associated with the historic presence of railroad spurs in the area should be preserved.

Design Guidelines

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.

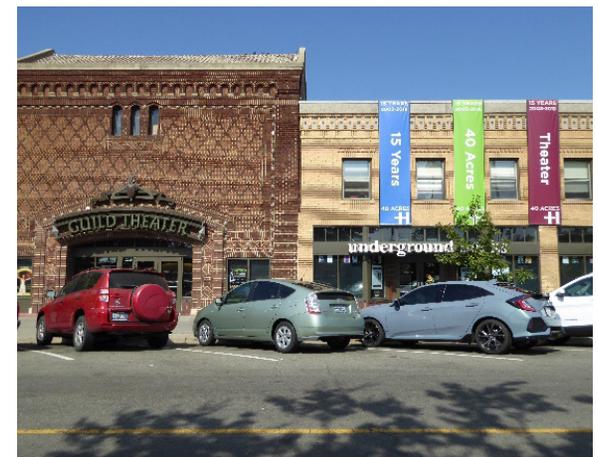
In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Oak Park Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Maintain, preserve, and, where necessary, repair and restore historic terracotta, masonry, brick, and stucco features, especially decorative ornamentation on facades.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving metal or wood frame windows, which significantly contribute to the commercial character of the district.**
 - Re-instate multi-lite metal or wood frame windows, where they have been removed, if there is adequate documentation and if feasible.
- 1.3 Avoid filling in or obstructing historic window or door openings.**
 - Restore window and door openings that have been covered or filled in where appropriate.
- 1.4 Avoid painting or applying new finishes on historically unpainted exterior masonry, particularly where historic painted signs (ghost signs) are present.**
 - Consider removing paint or finishes from historically unpainted exterior masonry, using the gentlest methods possible, during exterior repairs or renovations.
 - Maintain paint on exterior masonry where likely to be the historic condition.

- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**

- Reconstruct historic features if there is adequate documentation of the original historic feature.



Historic brickwork should be preserved and maintained.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the primarily horizontal or box-like massing of contributing buildings in the district.**
- Place additions on secondary rear and side elevations, when reasonable.
 - Where rooftop additions are desired, use step backs in order to maintain the existing street façade height.
- 2.2 Use durable, high-quality materials that are compatible with the materials of adjacent contributing buildings in the district such as stone or brick.**

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Provide a building setback that generally aligns with and is reflective of the existing pattern of setbacks in front of contributing commercial and residential buildings in the district.**
- 3.2 Design new commercial construction to be as compatible with the scale, height, massing, orientation, materials, architectural character, and pedestrian-oriented landscaping of the historic district as possible.**
- Where buildings taller than the surrounding contributing buildings are proposed, consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
 - Taller heights and larger masses may be appropriate for buildings sited at street corners.
- 3.3 Draw inspiration for the design of new commercial and mixed-use properties from contributing commercial and mixed-use properties in the district.**

- 3.4 Consider using materials that are consistent with the materials of contributing buildings in the district, such as terracotta, masonry, brick, stucco, or wood.**
- 3.5 Consider corner entries that face the primary street frontages for the primary entrance of a new building that is sited at an intersection of two streets or abuts a public plaza.**



These new buildings reference the height, scale, materials, and flatiron form of contributing historic buildings in the district.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve, maintain, and where necessary, repair or replant historic features and plantings in the landscaped medians on Broadway.

- If it becomes necessary to replace mature palm street trees, coordinate with the Urban Forestry Department to replace them in kind with the same species or a compatible species that will grow to a similar height, size, and form.

4.2 Maintain, preserve, and, where necessary, repair and restore historic lighting and signage features.

4.3 Use signage methods, materials, and proportions that are reflective of those of historic signage used on contributing properties within the district. Encourage a streetscape palette, including lighting, street furniture and street tree planting pattern, that is compatible with the materials, scale, and architectural character of the district.

4.4 Preserve and maintain historic horse rings in their historic locations.

4.5 Avoid creating new curb cuts along Broadway.

- Locate parking and service access along side streets and alleys, and use landscaping features to screen from the public right-of-way wherever possible.

4.6 Continue 90-degree realignment of Broadway intersections when more than two roadways intersect to create “T” intersections.

4.7 Consider dedicating recaptured right-of-way space for plaza use, similar to 3rd Avenue and Broadway).



This new signage is compatible with the scale, materials, and pedestrian-orientation of the district.



The regular rows of palm trees in the medians and diagonal alignment of Broadway are a character-defining features of the district.



Historic horse rings should be preserved in place.

Design Guidelines

Principle

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

Rationale

The [Cesar Chavez Memorial] Plaza Park/CBD 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 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the [Cesar Chavez Memorial] Plaza Park/CBD Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Maintain preserve, and, where necessary, repair and restore historic terracotta, masonry, tile and stucco features, especially decorative ornamentation on facades.**
- 1.2 Make every effort to preserve, repair, and maintain existing steel or wood frame windows, which contribute to the commercial or civic character of the district.**
 - Re-instate multi-lite steel or wood frame windows, where they have been removed, if there is adequate documentation and if feasible.
 - Replace removed historic street-facing windows where feasible, if there is adequate documentation to inform design.
- 1.3 Avoid filling in or obstructing historic window or door openings.**
 - Restore window and door openings that have been covered or filled in, where appropriate.
- 1.4 Avoid painting or applying new finishes on historically unpainted exterior masonry, particularly where historic painted signs (ghost signs) are present.**
 - Consider removing paint or finishes from historically unpainted exterior masonry, using the gentlest methods possible, during exterior repairs or renovations.
 - Maintain paint on exterior masonry where likely to be the historic condition.

- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**



The historic facades, exterior materials, windows, and doors of several buildings on J Street have been covered with incompatible non-historic cladding and additions.



Historic exterior cladding and decorative ornamentation contribute to the character of the district as a whole.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions to be compatible with the proportions and massing of adjacent or nearby contributing buildings in the district.

- Place additions on secondary rear and side elevations, when reasonable.
- Where rooftop additions are desired, consider using step backs in order to maintain the existing street façade height at Cesar Chavez Plaza.
- Maintain existing recessed entries where they exist to preserve the characteristic street frontage pattern.

2.2 Use durable, high-quality materials that are compatible with the materials of adjacent contributing buildings in the district such as stone, cast-stone, masonry, concrete, metal, and wood.



The addition to City Hall incorporates materials, height, scale, and a generous setback that are compatible with the historic building and maintain its primacy in the wider streetscape.



New additions and infill should be scaled and setback to preserve the visibility of key resources, such as 926 J Street.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Preserve the historic pattern of siting new buildings with a zero-lot-line setback from the street.

3.2 Design new buildings to be as compatible with the scale, height, massing, orientation, architectural character, and pedestrian-oriented landscaping of the surrounding contributing buildings as possible.

- Break larger masses down into smaller modules that relate to the massing of surrounding contributing buildings.
- Where buildings taller than the surrounding contributing buildings are proposed, consider using step backs to maintain the existing street facade height of adjacent contributing buildings.
- Taller heights and larger masses may be appropriate for buildings sited at street corners.
- New buildings adjacent to 926 J Street should be lower in height and set back to protect visibility of the contributing high-rise building.

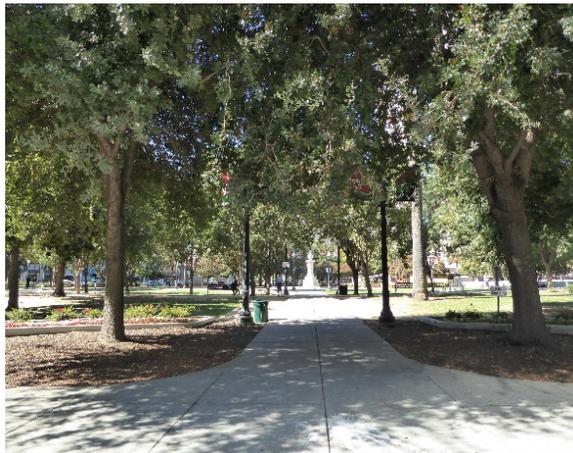
3.3 Consider the alignment of windows, doors, and variations in façade treatments to be compatible with adjacent contributing buildings in order to maintain the existing pattern of door and window openings within the block.

- 3.4 Use durable, high-quality materials that are compatible with those in the historic district.
- 3.5 Incorporate awnings that reference the form, scale, and materials of historic awnings at ground level of primary street frontages.

4. Site Features, Streetscape, & Landscaping

- 4.1 Maintain and preserve existing historic landscape plan and features at Cesar Chavez Plaza, including axial pathways and statues.
- 4.2 Preserve historic street and alley grades, when feasible.
- 4.3 Maintain and preserve existing historic cobblestones and street paving.
- 4.4 Maintain, preserve, and, where necessary, repair and restore historic lighting and signage features. Use signage methods, materials, and proportions that are reflective of historic signage used on contributing properties within the district.

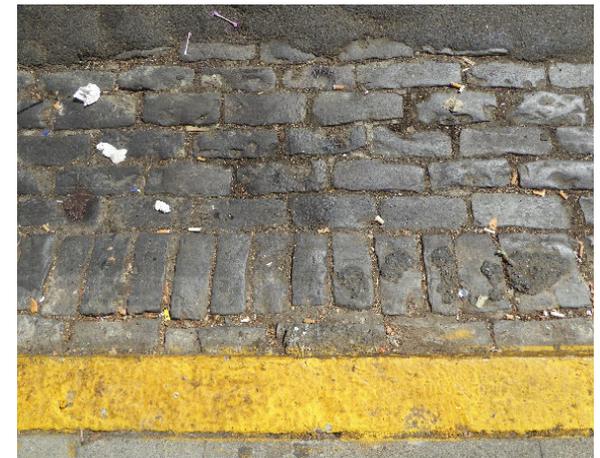
- 4.5 Encourage a streetscape palette including lighting, street furniture, and street tree planting along 9th Street to Capitol Avenue that is compatible with that used at Cesar Chavez Plaza.
- 4.6 Encourage a streetscape palette at J Street surrounding Cesar Chavez Plaza that is compatible with that along 9th Street.



Historic features of Cesar Chavez Park should be preserved and maintained.



Dipping alley grades are a remnant of the city's original street levels.



The district contains some historic cobblestones.

Design Guidelines

Principle

Carefully and thoughtfully plan projects in the Poverty Ridge Historic District to minimize visual impacts that would 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 location contributed historically to the presence of sloped lawns, streets, and alleys and creates a streetscape environment that is unlike any other in Sacramento.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Poverty Ridge Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, stucco, terrazzo, or decorative exterior features.**
- 1.2 If historic wood, brick, stucco, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.3 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.**



Wood, brick, and terrazzo are common materials used in historic architectural features in the historic district.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions with proportions that are compatible with the characteristic massing of the main contributing building's architectural style.**
 - Avoid additions that make contributing buildings constructed in horizontally massed or box-like architectural styles, such as Craftsman or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.
- 2.2 Avoid rooftop additions that cause a building's overall height to exceed 150% of the height of surrounding contributing buildings.**
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
 - Buildings with a wider floor plan or taller height may be appropriate at street corners where there is a historic precedent for siting larger buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
- Buildings with a wider floor plan or taller height may be appropriate at street corners where there is a historic precedent for siting larger buildings.

3.2 Site new buildings to generally align with the setback of adjacent contributing buildings to maintain the district’s deep setbacks (approximately 30- to 40-foot-wide) and wide front lawns.

3.3 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.4 Avoid use of vinyl and false divided lites.



New construction should respect the pattern of deep, uniform setbacks in Poverty Ridge. Wide, planted park strips and upping stones are also common in the historic district and should be preserved.

4. Site Features, Streetscape, & Landscaping

4.5 Preserve and maintain the historic open, planted character, size, and grade of front lawns.

- Avoid paving front or side lawns.

4.6 Preserve and maintain features associated with historic sloping front lawns, including the historic property grade, brick or masonry retaining walls, and shallow concrete or terrazzo steps and landings.

4.7 Avoid adding fences or screening features in front of properties where fencing did not exist historically.

- If privacy is desired, consider using vegetation as a screening feature along property lines.

4.8 Preserve and maintain the size and planted character of wide park strips.

4.9 Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.

4.10 Preserve and maintain the historic pattern of wide north-south streets and narrower east-west streets.

Design Guidelines

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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the R Street Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve and enhance the historic street-facing orientation of primary building facades and entrances.**
- 1.2 Make every effort to preserve, repair, and maintain any surviving steel frame windows, which significantly contribute to the industrial character of the district.**
 - Re-instate multi-lite steel frame windows, where they have been removed, if there is adequate documentation and if feasible.



The street-facing orientation and historic window and door openings of contributing buildings in the district should be preserved.

- 1.3 Avoid filling in or obstructing historic window or door openings.**
 - Restore window and door openings that have been covered or filled in, where appropriate.
- 1.4 Avoid painting or applying new finishes on historically unpainted exterior masonry, particularly where historic painted signs (ghost signs) are present.**
 - Consider removing paint or finishes from historically unpainted exterior masonry, using the gentlest methods possible, during exterior repairs or renovations.
 - Maintain paint on exterior masonry where likely to be the historic condition.



Re-use of historic loading platforms is encouraged.

1.5 Preserve and reuse historic loading platforms.

- Encourage reuse of these platforms as part of streetscape improvements to enhance the pedestrian experience.

1.6 Retain existing historic awnings, where possible.

1.7 Remove chain linked fences and barbed wire, when reasonable.

- Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions and accessory structures with proportions that are compatible with the massing of the primary contributing building and adjacent contributing structures.

- Place additions on secondary rear and side elevations, when reasonable.
- Where rooftop additions are desired, use step backs in order to maintain existing street façade height.

2.2 Respect historic open areas that are part of historic configuration or building siting, such as open areas at loading or service zones, to the extent feasible.



Increased building heights and masses are appropriate next to contributing buildings that are taller and larger in scale.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings on the same block.

- Break larger masses into smaller modules that relate to the surrounding contributing buildings.
- Where additional height is proposed, consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
- Refer to the guidelines for infill development established in the R Street Corridor Design Guidelines.

3.2 Align windows, doors, and variations in façade treatments to the extent feasible with that of adjacent contributing buildings in order to maintain the existing pattern of door and window openings within the block.

- When not possible, utilize the average datum lines of contributing properties.

3.3 Preserve the historic pattern of siting buildings with a zero-lot-line setback from the street.

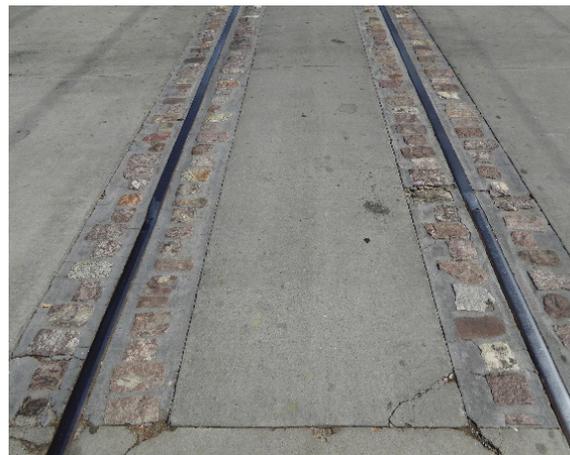
- For issues related to setting, location and site layout, refer to Section B.4. Site and Context Issues in the R Street Corridor Design Guidelines.

4. Site Features, Streetscape, & Landscaping

- 4.1 Pursue a “complete street” approach that enhances pedestrian safety while preserving the historic district’s minimally landscaped industrial character.**
- 4.2 Preserve and enhance the visibility of surviving physical elements that are associated with the railroad that historically serviced the area, including track alignments and loading bays that open onto tracks.**
- 4.3 Continue the pattern and orientation of sidewalks identified for each Sector in the R Street Corridor Design Guidelines.**
- 4.4 Develop a street furnishing and lighting palette that are compatible with the industrial character, scale, and materials of contributing resources in the district.**
 - Refer to Section B.7.1 of the R Street Corridor Design Guidelines.



Historic loading bays preserve the character of the district as a historic transportation corridor.



Historic railroad tracks contribute to the character of the district.

Design Guidelines

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. 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the South Side Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Preserve, maintain, and continue to encourage compatible re-use of the contributing historic civic, institutional, and commercial buildings.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, stucco, or decorative exterior features.**
- 1.3 If historic wood, brick, stucco, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.



Wood and brick are common historic materials on contributing buildings throughout South Side.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions with proportions that are consistent with the characteristic massing of the main contributing building's architectural style.

- Avoid additions that make contributing buildings constructed in horizontally massed or box-like architectural styles, such as Craftsman or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.

2.2 Avoid rooftop additions that cause a building's overall height to exceed three stories or overshadow surrounding contributing buildings.

- Set rooftop additions back from the primary, street-facing façade to minimize visual impacts.

2.3 Draw inspiration for the design of secondary dwelling units on alleys from historic examples of residential buildings located on alleys within the historic district.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the scale, massing, and proportions of new construction to be compatible with those of contributing buildings on the same block

- Larger buildings with box-like massing are generally appropriate on lettered streets, particularly along T Street, while smaller buildings with horizontal massing are generally appropriate on lettered streets, particularly on the south edge of the historic district.
- Pay special attention to compatibility of height and massing when locating new construction adjacent to a row of contributing buildings that exhibit the same height and mass.



Contributing buildings along alleys in the district provide a historic example for development along alleys.



Special care should be taken when designing new additions or infill that may visually impact rows of houses of similar height and scale.



Uniform setbacks add to the visual cohesiveness of the architecturally varied historic district.

3.2 Maintain the visibility of varying building profiles, shapes and forms in the historic district.

- Avoid designs that result in rows of identical new buildings.

3.3 Site new buildings to generally align with the setback of contributing buildings on the same block to reflect the district’s existing setbacks and street frontage.



Contributing commercial buildings in the historic district are often located at street corners and may provide a useful context for new commercial infill.

3.4 Focus commercial and mixed-use development to street corners and along 10th Street.

- Where commercial properties are sited directly adjacent to residential properties, provide a side setback and articulate side facades to avoid solid party walls facing residential properties.
- Consider drawing design inspiration from contributing commercial buildings in the historic district.

3.5 Preserve the historic pattern and articulation of long, narrow 40’ x 160’ parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern. **Consider providing covered front porches or entries at new infill development to preserve the historic district’s visual pattern of porches.**

3.6 Avoid use of vinyl and false divided lites.

4. Site Features, Streetscape, & Landscaping

4.1 Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Southside Park, such as the bandstand and lake.

4.2 If it becomes necessary to replace a mature street tree, coordinate with the Urban Forestry Department to replace it with the same species of tree or a compatible species that will grow to a similar height, size, and form.



The lake in Southside Park is one of the historic landscaping features that should be preserved and maintained in the park.

- 4.3 Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.**
- 4.4 Preserve and maintain historic fences and retaining walls.**
- 4.5 Avoid creating new curb cuts on lettered streets.**
- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- 4.6 Remove chain link fences and barbed wire, when reasonable.**
- Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district.



Parking and service areas should be located at the rear of a property along the alley.

Design Guidelines

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 Washington 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Washington Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing resources.**
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.**
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the predominate Delta style of residential architecture, especially historic staircases, porches, and doors.**
- 1.5 Remove and replace incompatible non-historic exterior alterations on primary facades with features that are compatible with the historic character of the contributing property, when feasible.**
 - Reconstruct historic features if there is adequate documentation of the original historic feature.



Many contributing buildings exhibit decorative exterior woodwork.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions and accessory structures with proportions that are compatible with the massing of the primary contributing building.**
- 2.2 Avoid additions that cause a building's overall height to exceed 150% of the height of the surrounding contributing buildings.**
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 2.3 Consider locating secondary dwelling units with primary facades facing east-west alleys.**



These new apartment buildings match the setback, scale, and street-facing orientation of adjacent contributing buildings.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with those of contributing buildings on the same block.**
 - Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.



The height, materials, massing, and setback of the building on the right are not appropriate next to the contributing house on the left.

- 3.2 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's existing setbacks and street frontage.**
- 3.3 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.**
- 3.4 Orient primary facades and entries of new construction to the primary street(s).**
- 3.5 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels wherever possible.**
 - Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.
 - Where shared courtyard approach is used for subdivision of properties into multi-family use, minimize width of courtyard entrance.
- 3.6 Avoid use of vinyl and false divided lites.**

4. Site Features, Streetscape, & Landscaping

- 4.1 If it becomes necessary to replace a mature street tree, coordinate with the Urban Forestry Department to replace it with the same species of tree or a compatible species that will grow to a similar height, size, and form.**
- 4.2 Avoid creating new curb cuts on lettered streets in the historic district.**
- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
 - Where shared courtyard approach is used for subdivision of properties into multi-family use, utilize a single curb cut at the courtyard entrance if parking is included at the courtyard.

Design Guidelines

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 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.

In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Washington School Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing resources.
- 1.2 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, or decorative exterior features.
- 1.3 If historic wood, brick, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.
- 1.4 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the predominate Delta style of residential architecture, especially historic staircases, porches, and doors.

2. Additions & Accessory Structures for Contributing Resources

- 2.1 Design additions and accessory structures with proportions that are compatible with the massing of the primary contributing properties.
- 2.2 Avoid additions that cause a building’s overall height to exceed 150% of the height of surrounding contributing buildings.
 - Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.
- 2.3 Consider locating secondary dwelling units with primary facades facing east-west alleys.



The apartment building on the right does not align with the setback of the historic house on the left.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

- 3.1 Design the scale, massing, and proportions of new construction to be compatible with those of adjacent contributing buildings, which are predominately narrow and vertically massed or wide and horizontally massed.**
- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
 - Consider using step backs in taller buildings to maintain the existing street façade height of adjacent contributing buildings.
 - Broader, more robust buildings may be appropriate at street corners where there is a historic precedent for siting larger buildings.
- 3.2 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district's existing setbacks and street frontage.**
- 3.3 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.**
- 3.4 Orient primary facades and entries of new construction to the primary street(s).**

3.5 Preserve the historic pattern and articulation of long, narrow 40' x 160' parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.6 Consider providing covered front porches or entries at new infill development to preserve the historic district's visual pattern of porches.

3.7 Avoid use of vinyl and false divided lites.



Larger buildings have historically been located at street corners in the district.

4. Site Features, Streetscape, & Landscaping

4.1 Where street trees consist of a row of trees of the same species—such as elm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.

4.2 Preserve and maintain historic fences and retaining walls, including concrete or masonry foundations and brick piers.

- Where only the piers survive, restore the fence to be compatible with the historic, removed fence or surrounding historic fences.

4.3 Preserve and maintain, and, where necessary, repair and restore, historic brick patios in front of properties.

4.4 Preserve and maintain historic hitching posts and carriage barns in their historic locations.

4.5 Consider adding fences to the front of the property only when they are of compatible materials and scale to the contributing resource and existing historic fences in the historic district.

- Avoid new fencing at street frontages where they did not exist historically.

4.6 Avoid creating new curb cuts on lettered streets in the historic district.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.
- Where shared courtyard approach is used for subdivision of properties into multi-family use, utilize a single curb cut at the courtyard entrance if parking is included at the courtyard.

4.7 Remove chain link fences where reasonable.

- Replace chain link fences with fences that are of a compatible material and height to historic or compatible new fences at contributing properties in the historic district



Rows of evenly spaced, mature elm trees are a distinctive feature along some streets.



Low wood picket fences are consistent with historic character of the district

Design Guidelines

Principle

Projects in the Winn Park Historic District should aim to 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-late 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.

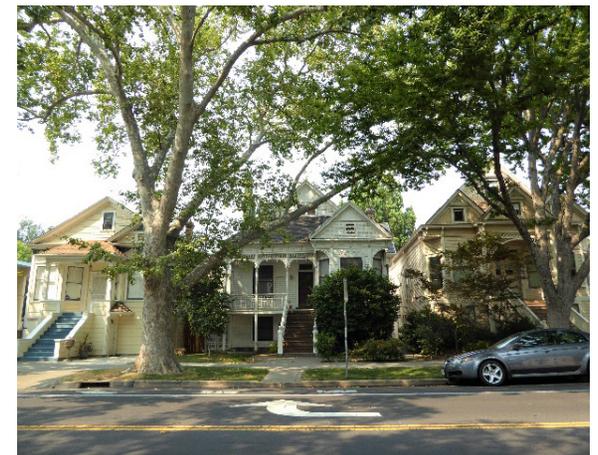
In addition to the Design Guidelines Common to All Historic Districts in Part 1, the following district-specific design guidelines apply when planning a project in the Winn Park Historic District.

1. Rehabilitation of Contributing Resources

- 1.1 Discourage the future demolition or removal of the contributing buildings through careful and consistent maintenance of historic materials.**
- 1.2 Preserve, maintain, and continue to encourage compatible use of the historic Fremont School building.**
- 1.3 Pay special attention to maintaining and, when necessary, repairing historic wood, brick, stucco, terrazzo, or decorative exterior features.**
- 1.4 If historic wood, brick, stucco, terrazzo, or decorative exterior features are deteriorated beyond repair, replace them in-kind with matching design and materials.**
- 1.5 Maintain, preserve, and, where necessary, repair and restore historic elements associated with the Delta style of residential architecture, especially historic staircases, porches, bay windows, and doors.**



The Fremont School building is a visual and cultural focal point of the historic district.



Delta style houses are common in the historic district.

2. Additions & Accessory Structures for Contributing Resources

2.1 Design additions with proportions that are compatible with the characteristic massing of the main contributing building's architectural style.

- Avoid additions that make contributing buildings constructed in horizontally massed or box-like architectural styles, such as Craftsman or Classic Box, more vertical or that make vertically massed Victorian-era buildings more horizontal.

2.2 Avoid additions that cause a building's overall height to exceed 150% of the height of the surrounding contributing buildings.



Historic buildings along alleys in the district provide a historic example for development along alleys.

- Consider using step backs to maintain the existing street façade height of adjacent contributing buildings.

2.3 Draw inspiration for the design of secondary dwelling units on alleys from historic examples of residential buildings located on alleys within the district.

3. New (Infill) Construction & Alterations to Non-Contributing Resources

3.1 Design the scale, massing, and proportions of new construction to be compatible with those of contributing buildings on the same block.

- Where additional height is considered, it is recommended that the height of new buildings should be no more than 150% of the height of surrounding contributing buildings.
- Consider using step backs to maintain the existing street facade height of adjacent contributing buildings.



Two-story apartment buildings with street-facing entries provide a historic example for integrating multi-family residential buildings into the district.

3.2 Maintain the visibility of varying building profiles, shapes, and forms in the historic district.

- Avoid designs that result in rows of identical new buildings.

3.3 Draw inspiration for the design of multi-family residential properties from contributing multi-family residential properties in the district.

- Courtyard apartments and two-story buildings with street-facing entries are appropriate historic precedents.

3.4 Site new buildings to generally align with the setback of adjacent or nearby contributing buildings to reflect the district’s existing setbacks and street frontage.



Courtyard apartments also provide a historic example for integrating higher density residential housing into the district.

3.5 Provide side setbacks that are compatible with the historic pattern of spacing between adjacent contributing buildings on the same block.

3.6 Preserve the historic pattern and articulation of long, narrow 40’ x 160’ parcels, wherever possible.

- Consider breaking down the massing of large infill developments into smaller masses that reflect the historic lot pattern.

3.7 Consider providing covered front porches or entries at new infill development to preserve the historic district’s visual pattern of porches.

3.8 Avoid use of vinyl and false divided lites.

4. Site Features, Streetscape, and Landscaping

4.1 Preserve, maintain, and, where necessary, repair and restore historic plantings and landscaping features in Winn Park, including rows of perimeter palm trees, axial pathways, and historic lights.

4.2 Where street trees consist of a row of trees of the same species—such as palm trees—coordinate with the Urban Forestry Department to replace removed or diseased trees in kind with the same species or a compatible species at regular intervals in order to maintain the historic tree planting pattern.



Axial pathways and historic lights are historic landscaping features of Winn Park.

4.3 Preserve and maintain historic fences and retaining walls, including concrete or masonry foundations and brick piers.

- Where only the piers survive, restore the fence to be compatible with the historic, removed fence or surrounding historic fences

4.4 Preserve and maintain, and, where necessary, repair and restore, historic brick patios in front of properties.

4.5 Avoid creating new curb cuts on lettered streets in the historic district.

- Locate parking and service access along alleys, and use landscaping features to screen it from the public right-of-way, wherever possible.



Rows of palm trees contribute to the historic district's streetscapes.



Parking areas should be sited at the rear of the property along the alley, wherever possible.