

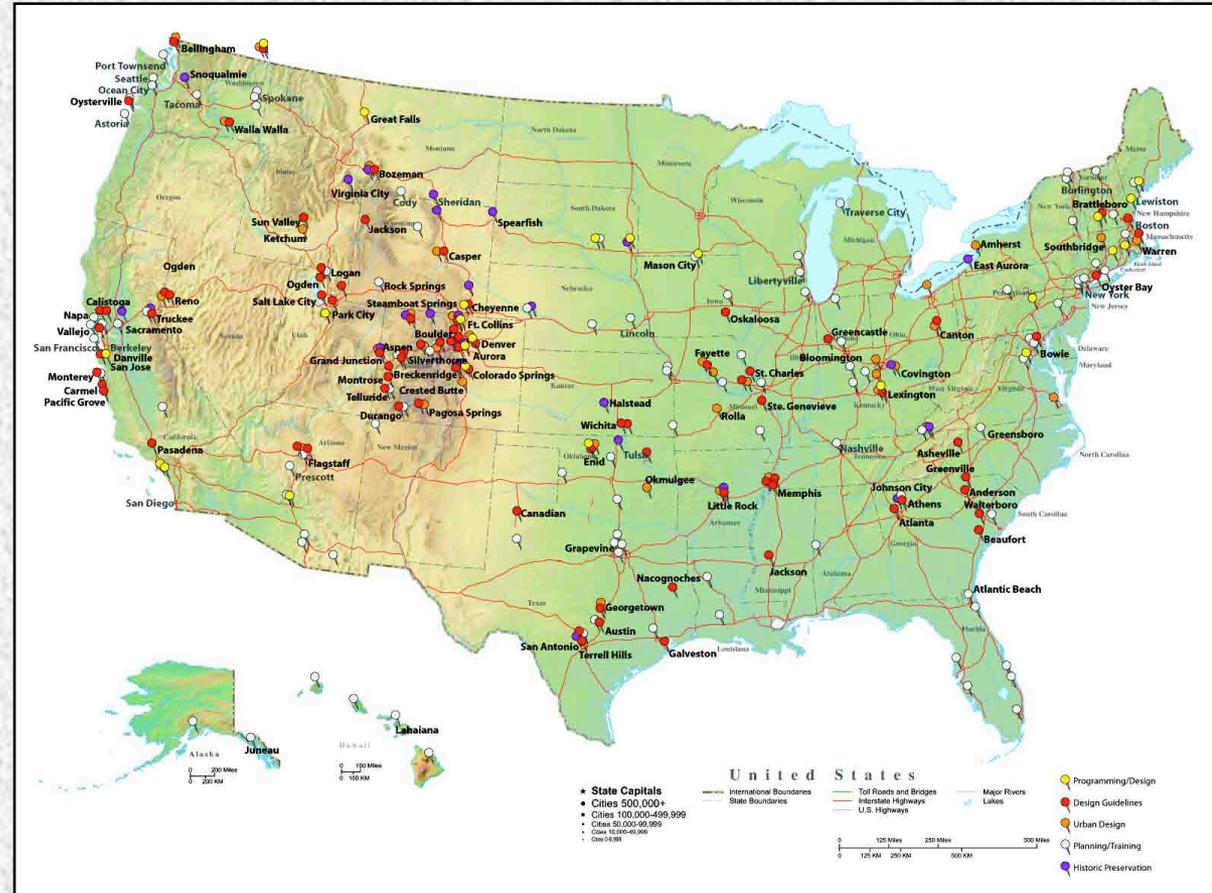
# Design Guidelines for Sausalito



# Winter & Company

- Preservation Plans
- Design Guidelines
- Review Systems
- Urban Design Plans
- Neighborhood Character Strategies

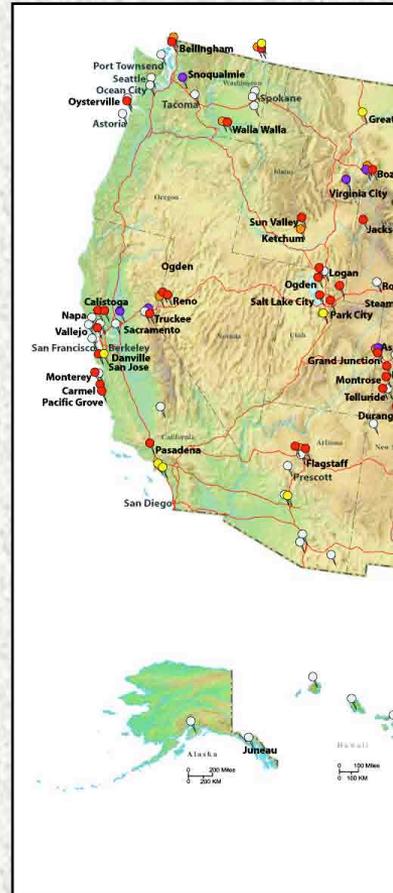
Here this evening:  
Noré Winter  
Julie Husband



# Winter & Company

- Preservation Plans
- Design Guidelines
- Review Systems
- Urban Design Plans
- Neighborhood Character Strategies

Here this evening:  
Noré Winter  
Julie Husband



# General Plan Policy Base:

## Community Design and Historic Preservation Element

- **7.0 Respect and Maintain the Exterior Integrity of Historic Structures and Sites.**

Respect and maintain the exterior integrity of structures and sites in the Historic District and of all officially designated or recognized historic structures and sites outside the district.



# Project Scope

- Update the city's design guidance for treatment of buildings with historic significance.



# Resources to be Addressed:

- Downtown Historic District
  - Contributors
  - Non-contributors
- Individual Landmarks
- Noteworthy Structures
- Structures > 50 yrs.



# Keys to Effective Guidance:

- Clear, user-friendly format
- Decision-making “paths” clearly defined
- New, emerging issues addressed
- Clear process for different property types



# Key Design Questions

1. How to decide on an approach for a project?
2. How do I know what is important to preserve?
3. How is a non-historic building treated in the downtown district?
4. Is there any flexibility?



# Sustainability

- Building systems
  - Windows
- Technology
  - Collectors
- Embodied energy



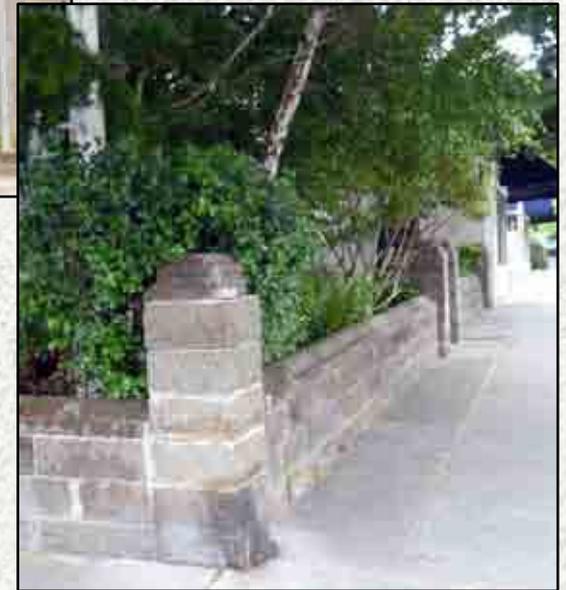
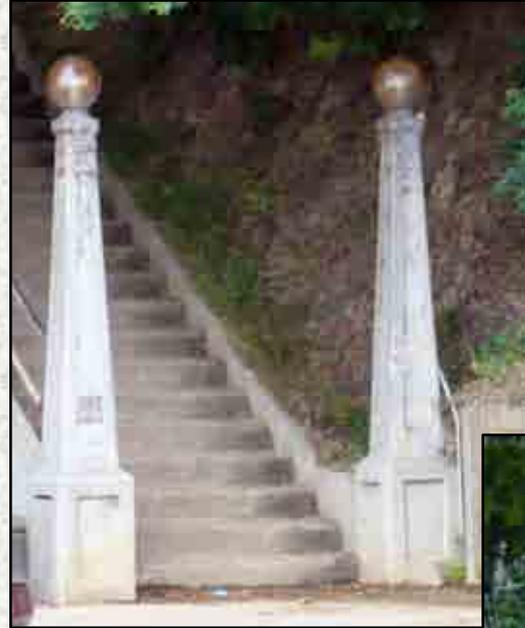
# Signs

- Incorporate existing sign guidelines.
- Other new issues?



# Landscapes and Site Structures

- How does “adaptive reuse” apply to landscapes?



# The “Recent Past”

- Typical threshold of 50 years.
  - What is significant?
  - What are the goals?
  - What are the guidelines?



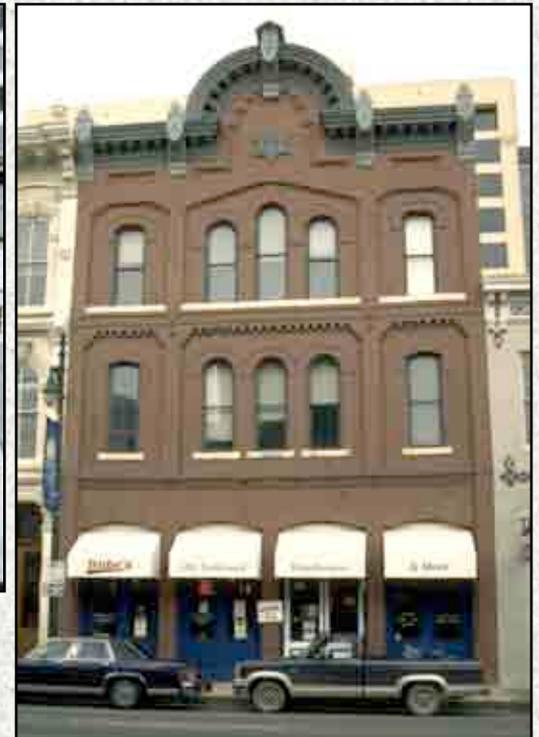
# What does Preservation mean?

## Austin, TX Preservation Guidelines

- Using historic structures, *and*
- Accommodating change, *while*
- Maintaining key features of properties.



Before



After

*“Historic properties are workhorses that can serve the community for decades and promote sustainability.”*

# Sequence of Treatment Actions

South Main Street Historic District Guidelines, Memphis, TN



Before



After

1. Maintain features that are in good condition.



2. Repair features that are deteriorated, rather than replace them.



3. Replace only those features that are beyond repair.



4. Reconstruct missing features.



5. Design any new feature to be compatible.

# How do we deal with change?



- Learning from historic precedent...
- Considering the degree of integrity...

# Learning from Historical Data



- Understanding how change occurs is an important step in writing guidelines for alterations and rehabilitation.

# Learning from Historical Data



- Understanding how change occurs is an important step in writing guidelines for alterations and rehabilitation.

# Learning from Historical Data



- Understanding how change occurs is an important step in writing guidelines for alterations and rehabilitation.

# How Integrity Relates to Significance

Original design intact:  
High degree of integrity



Design modified, but retaining  
sufficient integrity



Design substantially altered:  
Integrity is lost.



A historic building must retain sufficient integrity of its form, details and materials, as well as its overall character.

# Key Questions:

## What is the degree of integrity?



Minor Alterations  
(Porch enclosed)

Danville, CA

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# Key Questions:

## What is the degree of integrity?



Danville, CA

Original character is obscured and original structural materials are removed.

# Key Questions:

## What is the degree of integrity?



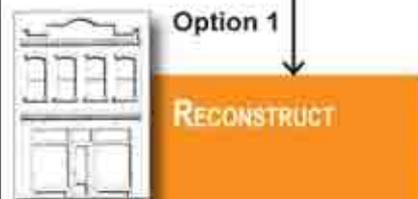
Danville, CA

Original character is obscured and original structural materials are removed.

# A Potential “Decision Tree”

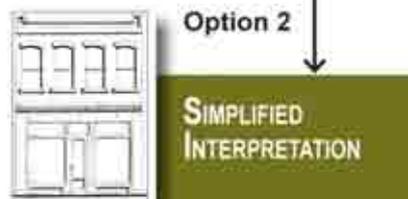
## ALTERED BUILDING, RECOVERABLE COMMERCIAL STOREFRONT:

I have an altered historic commercial building front, but it is recoverable, what can I do?



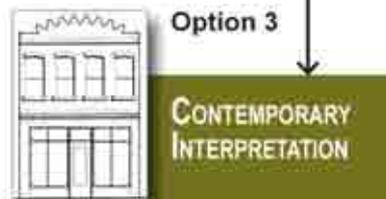
**When should I use this approach?**

- The building is highly significant
- There is good historical information about the design
- The needed materials and craftsmen are available
- The project budget permits
- The context has many intact historic buildings



**When should I use this approach?**

- The building is a contributor to a district
- There is less historical information available about the original design
- The budget is more limited
- The work will be phased



**When should I use this approach?**

- There is substantial deterioration, making “Option 1” difficult.
- There is less historic information about the original design
- The context has more variety



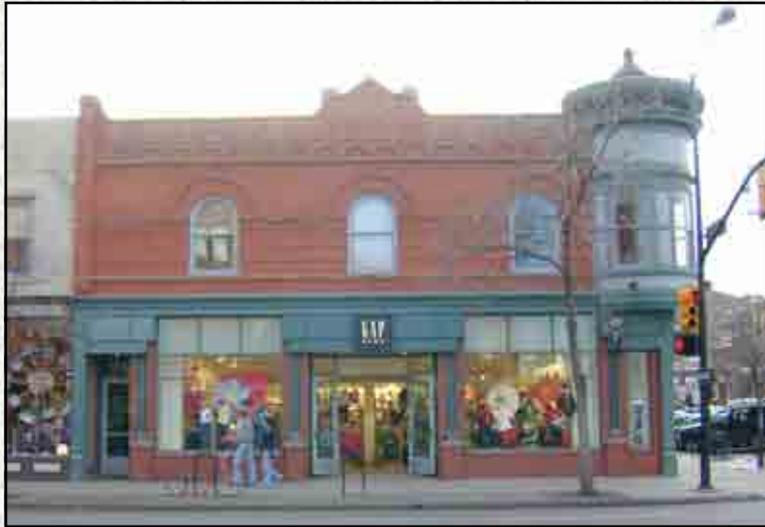
# Reconstruction Approach



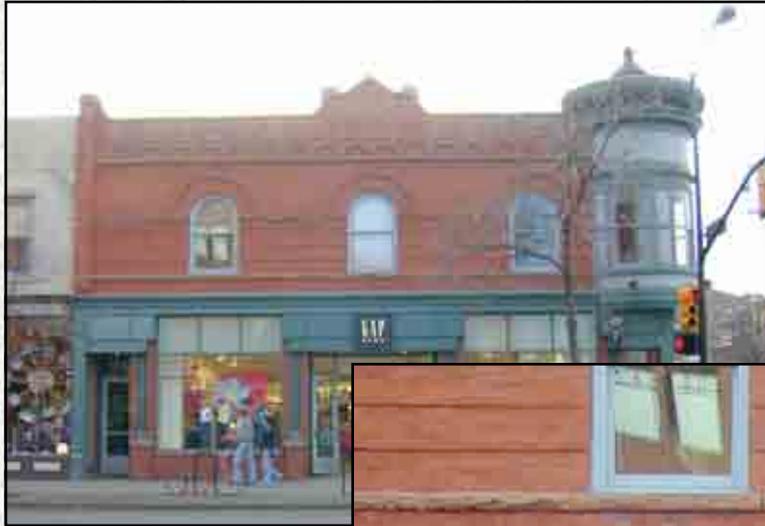
# Simplified Interpretation



# “Contemporary” Approach



# “Contemporary” Approach



# New interpretations



# Identifying Key Features

## Commercial

### Late Victorian- Italianate

c. 1880-1920s

- Elaborate cornices
- Round arched window
- Simple detailing
- Banding
- Finished masonry
- Symmetrical primary façade.



A variant of the general revival of interest in Classical styles at the end of the nineteenth century, the Italianate focuses more specifically on the replication and adaptation of Renaissance precedents, as opposed to the ancient models that inspired the Classical Revival. It was a common style for buildings such as libraries, banks, courthouses, and other buildings that sought to convey a message of strength and security.



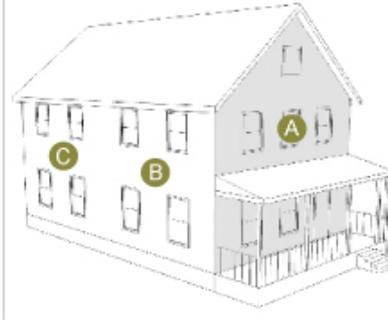
Building massing and plans are a key feature of the style. Buildings are often composed of large, rectangular masses, usually three stories in height, with a strictly symmetrical primary façade. The facades are divided into horizontal registers through the use of string courses, banding, material changes, and different windows shapes and surround. Italianate is the use of the semi segmental elaborate window arches and the centered recessed pediment. Detailing was usually simple and minimal, with decorative features limited to door surrounds and window hoods, modillions, keystones and elaborate cornices. Notable features include large round arched windows, arcades and high quality masonry materials with fine finishing.



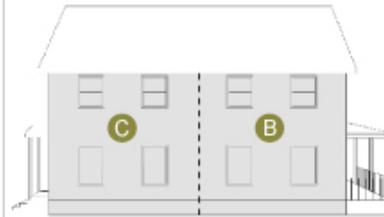
# Which are Significant Features?



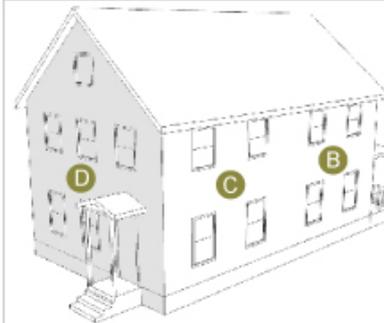
*Primary Facade*



*Secondary Facade*



*Rear Facade*



## HISTORIC BUILDING DECISION TREE

HISTORIC  
BUILDING

WHY IS THE BUILDING  
SIGNIFICANT?

WHAT ARE THE BUILDINGS  
KEY FEATURES?

WHAT IS THE CONDITION OF  
THE BUILDING AND ITS KEY  
FEATURES?

DETERMINE THE TREATMENT  
STRATEGY

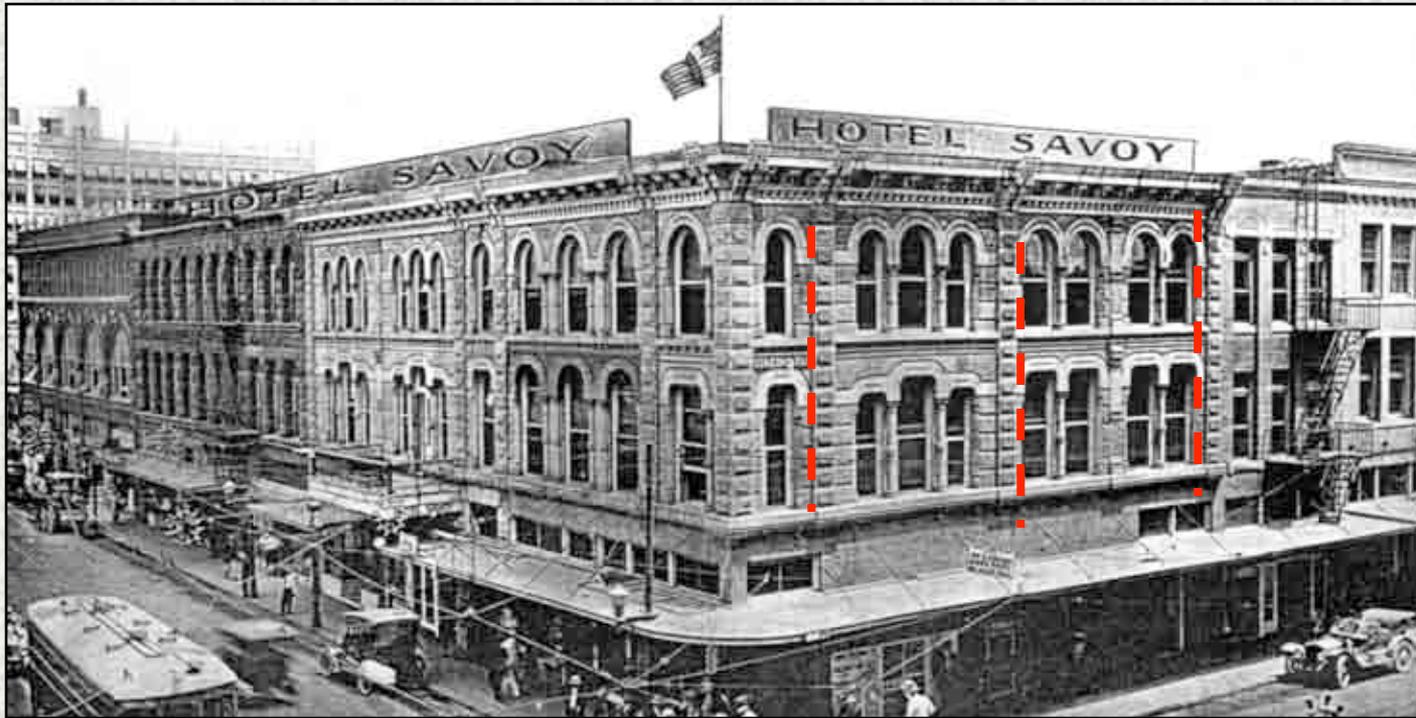


# Principles for Additions



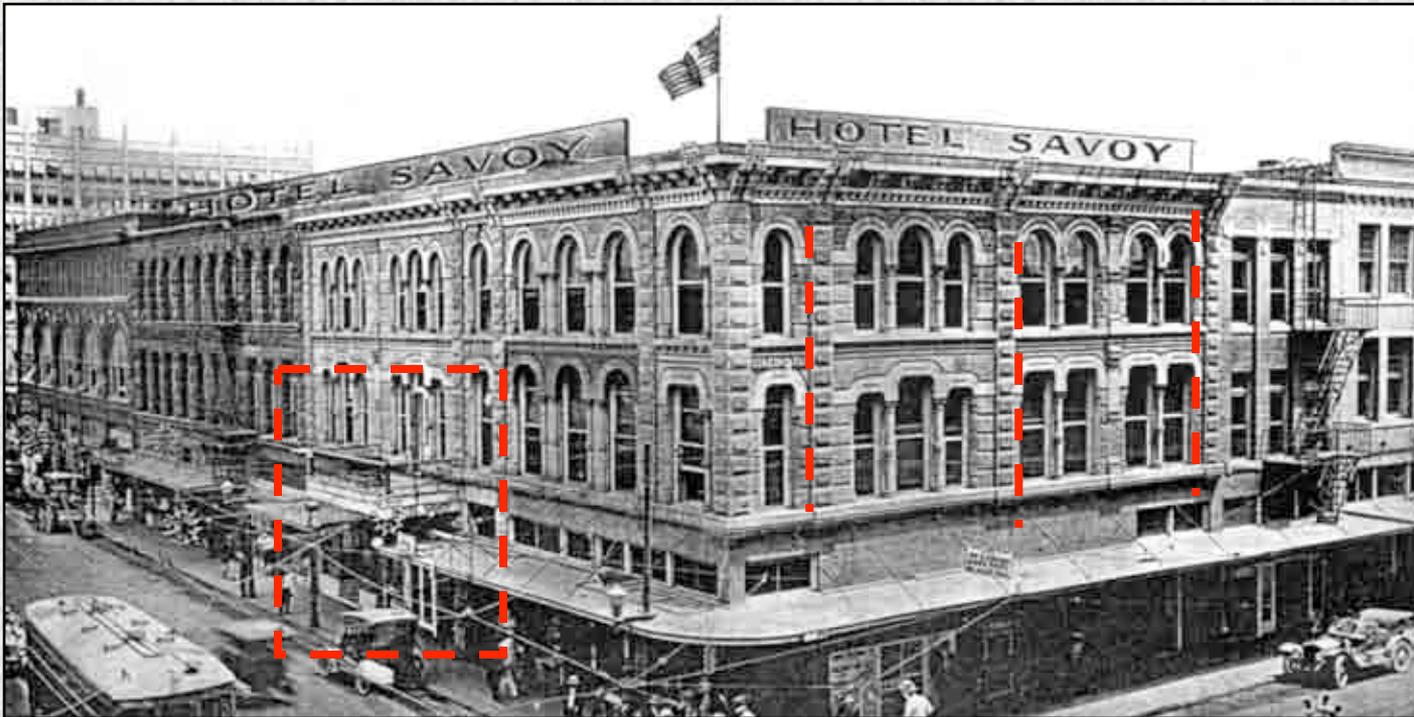
Design Guidelines - Telluride, CO

# Understand Historic Patterns



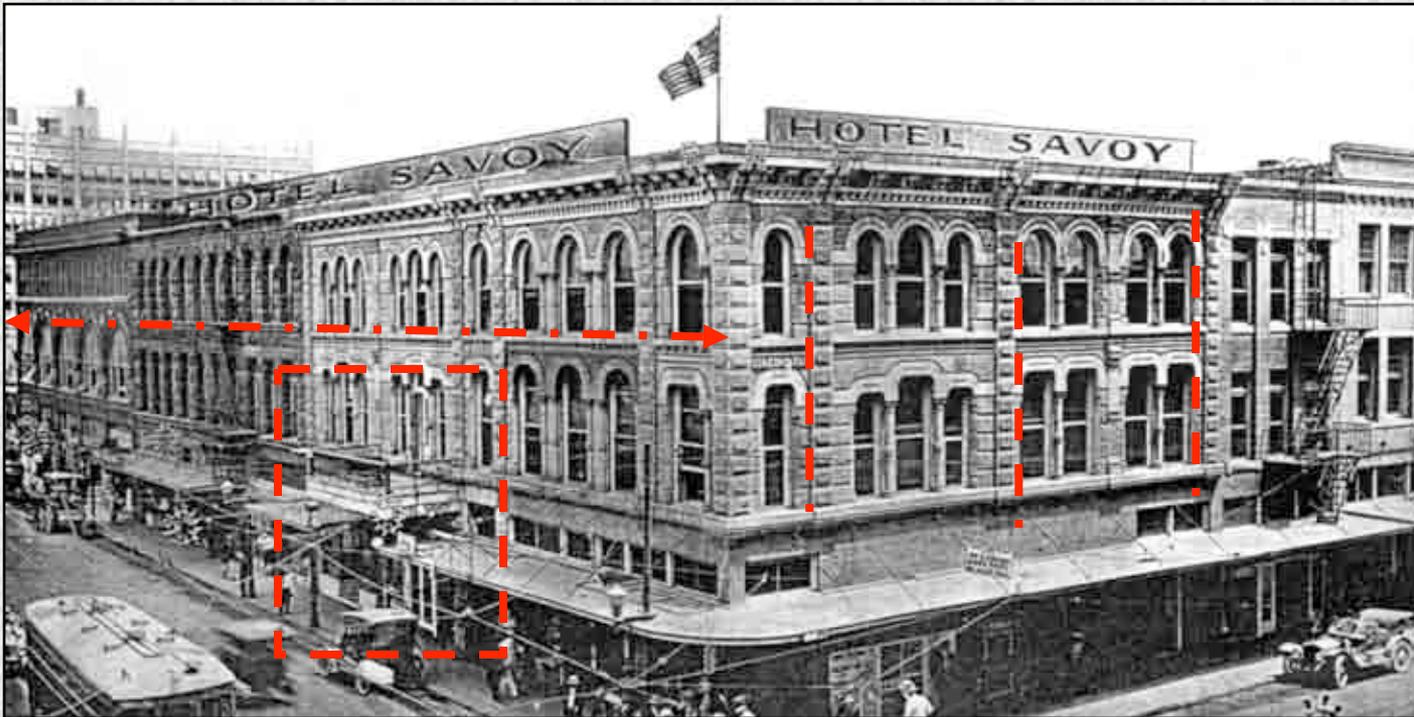
San Antonio

# Understand Historic Patterns



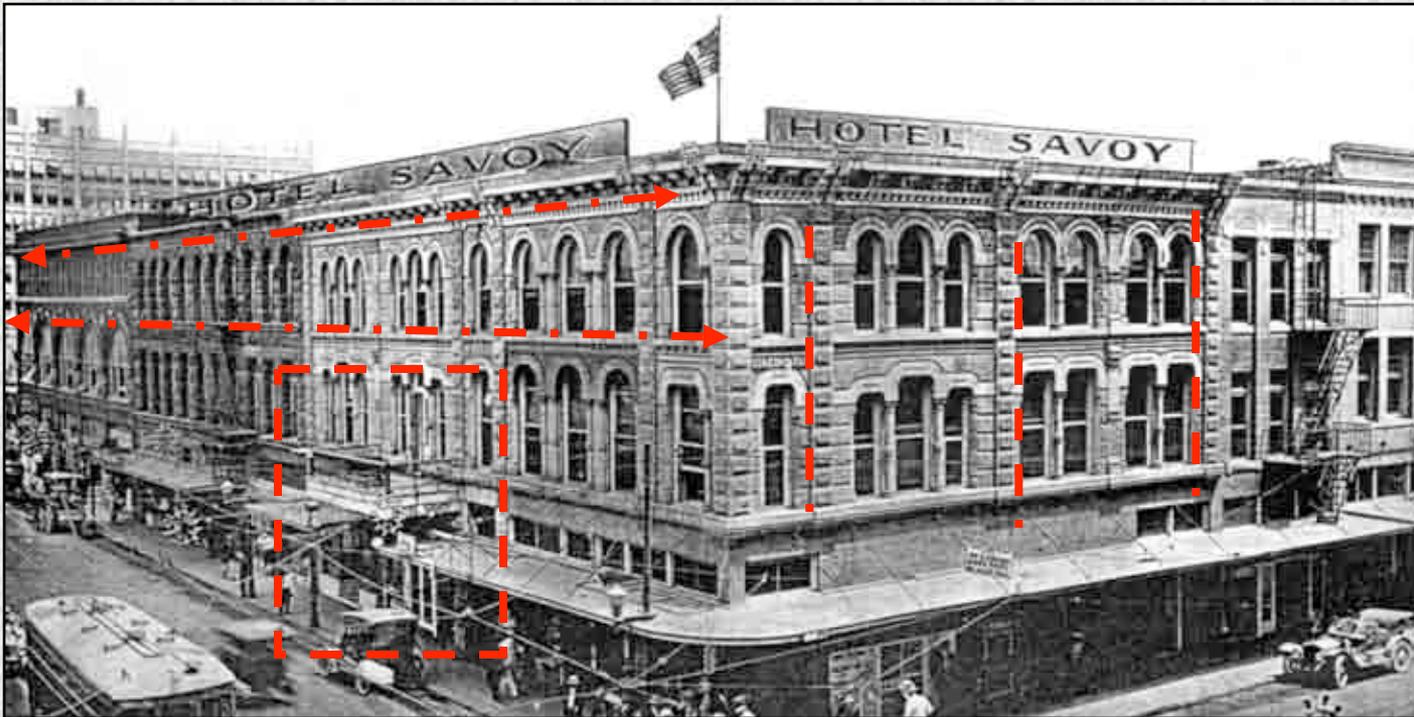
San Antonio

# Understand Historic Patterns



San Antonio

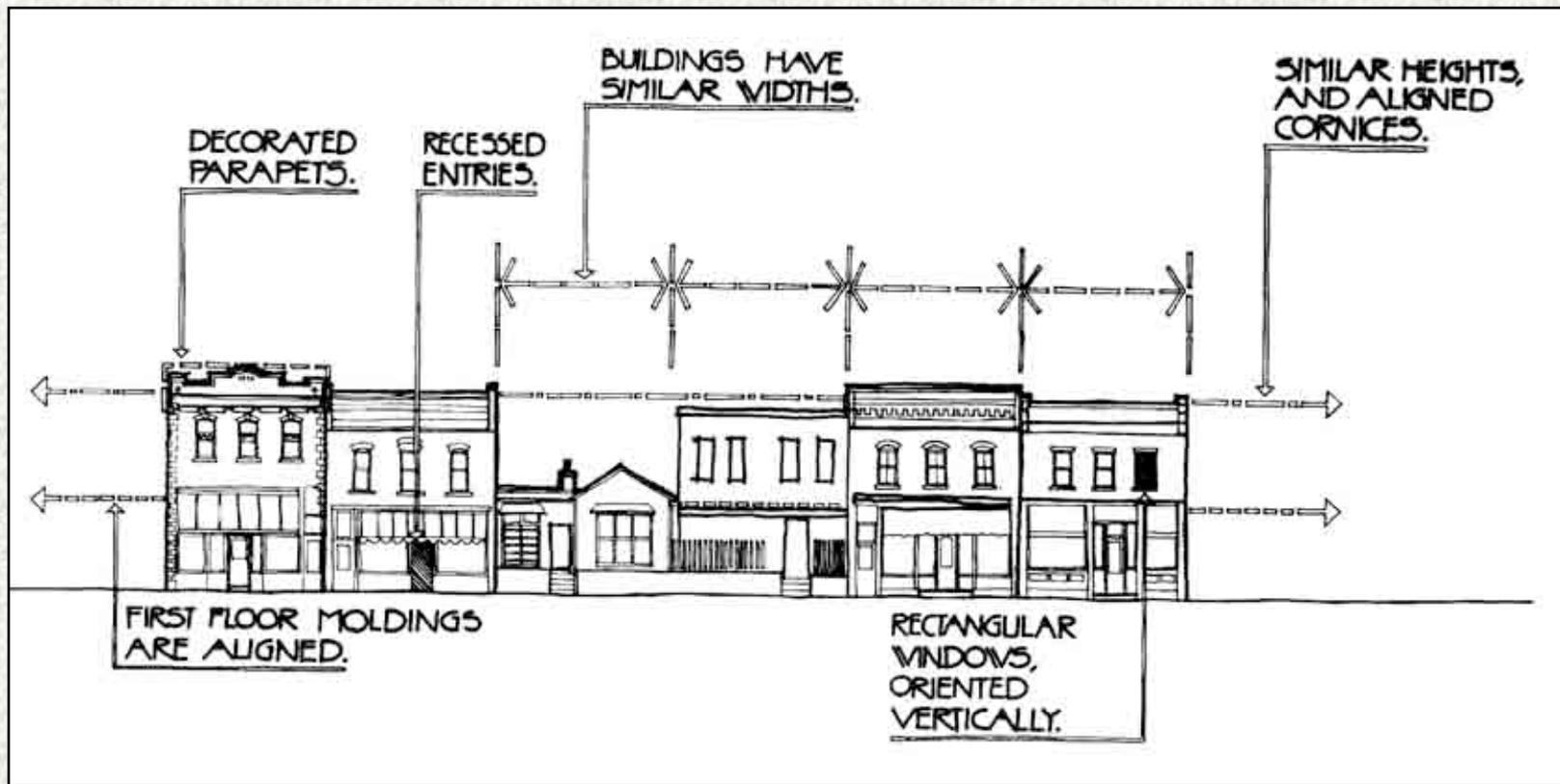
# Understand Historic Patterns



San Antonio

# Rhythm

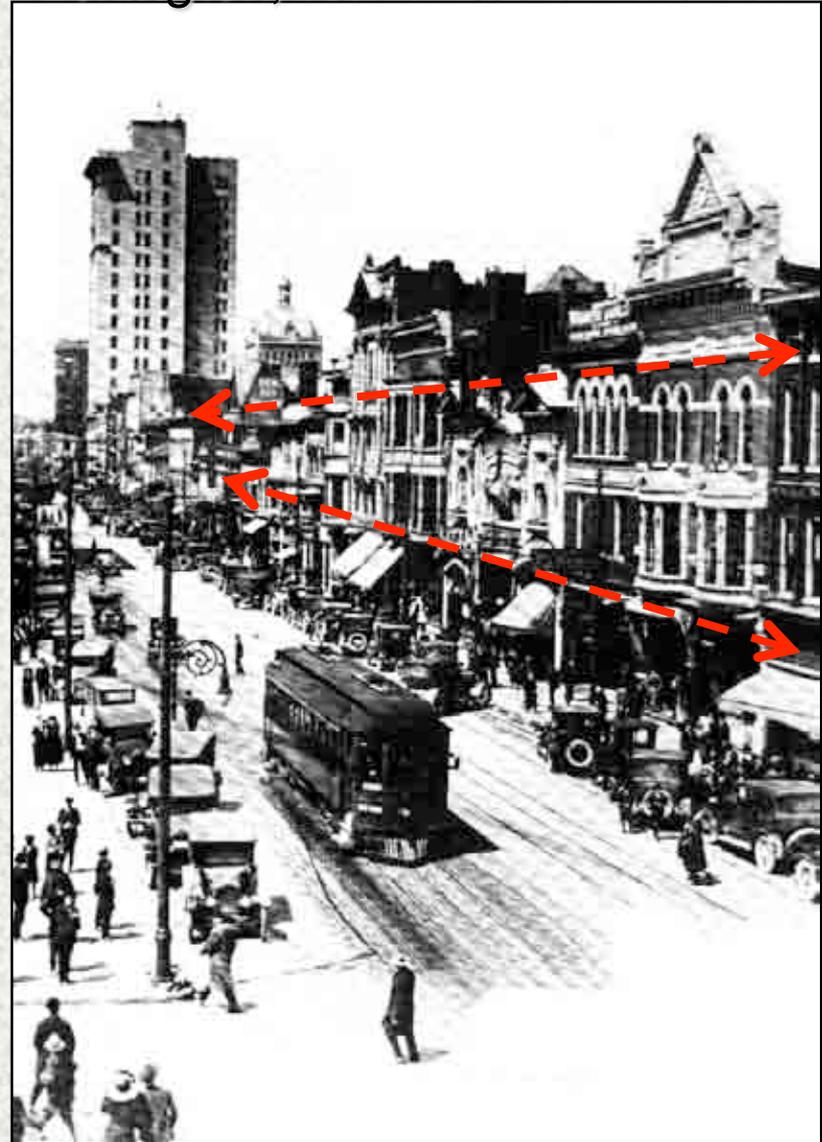
- Building Rhythm & Pattern
- Alignment



Lexington, KY

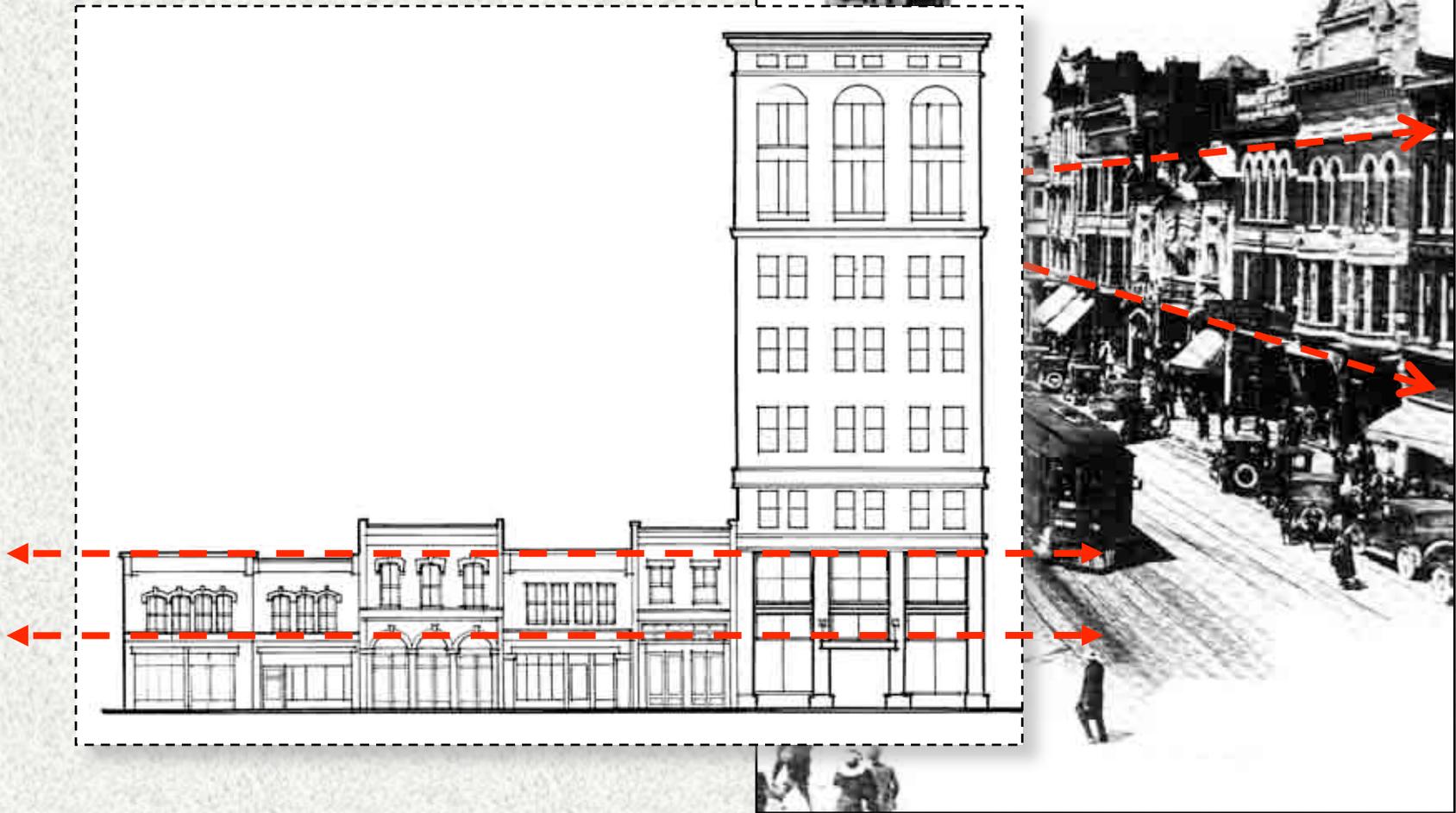
# Alignment

Building heights vary, but floor heights are similar.



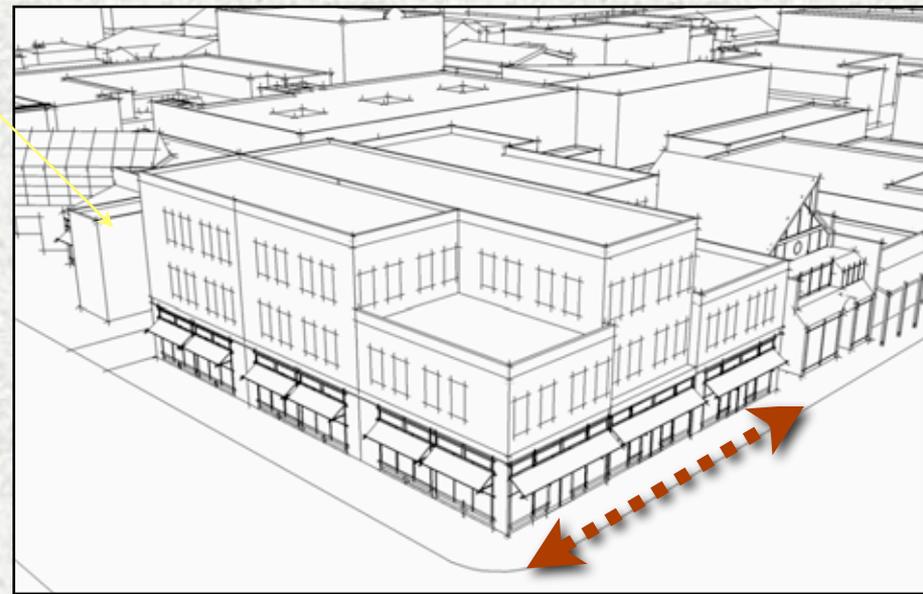
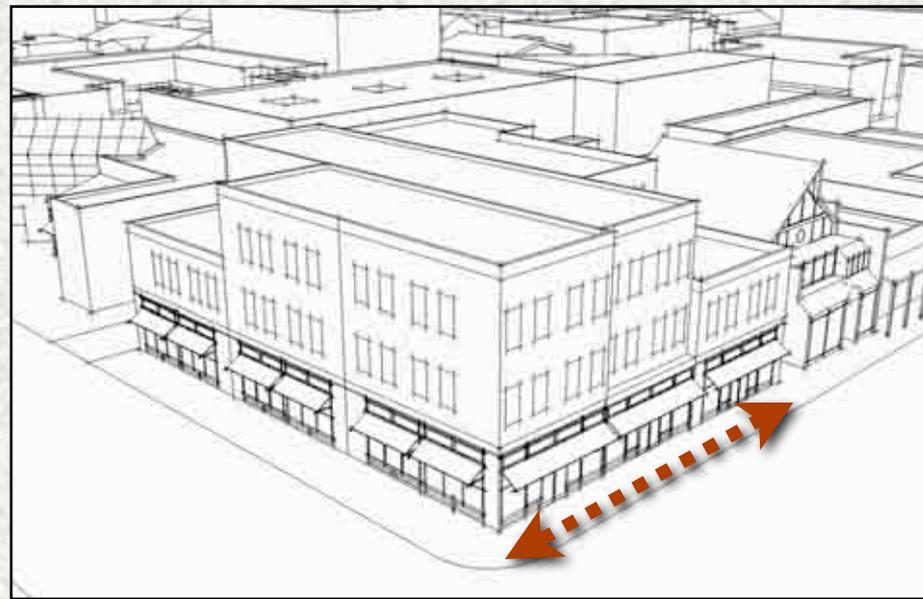
Lexington, KY

# Alignment



# Building Massing

- Varied massing to reflect traditional lot widths



# New Construction in Historic District



Downtown Design Guidelines - Boulder, CO

# New Construction in Historic District



Downtown Design Guidelines - Boulder, CO

# Guidelines for Compatible Infill



Downtown Design Guidelines - Boulder, CO

# Guidelines for Mixed-use Infill



Boulder, CO – Design Guidelines Results

# The Design Guidelines Format

## Chapter 1 Rehabilitation Guidelines for Historic Properties

This chapter focuses on rehabilitation guidelines for historic buildings. The guidelines are divided into sections discussing the overall character-defining features, the materiality of those features and the individual building features. Guidelines also address specific issues in regard to historic residential, commercial and warehouse building types, including additions.

### Character-Defining Features

#### Policy:

##### Preserve

Historic features, including original materials, architectural details and window and door openings, contribute to the character of a structure and are referred to as character-defining features. They are often closely associated with specific architectural styles. They should be preserved when feasible. Continued maintenance is the best preservation method.

#### Guidelines:

##### 1.1 Preserve and maintain significant stylistic and architectural features.

- Maintain character-defining features.
- Storefronts, historic fire escapes, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered.
- The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials.
- Do not remove or alter architectural details that are in good condition or that can be repaired.



*Historic features, including original materials, architectural details and window and door openings, contribute to the character of a structure and are referred to as character-defining features.*



*Details such as these colonettes should be preserved in order to avoid the need for replacement in the future.*

## Rehabilitation of Historic Commercial Properties

### Preservation of Commercial Storefronts

#### Policy:

Many storefronts in Dubuque have components seen traditionally on commercial buildings. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. The preservation of a historic storefront will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows.

#### Guidelines:

##### 1.48 For a commercial storefront building, a rehabilitation project should preserve these character-defining elements:

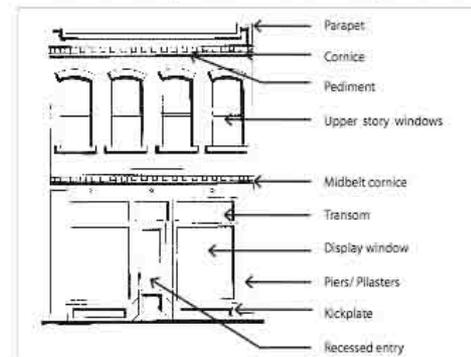
- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Transom:** The upper portion of the display window, separated by a frame.
- **Kickplate:** Found beneath the display window. Sometimes called a bulk-head panel.
- **Entry:** Usually set back from the sidewalk in a protected recess.
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Cornice molding:** A decorative band at the top of the building.



*Traditional commercial building facade.*



*Preserve the historic character of a storefront when it is intact.*



*Typical commercial facade components*



*If a storefront is altered, restoring it to the original design is preferred.*

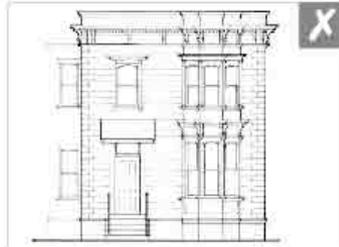
# Appropriate Options

Guide for Preserving San Jose Homes

Chapter 3: Rehabilitation of Historic Houses



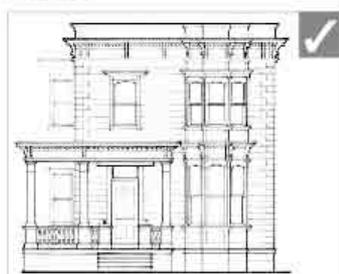
*Existing Condition: Craftsman style house with a recessed porch.*



*Existing Condition: Italianate style house with the original porch removed.*



*Preferred Approach, when historical documentation is available: Craftsman style house with a replacement porch designed similar to that seen historically.*



*Preferred Approach, when historical documentation is available: Italianate style house with a replacement porch designed similar to that seen historically.*



*Acceptable Approach, when historical documentation is not available: Craftsman style house with a simplified interpretation of a traditional porch design.*



*Acceptable Approach, when historical documentation is not available: Italianate style house with a simplified interpretation of a traditional porch design.*

CHAPTER

3

## REHABILITATION OF HISTORIC RESOURCES



This chapter presents design guidelines for the following topics:

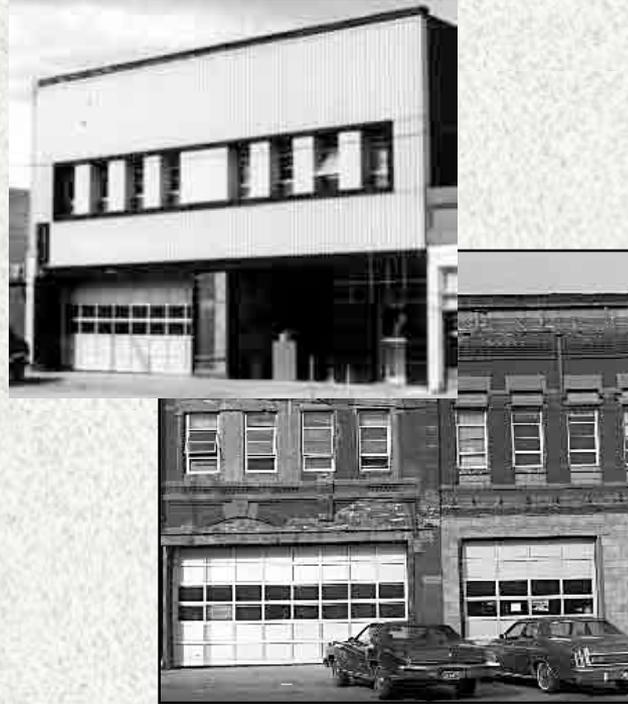
- Treatment of Character-Defining Features p. 29
- Original Materials p. 31
- Porches p. 34
- Windows and Doors p. 36
- Roofs p. 38
- Building Relocation p. 40
- Seismic Retrofitting p. 42

San Jose, CA Preservation Guidelines

# The Results...



Original



Before rehab, 1980



After rehab, 1982

# Continuing investment



# Continuing investment



# Miller Block



Ft. Collins, CO

# Miller Block



Ft. Collins, CO

# Cumulative Impacts



# Maintaining Policy



# Maintaining Policy



# Maintaining Policy



# Tonight's Activities

- Worksheet #1 (Downtown)
  - Group Effort
    - Design Goals?
    - Distinctive Features?
    - Different Contexts?
    - Special Issues?
- Worksheet #2 (Citywide)
  - Individual Activity
    - Important Property Types?
    - Goals for Historic Properties?
    - Issues to Address?

Greenville, SC - Preservation Guidelines

