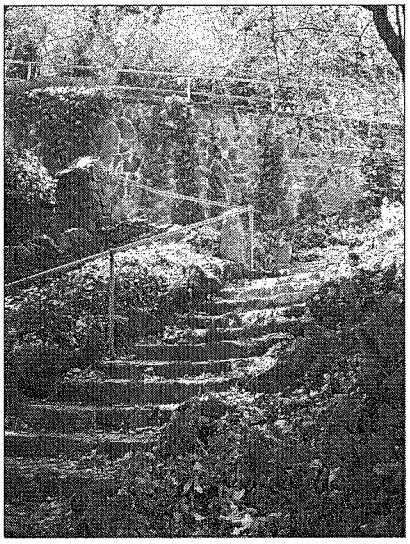
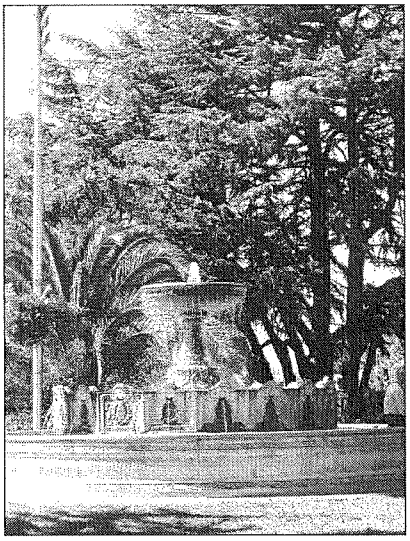




Preserve historic landscape features.

F. Landscape Features

Historic landscape features, including stone walls and walkways, stairways, small parks, plantings and fences are important character-defining features of many properties in Sausalito as well as in the public realm. Work that alters the historic character of these elements should be avoided.

The use of appropriate site materials is a key factor in preserving the historic character and the relationship between the buildings and their setting, and therefore new landscape designs should be designed to be compatible with their context.

3.96 Preserve historically significant landscape designs.

- Preserve masonry walls and walkways, stairways, small parks, plantings, fences and gates.
- Avoid removing mature, character-defining plantings unless they are severely damaged, aged or diseased beyond preservation.

3.97 Replace only those portions of historic landscapes that are deteriorated beyond repair.

- Any replacement materials should match the original in general character.

3.98 A replacement fence or gate should be in character with those seen historically.

- A fence is usually low to the ground (less than 40") and "transparent" in nature.
- Contemporary interpretations of traditional fences and gates may be considered when compatible with the historic context.

3.99 A replacement wall should be in character with those seen historically.

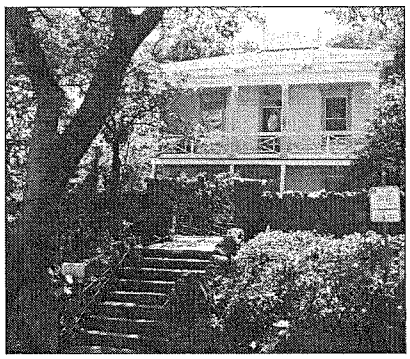
- Contemporary interpretations of masonry walls should be compatible with the historic context.

3.100 Plan new landscape elements to minimize potentially negative impacts on nearby buildings.

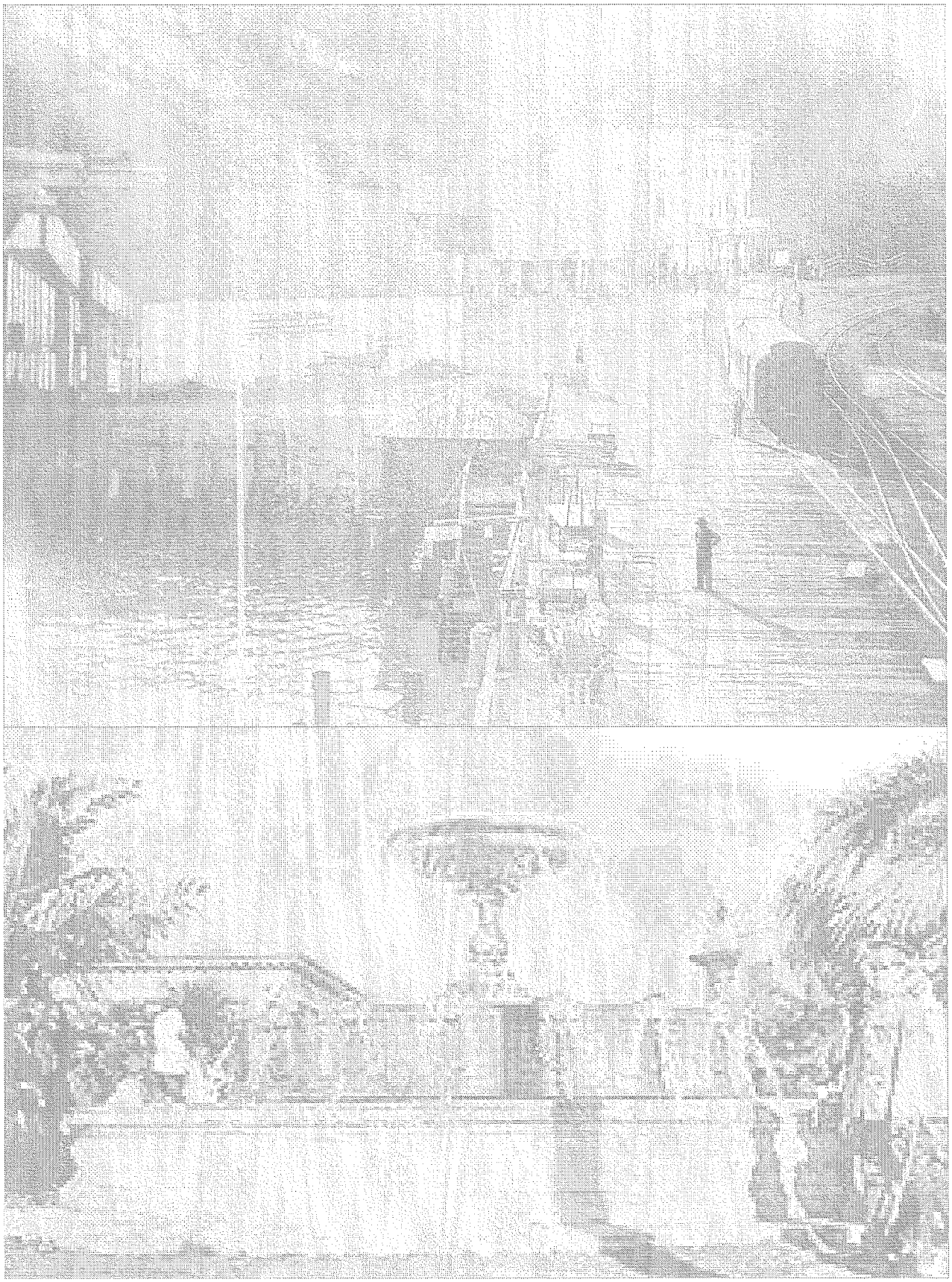
- Avoid new site features which have the potential to damage or obscure a historic structure.
- Select plant and tree species according to their mature size to allow for the long-term impact of mature growth.
- Avoid placing climbing plants too close to a building.
- Avoid locating plant materials which obscure significant and character-defining architectural features.

3.101 Select new plant materials to be compatible in character with historic features on site.

- These should also meet City guidance and regulations for water conservation, use of indigenous species and noninvasive characteristics.



New landscape features should be in character with historic site features.



IV. Treatment of Special Features

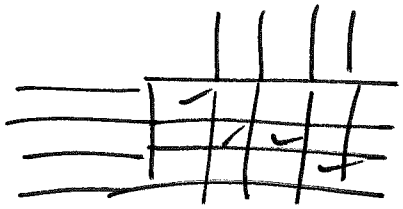
Copy of Matrix

Hist. Dist local inventory 50 yr.

located within the Historic Overlay District, the Residential Parks Zoning District, and properties listed on the local Register.

How this Chapter Applies

Chart in CH. 2



This chapter provides guidelines for special features such as views, topography, public amenity space, parking and other site features. These guidelines apply to both historic properties and new construction, as well as other urban improvements.

A. Views

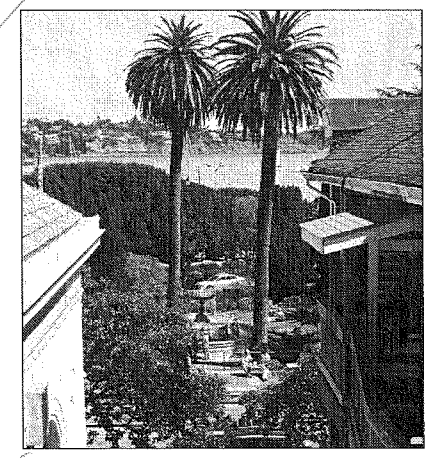
Views to the bay and other landmarks are important and should be retained for both public and private lands.

4.1 Minimize the impacts to primary views from existing private structures and public ways when feasible.

- Enhance primary public view corridors. Consider keeping a new structure low or using a compact footprint to maintain views.
- Locate improvements to minimize impacts to primary views of the bay and other significant landmarks.
- Minor loss of a private view can be mitigated if necessary to protect a property right.
- Also see the Preservation of Trees & Views Ordinance in Section 11.2 of the Municipal Code.

In This Chapter:

A. Views	**75**
B. Connectivity	**76**
C. Topography	**76**
D. Public Amenity Space	**77**
Small Public Plazas and Pocket Parks	77
Front Yard Amenity Space	77
Entry Courts	78
E. Outdoor Site Amenities	**78**
F. Public Art	**79**
G. Surface Parking	**80**
H. Buffers	**81**
I. Site Lighting	**81**
J. Service Areas	**82**
K. Mechanical Equipment	**82**
L. Awnings and Canopies	**83**
M. Signs	**84**



Views to the bay and other landmarks are important and should be retained for both public and private lands.

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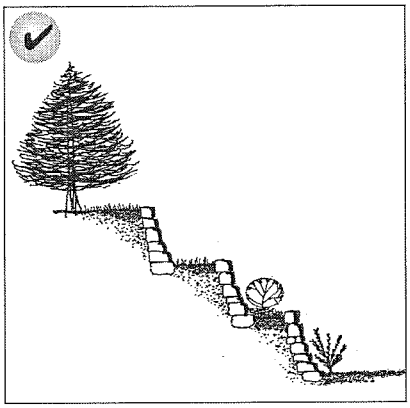


Terrace or step a retaining wall to avoid walls taller than one can see over.

B. Connectivity

Convenient pedestrian and bicycle access should be provided among properties and along the waterway to achieve a sense of being an integrated community and to reduce automobile impacts.

4.2 Retain the historic network of streets, alleys, stairs, pathways and trails.

- The network of streets and alleys should be retained as public circulation space and for maximum public access.
- Preserve alignments and widths.
- Streets and alleys should not be enclosed or closed to public access.

4.3 Retain and respect public lanes, paths and stairs in any development.

- Maintain widths, alignment and access.
- Design building facades to complement or enhance the character of the setting.
- Provide additional public access where appropriate.

C. Topography

Site work should be planned to protect the assets of the existing topography.

4.4 Minimize cut and fill on a site.

- Divide large grade changes into a series of benches and terraces, where feasible.

4.5 Design a building foundation to conform to the existing topography, rather than creating extensive cut and fill.

- Step the foundation of a building to follow site contours, when feasible.
- If stepping the foundation is not possible, disguise the cut with building placement and/or building walls, and provide a landscape buffer system at the top of cut.
- Avoid extensive areas of "cantilevered" floors, especially above a cut area.

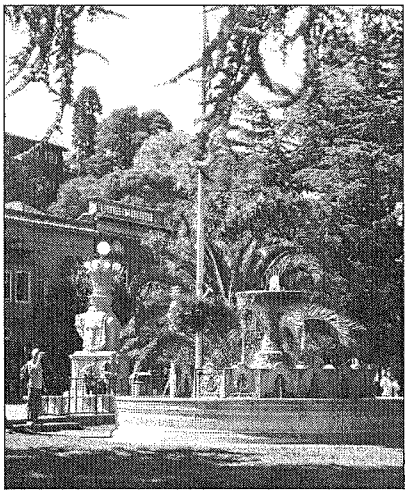
4.6 When a retaining wall must be used, it should blend with the natural features of the site.

- Terrace or step a retaining wall to avoid walls taller than one can see over.
- Use rock that is cut to convey the mass and scale of traditional rock walls.
- Unfinished grey concrete and concrete block are inappropriate in the District.

D. Public Amenity Space

Outdoor public amenity space is a characteristic of the community. Where it is located, it should be integrated with the traditional streetscape character. This space occurs as an accent along the street in several conditions: as a front yard on a residential site, as a small plaza or pocket park, and even as an entry court to a building.

Public amenity space along the primary street frontage should be an accent within, and exception to, an otherwise well defined street wall in the historic district. There will be locations within the District where the character and setting of the site or a historic building will also influence the form, location or appropriateness of such a space.



Outdoor public amenity space is a characteristic of the community. Where it is located, it should be integrated with the traditional streetscape character.

4.7 Public amenity space should meet all of the following requirements:

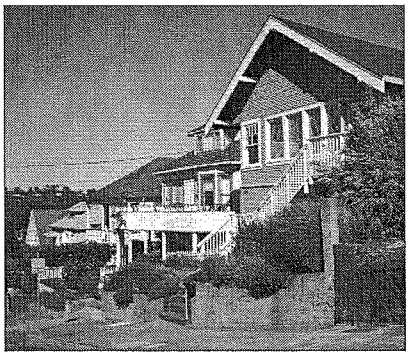
- Abut the public sidewalk
- Be level with the sidewalk
- Be open to the sky
- Be directly accessible to the public
- Be paved or otherwise landscaped
- Remain subordinate to the line of building fronts

Small Public Plazas and Pocket Parks

Small accent public plazas and pocket parks may be considered. However, within the heart of the District, where the greatest concentration of historic storefronts align, creating new gaps in the street wall is discouraged.

4.8 A small plaza or pocket park should contain features to promote and enhance its use. These may include one or more of the following:

- Street furniture
- Public art
- Historical/interpretive marker



Front and side yard amenity space may be considered in the context of a historic residential type building.

Front Yard Amenity Space

Certain areas retain a distinct historic residential character. These are defined by a landscaped front yard and side yard setback. To maintain and enhance this tradition in certain areas, a landscaped front yard amenity space may be considered.

4.9 Front and side yard amenity space may be considered in the context of a historic residential type building.

- Plantings should remain the prominent feature in this setting.

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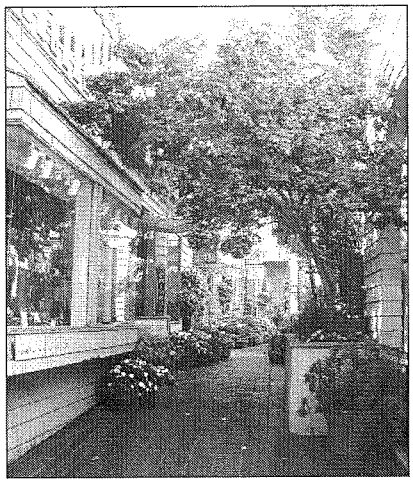


An entry court is appropriate where a break between buildings occurs.

Entry Courts

Entry courts may occur as a part of an established alley right-of-way or where a break occurs between buildings. Entry courts are used to allow access to multiple businesses or other type of use.

4.10 An entry court may be considered in limited conditions.

- They are allowed when they occur as a part of an alley right-of-way.
- They are appropriate where two buildings are separated by a space between property lines.

E. Outdoor Site Amenities

4.11 Locate a new deck to minimize visual impacts on historic resources.

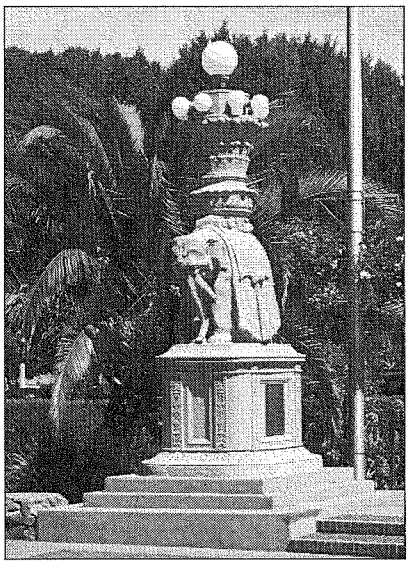
- Placing it to the side or rear of a property is preferred, especially in a residential context.

4.12 Locate outdoor spas, swimming pools and other water features to minimize visual impacts on historic structures and landscapes.

- This includes pergolas and other shelters for these features.

F. Public Art

Public art should be designed as an integral component of the streetscape and should be strategically located to serve as accents in the streetscape design.



The use of public art is encouraged.

4.13 The use of public art is encouraged.

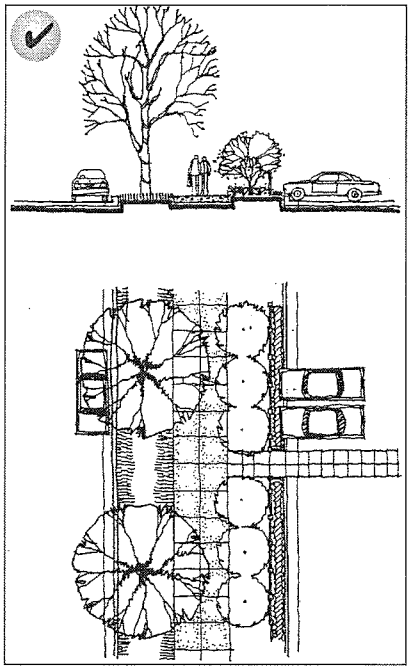
- Incorporate art into streetscapes or building elements that complement the context and character of the building.
- Strategically place public art at civic facilities to serve as accents.

4.14 Public art should be compatible with the historic context of downtown.

- Art installation should not impede one's ability to interpret the historic character of downtown.
- Locate public art such that the ability to perceive the character of historic buildings nearby is maintained. Placing a large sculpture in front of a historic building front, for example, is inappropriate.

4.15 Locate public art installations to enhance the urban environment.

- Locate artwork in strategic locations such as gateways or as focal points in public plazas or parks.
- Also, place public art within the urban environment. In this case, an artist could "customize" or reinterpret conventional features of a streetscape or seawalk. For example, an artist might design a gate feature, tree grate or planter.



Consider the use of a landscaped strip or planter to provide a visual buffer where a parking lot abuts a public sidewalk.

G. Surface Parking

The visual impact of surface parking should be minimized. On-site parking should be subordinate to other uses and the front of the lot should not appear to be a parking area.

4.16 Minimize the visual impact of surface parking in residential neighborhoods.

- Locate a parking area at the rear or to the side of a site.
- Do not use a front yard for parking. Instead, use alley access where it occurs or a driveway that leads to parking located to the side or behind a building.

4.17 Locate a surface lot in the interior of a block whenever possible.

- This acknowledges the special function of corner properties. They are generally more visible than interior lots, serve as landmarks and provide a sense of enclosure to an intersection.

4.18 Site a surface lot so it will minimize gaps in the continuous building wall of a commercial block.

- Where a parking lot shares a site with a building, place the parking at the rear of the site or beside the building.

4.19 Provide a visual buffer where a parking lot abuts a public sidewalk.

- This may be a landscaped strip or planter. A combination of trees and shrubs can be used to create a landscape buffer.
- Consider the use of a low or decorative wall as screen for the edge of the lot. Materials should be compatible with those of nearby buildings.

H. Buffers

When site development, such as parking, storage and equipment areas, creates an unavoidable negative visual impact on abutting properties or to the public way, it should be mitigated with landscaping or a screen wall to buffer or screen it. The design should complement the existing natural character and context of the site.

4.20 Buffers should be provided along edges of parking and service areas.

- Provide a landscape buffer or screen wall at the edge of a parking lot and between parking lots.
- Provide an evergreen landscape buffer or screen wall by ground mounted mechanical equipment, service and/or storage areas.

I. Site Lighting

This section addresses some of the qualitative aspects of site lighting design that should be addressed. Light spill onto adjacent properties and into the night sky should be minimized. The light level at the property line is a key design consideration. This is affected by the number of fixtures, their mounting height, and the lumens emitted per fixture. It is also affected by the screening and design of the fixture.

4.21 Shield lighting to prevent off-site glare.

- Light fixtures should incorporate cut-off shields to direct light downward.
- Luminaires (lamps) shall not be visible from adjacent streets or properties.

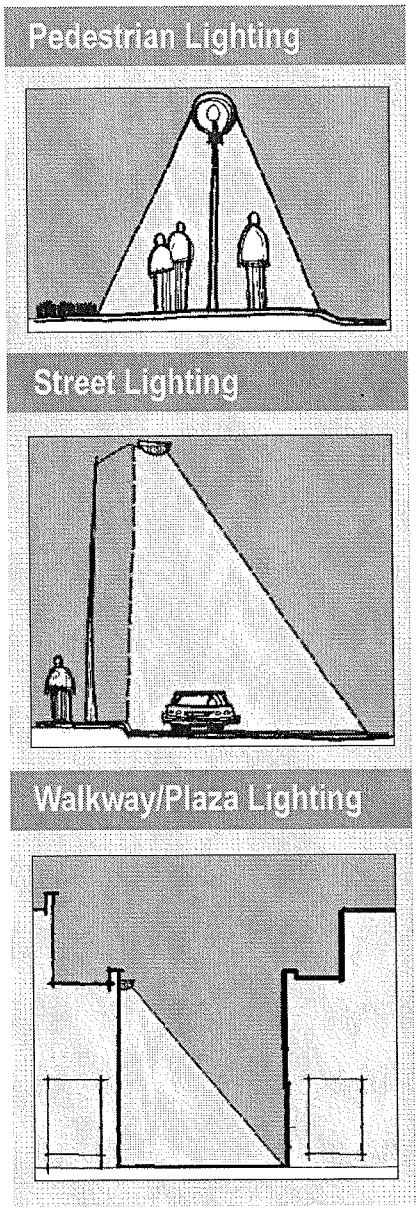
4.22 Provide lighting for a pedestrian way that is appropriately scaled to walking.

- Mount lights for pedestrian ways on short poles or consider using light posts (bollards).

4.23 Light fixtures should be in character with the setting.

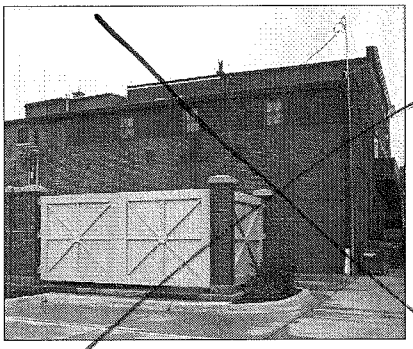
- Fixtures should be compatible with architectural and site design elements.

Sight Lighting Design



It is appropriate to use different lighting designs to express different functions.

local exp.



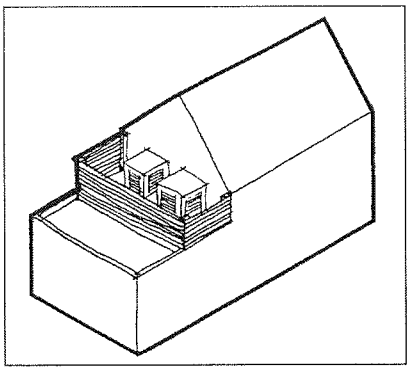
Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.

J. Service Areas

Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.

4.24 Orient service entrances, waste disposal areas and other similar uses toward service lanes and away from major streets.

- Screen service entrances with walls, fences or planting.
- When it will be visible from a public way, a service area screen should be in character with the building and site it serves.
- Locate areas for outdoor storage, truck parking and loading, trash collection or compaction loading, or other such uses so as not to be visible from abutting streets, sidewalks and other public spaces.



Minimize the visual impacts of mechanical and HVAC equipment on the public way and surrounding neighborhood.

4.25 Position service areas to minimize conflicts with other abutting uses.

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

K. Mechanical Equipment

Utility connection boxes, external fire connections, water back-flow devices, telecommunication devices, cables, conduits, satellite dishes, HVAC equipment and fans may affect the character of a historic property. These devices shall be screened from public view to avoid negative effects on historic resources.

4.26 Minimize the visual impacts of mechanical and HVAC equipment on the public way and surrounding neighborhood.

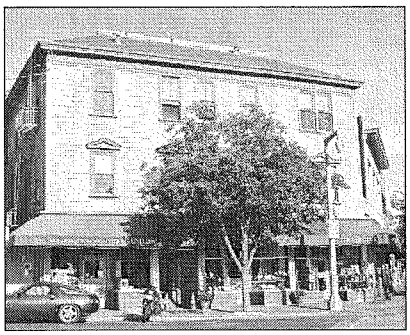
- Screen equipment from view.
- Do not locate window equipment on a primary facade.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes and mechanical equipment out of public view.

4.27 Minimize the visual impacts of utility connections.

- Locate utility connections on secondary walls when feasible.

L. Awnings and Canopies

Traditionally, awnings and canopies were noteworthy features of buildings in the downtown core, and their continued use is encouraged. These elements are simple in detail, and they reflect the character of the buildings to which they are attached like commercial, warehouse or transitional building types.



A fabric awning is encouraged.

4.28 A fabric awning is encouraged.

- Historically, fabric awnings were most commonly found in Sausalito's downtown area.
- Operable awnings are appropriate, but rigid frame types may also be considered.

4.29 A fixed metal canopy may be considered.

- Appropriate supporting mechanisms are wall mounted brackets and chains consistent with the style of the building.

4.30 An awning or canopy should be in character with the building and streetscape.

- Mount an awning or canopy to accentuate character-defining features. The awning or canopy should fit in the opening of the building.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors are encouraged.
- Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.
- Internal illumination of an awning is inappropriate.

Historic signs, such as this one mounted and painted on the exterior of a building, should be preserved.

M. Signs

Historically, a sign mounted and/or painted on the exterior of a building advertised the primary business conducted there. Many of these signs still remain today and should be preserved.

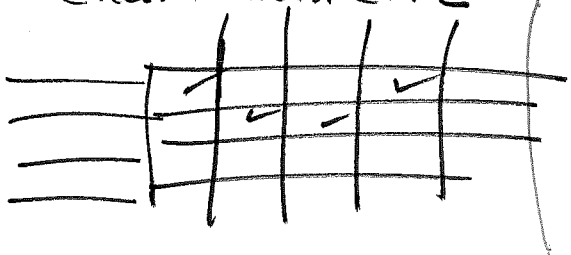
4.31 Preserve a historic sign where it exists, when feasible.

- See City's zoning ordinance for further sign regulations.

within the Historic Overlay District and the Residential Arts Zoning District.

IV. New and Infill Construction

Chart from CH2



This chapter provides design guidelines for ~~improvements to non-contributing buildings and~~ new infill construction. The guidelines include general principles for new construction as well as guidelines for specific building types.

In This Chapter:

A. General Principles for New Construction **85**
Architectural Character 85
Energy Efficiency 86

B. Commercial Buildings **90**
Mass and Scale 90
Building and Roof Form 91
Materials 92

C. Residential Buildings **93**
Mass and Scale 93
Building and Roof Form 95
Materials 95

A. General Principles for New Construction

Architectural Character

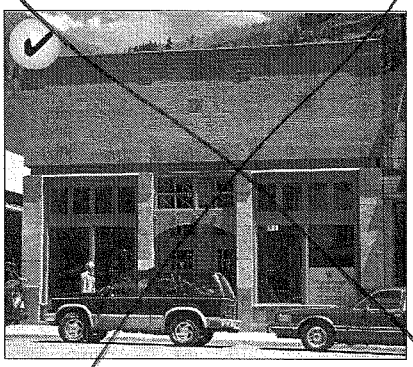
New construction should distinguish itself from historic structures.

5.1 The exact imitation of older historic styles is discouraged for newer structures.

- Replication of historic styles is inappropriate. This blurs the distinction between old and new buildings as well as makes it more difficult to visually interpret the architectural evolution of the District.

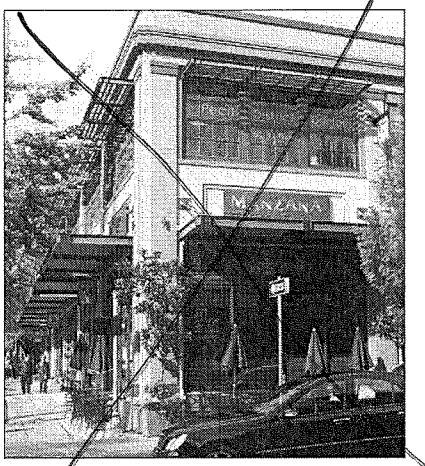
5.2 Contemporary interpretations of traditional designs and details are encouraged.

- Interpretations of historic styles may be considered if they are subtly distinguishable as being new.
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for new storefronts can be used to create interest while expressing a new, compatible style.



Contemporary interpretations of traditional designs and details are encouraged.

Local example



Use exterior or facade integrated (seasonal) shading devices to block direct summer sun.

local example

Energy Efficiency

The conservation of energy is both a private and a public concern. Site design, building orientation and landscapes have an impact on energy efficiency and conservation. The site design process should include an evaluation of the physical assets of the site to maximize energy efficiency and conservation in the layout, placement and design of a building. The desired amount of natural lighting and ventilation changes throughout the year, and strategies for their management should be based on seasonal climate differences.

Site designs should also take into account effects on an adjoining property's solar access and ability to implement the same environmental design principles. Note that careful consideration should also be given to balancing sustainable site design principles with a need to minimize impacts on adjacent properties and the character of the context.

5.3 Locate a new building to take advantage of microclimatic conditions for energy conservation.

- First orient a building to be consistent with historic development patterns.
- Some variation may be appropriate within a historic context where the primary building mass retains the historic pattern, and minimally visible secondary massing or structures are oriented for improved solar access or other microclimatic considerations.
- Consider solar and wind exposure in all seasons.
- Position a building to take advantage of the shade and wind break effect of existing trees.
- Plant additional tree shelter belts to reduce wind and summer solar exposure.
- Also consider the site's topography in making decisions about energy devices.

5.4 Design a building to take advantage of energy saving and harnessing opportunities.

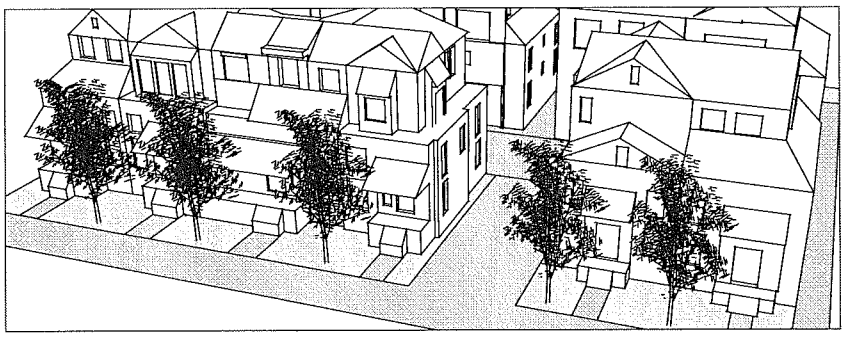
- Design windows to maximize interior daylighting, or light penetration, to interior spaces.
- Use exterior or facade integrated (seasonal) shading devices to block direct summer sun.
- Energy-producing devices including solar and wind collectors are encouraged where they also respect the character of the Historic District.

5.5 Maximize solar access for all properties.

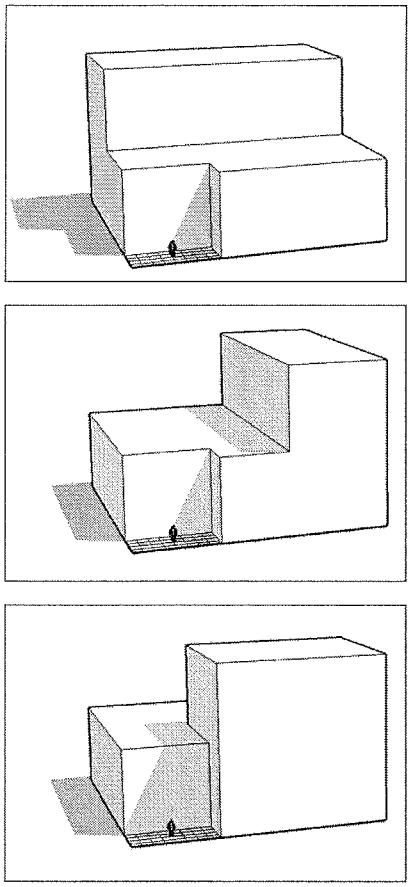
- New development should avoid or minimize impacts to solar access on adjoining properties.
- Shading of south facing facades on adjoining properties should be minimized.
- This is especially important for residential sites.

5.6 Use landscape designs to promote energy efficiency. Appropriate landscape strategies include:

- In residential settings, group deciduous trees and plants to provide summer shade and allow solar access in winter.
- In some settings, plantings can be oriented to provide wind protection of plazas and entries in wintertime.
- Use natural storm water systems and retention basins that also serve as amenities.
- Plant species that require low levels of water.
- Plant species that are native and non-invasive.
- Use porous materials in drainage and detention areas to promote percolation into the soil.



Utilize landscape areas and features to promote energy efficiency. In this example deciduous landscaping provides summer shading.



Building massing affects solar access to adjoining properties and open spaces. Design building massing to avoid or minimize impacts to solar access on adjoining properties.

Energy Efficiency in Building Massing

Building masses should be oriented to maximize the potential for natural daylighting as well as both active and passive solar energy collection. Note that careful consideration should also be given to first relating the building's mass to the historic context, then, where appropriate, integrating sustainable building massing principles such as solar orientation.

5.7 Design building massing to maximize solar energy potential. Consider the following strategies:

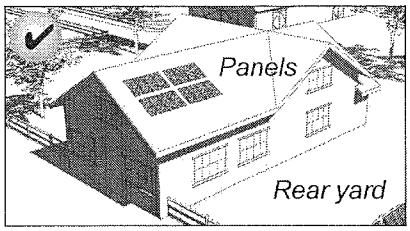
- Design a building to allow natural daylighting to reach the maximum amount of actively used interior spaces.
- Orient roofs to support solar collectors.
- Articulate walls to serve as shading.
- Use thermal storage walls on a portion of the south facing building exposure.

5.8 Orient a building to maximize "green" building principles while ensuring compatibility with adjacent, lower-scale buildings or neighborhoods. Appropriate strategies include:

- Positioning the taller portion of a building along a north-south axis to minimize shading on lower scale structures to the north.
- Designing building mass to minimize shading south-facing facades of adjacent buildings during winter months.

Environmental Performance in Building Elements

The elements that make up a building, including windows, mechanical systems and materials, can significantly impact environmental performance. Building elements should be applied to maximize the building's environmental performance, while promoting compatibility with surrounding sites and buildings. New building materials are appropriate if they have been tested and proven effective in a similar climate.



Where feasible, solar panels should be mounted where they are screened or minimally visible from the public right-of-way.

5.9 Use green building materials whenever possible. Such materials include:

- Locally manufactured materials
- Low maintenance materials
- Materials with long life spans
- Avoid materials which include toxic or otherwise hazardous materials.

5.10 Incorporate building elements that allow for natural environmental control. Consider use of the following strategies:

- Operable windows for natural ventilation
- Low infiltration fenestration products
- Interior or exterior light shelves/solar screens above south facing windows

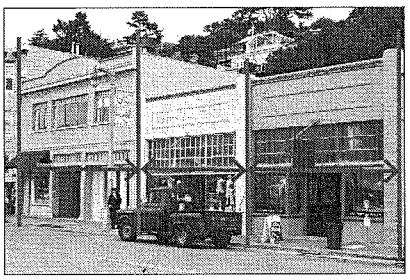
Solar Panels

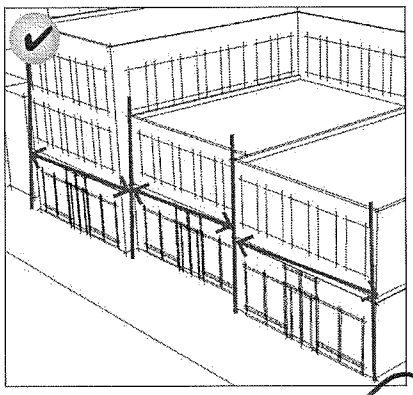
Solar panels should be designed and positioned to have a minimal effect on the character of a building and its context.

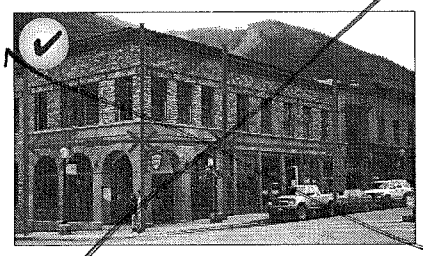
5.11 Locate solar panels to avoid adverse impacts to the character of the building and its context.

- Where feasible, mount solar panels where they are minimally visible from the public right-of-way.
- Site collectors should be located in rear or side yards. Exposed hardware, frames and piping should have a matte finish.

Facade heights of new buildings should fall within the established range of the block, and respect the traditional proportions of height to width.







New facade widths should reflect the established range of the building widths seen on the block.

local example

B. Commercial Buildings

The following guidelines apply to the design of new commercial type buildings.

Mass and Scale

Building massing should fit with existing patterns, but need not directly copy them. Existing patterns and traditions in building massing include varied heights, articulated masses, visually interesting skylines and pedestrian-scaled street fronts. Building massing should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. Buildings should not be monolithic in scale or greatly contrast with the existing scale in the area.

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using building material of a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

To ensure human scale is achieved in new development, it is important to focus attention on aspects most directly experienced by pedestrians, such as the scale of buildings and architectural details at the street level. For example, providing a storefront and a band of smaller upper story windows creates a human scale.

These features are some of the important characteristics of commercial building types and should appear in all new construction.

5.12 Maintain the traditional size of buildings as perceived at the street level.

- The facade height of a new building should fall within the established range of the block, and respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional buildings in the area, especially the ground level.

5.13 Maintain traditional spacing patterns created by the repetition of uniform building widths along the street.

- A new facade width should reflect the established range of the building widths seen on the block.
- Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in facade material, window design, facade height or decorative details are examples of techniques that may be used. These variations should be expressed consistently throughout the structure such that the composition appears to be a collection of smaller building modules.

5.14 A new building should incorporate a base, middle and cap.

- Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.

5.15 Position the taller portion of a structure away from neighboring buildings of lower scale.

- A taller portion should be located to minimize looming effects and shading of lower scaled neighbors.
- Buildings should step down towards lower scaled neighbors, including adjacent historic properties.

5.16 Establish a sense of human scale in a building design.

- Use vertical and horizontal articulation to break up large facades.
- Incorporate changes in color, texture and materials in building designs to help define human scale.
- Use architectural details that create visual interest and convey a three-dimensional facade.
- Use materials which help to convey scale through their proportions, detailing and form.

Building and Roof Form

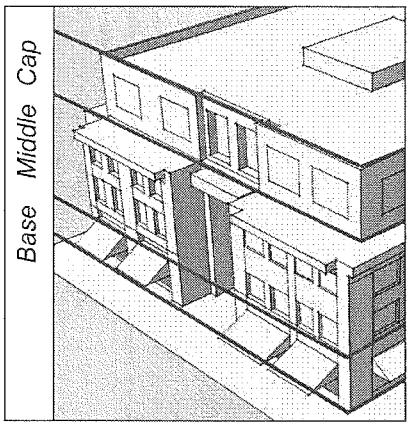
One of the most prominent unifying elements of the commercial area is the similarity in building form. Commercial buildings were simple rectangular solids, mostly deeper than they were wide. There are also buildings that are equal in width and depth. These characteristics are important and should be continued in new projects.

5.17 A rectangular form should be dominant on a commercial facade.

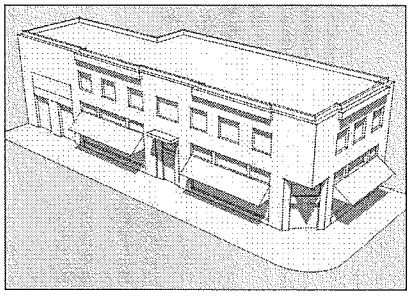
- A rectangular form should be vertically oriented.
- The facade should appear as predominantly flat, with any decorative elements, and projecting or setback "articulations," appearing to be subordinate to the dominant form.

5.18 A roof form should be similar to those used traditionally.

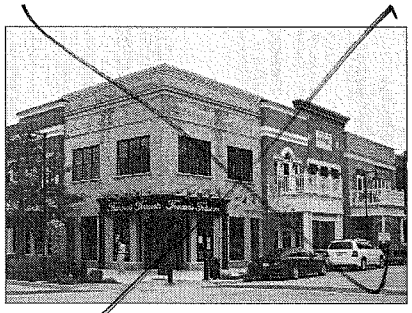
- Flat roofs are appropriate.
- "Exotic" roof forms, such as A-frames and steep shed roofs are inappropriate.



A new building should incorporate a base, middle and cap.

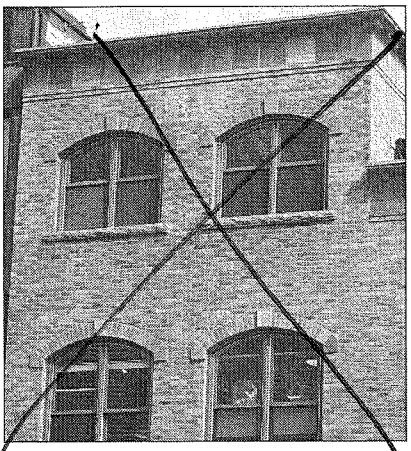


Use architectural details that create visual interest and convey a three-dimensional facade to establish a sense of human scale.



Rectangular forms should be dominant on commercial facades.

local example



Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.

local example

Materials

Building materials of new structures should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity.

5.19 Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.

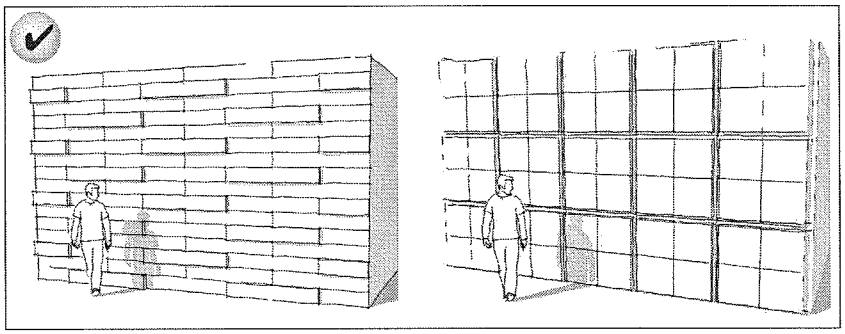
- Traditional materials, including wood, brick and stucco are preferred.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.
- All wood siding should have a weather-protective finish.
- The use of highly reflective materials is discouraged.

5.20 Use masonry that appears similar in character to that seen historically.

- For example, brick should have a modular dimension similar to that used traditionally.

5.21 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.

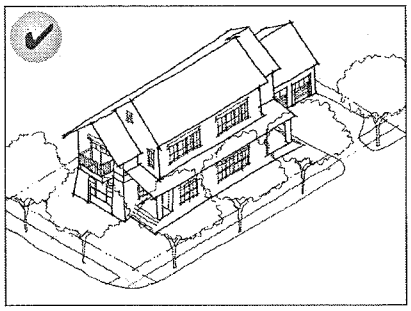


New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.

C. Residential Buildings

Mass and Scale

Building massing should fit with existing patterns, but need not directly copy them. Existing patterns and traditions in building massing include varied heights, articulated masses and pedestrian-scaled front facades. Building massing should continue to provide a variety of pedestrian-friendly scales and visually appealing masses. Buildings should not be monolithic in scale or greatly contrast with the existing scale in the area.



Construct a new building to be similar in mass and scale to traditional buildings in the neighborhood.

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using a building material of a familiar dimension such as traditional lap or shingle siding is an example, as is using windows of similar dimensions.

To ensure that a human scale is achieved in new development, it is important to focus design attention on aspects most directly experienced by pedestrians, such as the scale of buildings and architectural details at the street level. For example, providing a front porch creates a human scale, especially in a residential setting.

These features should be respected in all new residential construction.

5.22 Construct a new building to be similar in mass and scale to traditional buildings in the neighborhood.

- Traditional features that convey a human scale should be used.
- Use building materials of traditional dimensions.
- Include horizontal elements in the design of residential buildings. For example, porches, balconies and eaves should be used to reflect the articulation of buildings in predominantly residential areas.
- Use architectural details to create visual interest and convey a three dimensional facade.

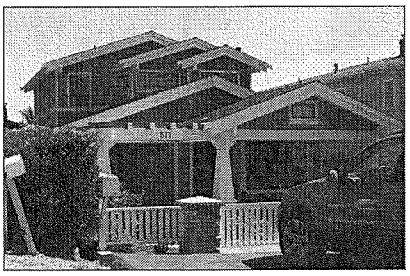
5.23 On larger structures, subdivide larger masses into smaller "modules" that are similar in size to traditional buildings in the neighborhood.

- Other subordinate modules may be attached to the primary building form.

5.24 The front wall of a new structure should be similar in height to traditional buildings in the neighborhood.

- The primary plane of the front should not appear taller than those in the neighborhood.

GC
MM



Position taller portions of a structure away from neighboring buildings of lower scale.

5.25 A facade should appear similar in dimension to traditional buildings in the neighborhood.

- Facade heights of new buildings should fall within the established range of the block, and respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional residential buildings.

5.26 Position taller portions of a structure away from neighboring buildings of lower scale.

- Where permitted by the base zoning, taller structures should be located to minimize looming effects and shading of lower scaled neighbors.
- Buildings should step down towards lower scaled neighbors, including adjacent historic properties and districts.

5.27 Clearly define the primary entrance by using a defined entry or a front porch in residential buildings.

- The porch should be "functional," in that it is used as a means of access to the entry.

5.28 Orient a front porch or covered landing to the street.

- While the porch serves as a transition area from the street to the building, it is also an essential element of the residential streetscape. It provides human scale to the building, offers interest to pedestrians, and is a catalyst for personal interaction.
- This should not be interpreted to exclude side porches.

Building and Roof Form

A similarity of building and roof form also contributes to a sense of visual continuity. In order to maintain this sense of visual continuity, a new building should have basic building and roof form similar to those seen traditionally.

Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.

5.29 Use building and roof forms similar to those seen traditionally on the block.

- Exotic roof forms are inappropriate on primary structures in a traditional neighborhood setting.
- Noteworthy contemporary architecture may be an exception and will be reviewed on a case-by-case basis.

Materials

The major building materials for a new structure should appear to be similar to those in its historic setting.

5.30 Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.

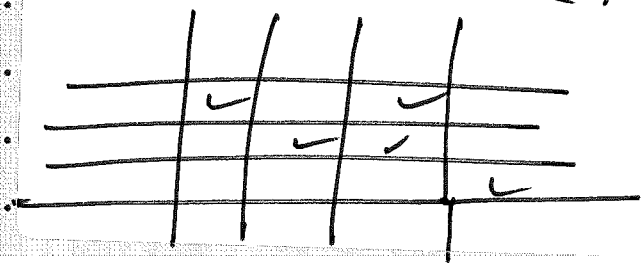
- The use of traditional materials, including wood, stucco, brick and stone, is preferred.
- Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.

Historic Overlay District

VI. The Downtown Historic District

How this Chapter Applies

Chart from CH 2.



In This Chapter:

A. Existing Conditions 98

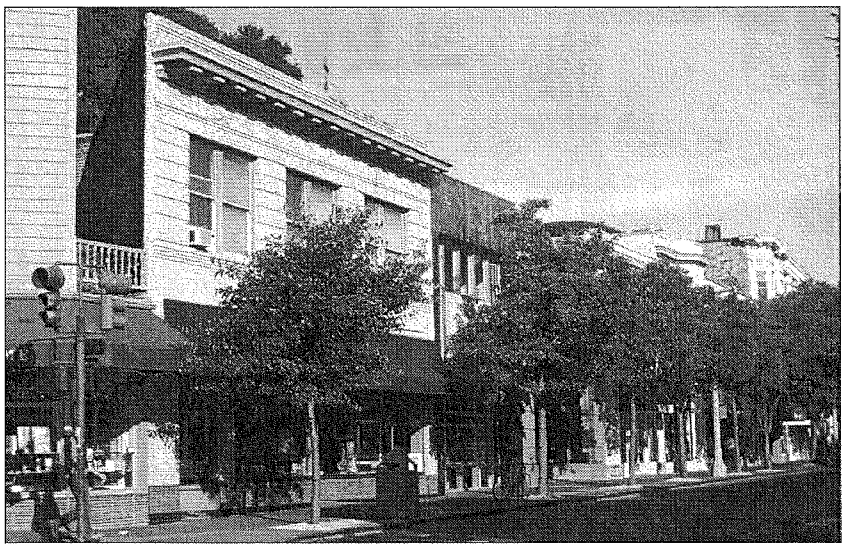
B. Design Goals and Vision 100

Design Guidelines 100

C. Map

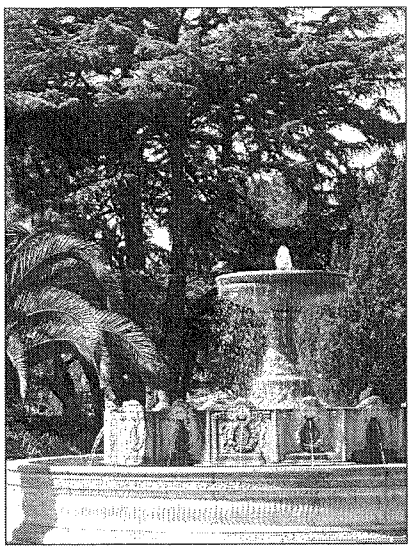
Historic Overlay District

This chapter provides a description of the context of the ~~Downtown Historic District~~ and identifies special ~~design~~ objectives for the District. It also provides design guidelines that address characteristics of the District that are not covered by other guidelines in this document.



CH. Matrix box
Call out box

The ~~HOD~~ Historic Overlay Dist. is ~~comprised~~ also located ~~of~~ w/in the City's Central Comm. Z.D. which is



A. Existing Conditions

The downtown commercial District is centered around the intersection of Princess and Bridgeway Streets. This older commercial district exhibits a consistent architectural grouping of late 19th Century styles. The scale is one that complements the view of San Francisco. This is one of the primary attractions of Sausalito, and the people who come here to enjoy being by the bay and its play of light, boats, city and seascape.

The northern portion of the District, which is on Bridgeway north of Princess Street, can be characterized as two and three story attached rowbuildings that relate to one another in a harmonious way, while representing different styles of architecture and modernizations.

The time period represented here dates from the 1890s through the decade following World War II. The facades share a similar scale, height and style, with several notable exceptions, and they have in common some or all of the following building elements: bay windows, boxed cornices, false fronts, italianate roofline detail, recessed entries and storefronts.

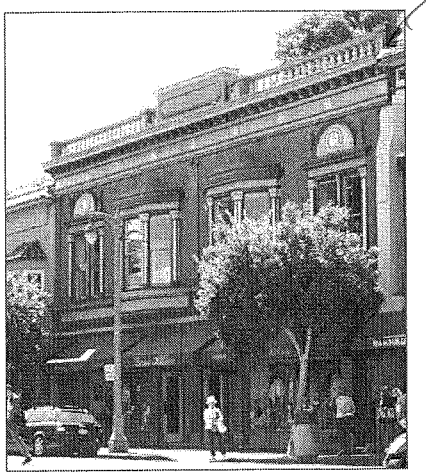
The central portion of the District is oriented to a small, triangular park/ plaza with a fountain from the 1915 San Francisco Panama Pacific International Exposition. The park is filled with shrubs, specimen trees and flowering plants, and combines the feeling of a Victorian garden with that of a Mediterranean plaza. This impression is enhanced by the 1915 revival style Sausalito Hotel. North and east of the hotel are the last remnants of the railroad/ferryboat era--the vestigial pilings of the old ferryboat slip.

Southern Bridgeway south of Princess has an unrestricted view of Richardson and San Francisco Bays. Yee Tock Chee park is a small, multi-level area of concrete and wood pilings built on the site of the original ferryboat landing (the Ferry Princess, 1868).

The buildings along this portion of the street are more diverse than those of the northern portion. Many were either built or remodeled in the 1920s. They are functional structures that suggest their original uses as stores and garages. Others are representative of the "Victorian" era.

Princess Street is the transition between Bridgeway and the Hill. At its base, a continuation of commercial buildings is apparent, then a gradual transition to residential buildings occurs to the top. At the intersection of Bulkley on the south side, a small wood Greek Revival house is all but obscured by trees. Two homes across the street on Bulkley have been converted to apartments and have been included in the District, as they are prominent in early photos from the water and represent the styles of many early hillside homes.

At the top of Princess Street, on Bulkley, are the "Portals of the Nook"--an arched brick and terra cotta entryway to a Willis Polk designed Shingle-style Queen Anne mansion. Just to the north, on Bulkley, is the "crown jewel" of the District, Laneside. Built only months after the Nook was completed, the style and use of materials suggests that Polk may have inspired its design as well. (New condominiums have been added to the original house.)



B. Design Goals and Vision

All improvements in the historic district should help to achieve these goals:

- Preserve the historic character of the District.
- Preserve the intimate scale of the District.
- Preserve the harbor community.
- Preserve access to the water.
- Preserve the architectural integrity of its historic resources.
- Preserve the scale of the streetscape.
- Preserve the historic stonework and pathways through the District.
- Design new infill to be compatible with the District.
- Preserve view corridors.

Design Guidelines

Commercial Setbacks within the Historic District

Buildings create a strong edge to the street because they are traditionally aligned on the front lot line and usually built out the full width of the parcel to the side lot lines. Although small gaps do occur between some structures, they are the exception. These characteristics are vitally important to the District where the street wall is a prominent feature.

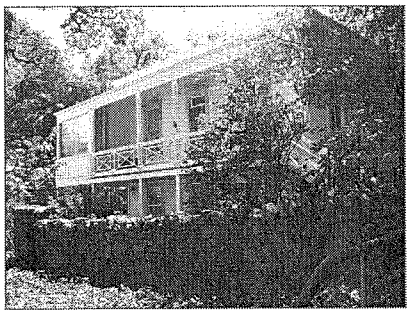
6.1 Reflect the traditional setbacks seen within the block.

- Place the facade of the building at the property line. This should only vary in very special circumstances.
- Locating entire building fronts behind the established storefront line is inappropriate.

Integrate into policies in CH. III

Special consideration - CH. III

Residential Setbacks within the Historic District



Building setback within a typical residential context reflects a hierarchy of public and private space. It is a progression that begins at the street, which is the most public space, then proceeds through the front yard, which appears "semi-private," and ends at the front door, which is the "private" space. This sequence enhances the pedestrian environment and contributes to the character of a residential neighborhood; it should be maintained where it dominates the block.

Where the majority of the buildings align near the sidewalk edge, new infill buildings should maintain this alignment.

6.2 Maintain the traditional building setback.

- In a traditional residential neighborhood, the front yard should be maintained with planting material and not covered with paving or large outdoor decks.
- Align buildings near the sidewalk where this is the traditional development pattern found within the neighborhood.

6.3 Provide a walkway from the street to the building in residential settings.

- A walkway running from the street to the front porch provides unity to the streetscape. Where a walkway has been an element of the hierarchy, this should continue.

Map of the Downtown Historic District

Appendix A

Introduction

A. Historic Overview

The City of Sausalito is a small community incorporated in 1893. The City consists of approximately 7,300 residents and is 2.2 square miles located in southern Marin County. Sausalito is a waterfront community surrounded by Richardson's Bay and the Golden Gate National Recreation Area encompassing steep, wooded hillsides, small to moderate sized lots, and a community of houseboat and liveaboard dwellers.

The City's rich history includes indigenous Miwok Indian settlements near the shoreline that sustained themselves on shellfish as well as an abundance of fresh water and game available in the unpopulated hills. The Coast Miwok Indians' territory stretched as far north as Bodega Bay, as far east as the town of Sonoma and included all of present day Marin County. Archeologists hypothesize that the Coast Miwok Indians inhabited this area for at least 5,000 years until the late 18th century when they were enslaved by Spain and forced to work in Spanish missions.

Sausalito's most notable forefather is William Richardson, an Englishman who upon anchoring at Yerba Buena (later to become San Francisco) discovered Sausalito's rich natural resources in the 1830s. He promoted and capitalized on Old Town's Whaler's Cove for its safe harbor, plentiful lumber and fresh water needed to replenish ships laying over in the area.

Territory across the Golden Gate was in Mexico's hands and only Mexican nationals were allowed to own land. Richardson became a Mexican citizen and married the daughter of the Commandant of the Presidio. He was granted judicial title to the land known as Rancho del Sausalito covering 19,571 acres. He raised cattle, milled lumber and continued his maritime enterprises. Like many of the early land grantees, he was forced to sell his property piecemeal to continue operations eventually leaving little of the original grant for his heirs.

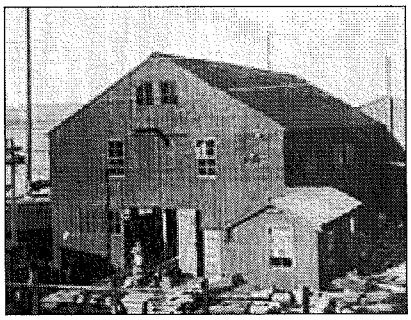
In 1869, ambitious businessmen and promoters wishing to establish Sausalito as California's next boom city formed the Sausalito Land & Ferry Company. Ferry service was set up to shuttle prospective buyers over to stay in the hotels and purchase the newly laid-out residential lots. In 1874 the Sausalito Land and Ferry Company convinced the North Pacific Coast Railroad to extend tracks along the Sausalito waterfront. This was the start of Sausalito's diverse population—wealthy landowners building villas and cottages in the hills and working class ferry operators, railroad workers, boat build-

In This Chapter:

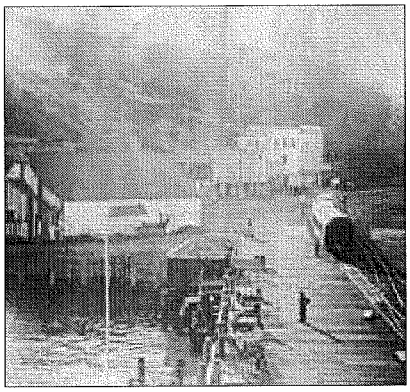
A. Historic Overview i

B. Background of the Design Guidelines iv

Policies Underlying the Guidelines iv



The city's waterfront industrial properties played a key role in Sausalito's development during World War II.



In 1874 the Sausalito Land and Ferry Company convinced the North Pacific Coast Railroad to extend tracks along the Sausalito waterfront.

ers, dairy farmers and merchants moving into more modest houses in the downtown and New Town/Caledonia Street areas to the north. This interdependency defined the early culture of Sausalito.

Many of the community's historic buildings were constructed during this time in what is now classified as the Downtown Historic Overlay District. Narrowly passing, the residents of Sausalito voted to incorporate as a city on September 4, 1893. This new status allowed for the civic amenities that were lacking at this time—a fire department, street lighting, telephone service and a water company. The opening of the Golden Gate Bridge in 1937 changed the transportation dynamics by replacing the need to arrive by ferry or train with access by the automobile. The railway and ferries were mostly dismantled by 1941. At the outbreak of World War II in 1942, Sausalito was chosen by the Government and the Bechtel Corporation as a suitable site for the building of Liberty ships and tankers. The Pine Point area in the northern waterfront was ordered to move its houses before the area was leveled and marshland filled for the Marinship Corporation yard. The shipyards worked around the clock with 70,000 workers building 93 ships in three and a half years. Housing stock was at a premium and many "in-law" units were created. At the close of operations, the population decreased by 20,000.

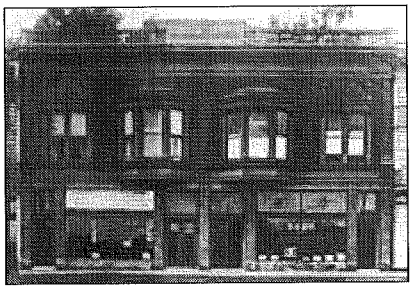
Post-war Sausalito has evolved into an eclectic and dynamic community with a variety of architectural styles ranging from Victorian, Bungalow, Arts and Crafts, Mid-Century, contemporary and unique houseboats. Affordable rents and an easy-going pace attracted students and artists who formed the early "Art Colony" in the late 1940s. Many talented and innovative individuals have resided here since. Although many 19th century commercial and residential historic buildings remain in existence, it is the Downtown Historic District which provides the greatest snapshot of Sausalito's history.

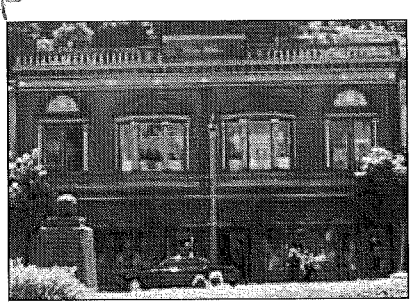
Appendix B

II. General Principles of Historic Preservation

Historic preservation is well established in Sausalito. The community has initiated preservation initiatives to protect the Historic District and ~~many historic resources~~. While community goals and economic conditions change over time, preserving its heritage remains a primary goal of Sausalito. This chapter provides an overview of what historic preservation means and its benefits. It then provides guidance on planning a preservation project and treatment options for historic properties and significant features of historic buildings.

These general principles will be considered when determining the appropriateness of improvements to properties in the Historic District, as well as other historically significant properties elsewhere in the city.





In This Chapter:

A. What does Historic Preservation Mean? 14

The Concept of Historic Significance 14

B. Preservation Principles 18

C. Benefits of Historic Preservation 20

Environmental Benefits 21

Economic Benefits 23

D. Planning a Preservation Project 24

Step 1: Determine Significance 24

Step 2: Determine Building Integrity 24

Step 3: Identify Key Features 24

Step 4: Evaluate the Condition of the Building and its Key Features 26

Step 5: What are the Program Requirements? 26

Step 6: Choose an Approach for Improvement. 26

E. Choosing a Treatment Strategy for Individual Building Components 28

Replacing or Reconstructing Historic Features 28

F. Applying Flexibility in the Treatment of Historic Structures 30

Example: Alternatives for Windows 31

A. What does Historic Preservation Mean?

Preservation means keeping properties and places of historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as cultural resources. Preservation also means keeping cultural resources intact for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources are available for others in the future. Historic preservation is also an integral component of initiatives in neighborhood livability, sustainability, economic development and culture.

The Concept of Historic Significance

Age of Historic Resources

What makes a property historically significant? In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly has historic value.

Period of Significance

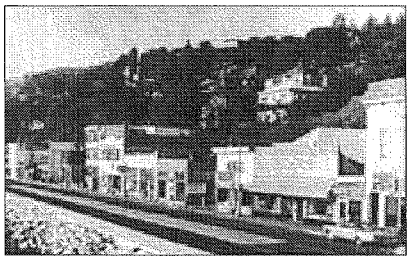
In most cases, a property is significant because it represents or is associated with a particular period in its history. Building fabric and features dating from the period of significance typically contribute to the significance of the structure.

A historic district also has a period of significance, which is the case with the Downtown District. The "period of significance" of a property is noted in the National Register nominations. Structures built after this period are considered non-contributing.

Concept of Integrity

In addition to being historically significant, a property also must have integrity, with a sufficient percentage of the structure dating from its period of significance. The majority of the building's structural system and materials should date from the period of significance and its character-defining features also should remain intact. These may include architectural details, storefronts, cornices, moldings and upper-story windows on commercial buildings and dormers, porches, ornamental brackets, and moldings on residential buildings. The overall building form and its materials should also remain primarily intact. These elements allow a building to be recognized as a product of its own time.

Alterations that Affect Significance



Many historic structures have experienced changes over time as design tastes changed or need for additional space occurred. Some were modest. For example, a new dormer may have been added. In some cases, an owner would construct a wing for a new bedroom, or expand the kitchen in a residential building. Additions on the backs of commercial structures were also common. Many of these occurred while retaining the original characteristics that were key features. These alterations typically remained subordinate in scale and character to the main building and were often executed using materials that were similar to the original.

Some of these alterations now may be historically significant. An addition constructed in a manner compatible with the original building and associated with the period of significance is an example, and it too may merit preservation in its own right.

In contrast, more recent alterations usually have no historic significance and may even detract from the character of the building and obscure significant features, such as enclosed porches on a residential building. Removing such an alteration may be considered a rehabilitation project. Historic features that have been modified can also be restored back to their historic form and detail, which is encouraged when possible.

This tradition of alterations is anticipated to continue. That is to say, alterations to historic structures can occur. It is important, however, that any alteration be designed in such a manner as to preserve the historic character and integrity of the primary structure.

Criteria for Determining Significance

A property may be significant for one or more of the following reasons:

- Association with events that have made a significant contribution to the broad patterns of the history, culture or heritage of Sausalito, California, or the United States,
- Association with the life or lives of one or more people important in the past,
- Embodies distinctive characteristics of a type, period, region, or method of construction, or that represent the work of an important creative individual, or possess high artistic values,
- A structure that yields or may be likely to yield, information important in history or prehistory,
- A structure, property, object, site, or area with sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration, or
- An established and familiar natural setting or visual feature of the community.

Degrees of Significance

Within each category, a determination of the degree of significance must be made.

High Significance: Definition to be revised.
Significance: Definition to be revised.
Moderate Significance: Definition to be revised.
No Significance: Definition to be revised.

California State Criteria

The City will also apply the State of California criteria for determining significance of a property.

Criteria for Designation

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

2. Associated with the lives of persons important to local, California or national history.

3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Note that the Preservation Principles listed here will be applied in evaluating the appropriateness of any work proposed that involves a historic resource.

B. Preservation Principles

With an understanding of the basic concepts of historic significance and integrity, it is now important to review the key principles which underlie the more specific design guidelines that appear later in this document. The following preservation principles apply to all historic properties:

Respect the historic character of a property.

- Don't try to change the style of a historic resource or make it look older than its actual age. Confusing the character by mixing elements of different styles or periods can adversely affect the appearance and historic quality of the property.

Seek uses that are compatible with the historic character of the property.

- Converting a building to a new use different from the original use is considered to be an "adaptive reuse," and is often a sound strategy for keeping an old building in service. For example, converting a residential structure to offices is an adaptive use. A good adaptive use project retains the historic character of the building while accommodating a new function. Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.
- Changes in use requiring the least alteration to significant elements are preferred. In some instances, however, a radical change in use may be necessary to keep the property in active service. In order to adapt a building to a new, and substantially different use, the alterations required may be too extreme and the loss of historic building fabric would result in a loss of integrity. In most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

Maintain significant features and stylistic elements.

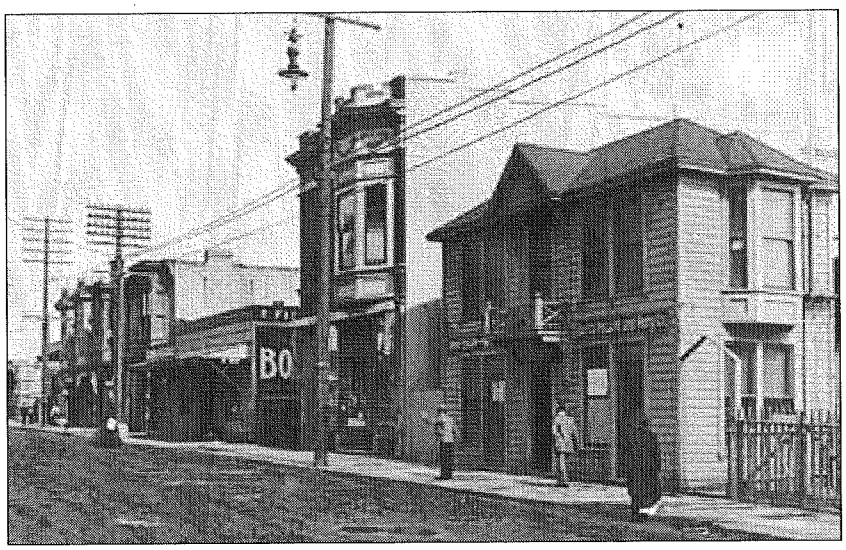
- Distinctive stylistic features and other examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset to prevent the need for repair later. Protection includes maintaining historic material through appropriate maintenance such as rust removal, caulking, limited paint removal and reapplication of paint.

Preserve original site features, building materials and design features.

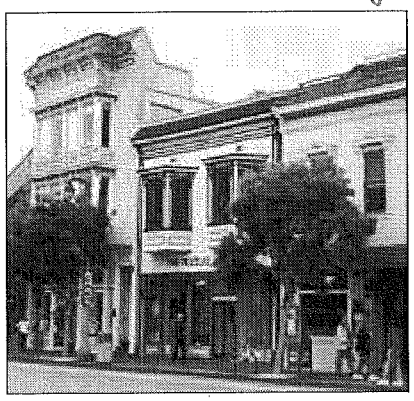
- Preserve original site features such as rock retaining walls.
- Avoid removing or altering original materials and their finishes.
- Also preserve original doors, windows, porches and other architectural features.

Repair deteriorated historic features and replace only those elements that cannot be repaired.

- Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and the replacement of original configuration.



Appendix C



C.1 Benefits of Historic Preservation

Historic landscapes, sites, structures, buildings and features are the essential assets in the city's identity. These assets are valued in terms of the quality of life, construction, economic vitality, and environmental sustainability. Investment in these assets ensures that the social, cultural, and economic vitality of the city is maintained and enhanced. If lost, they are lost forever, along with the documentation of the city's unique history.

Livability and Quality of Life

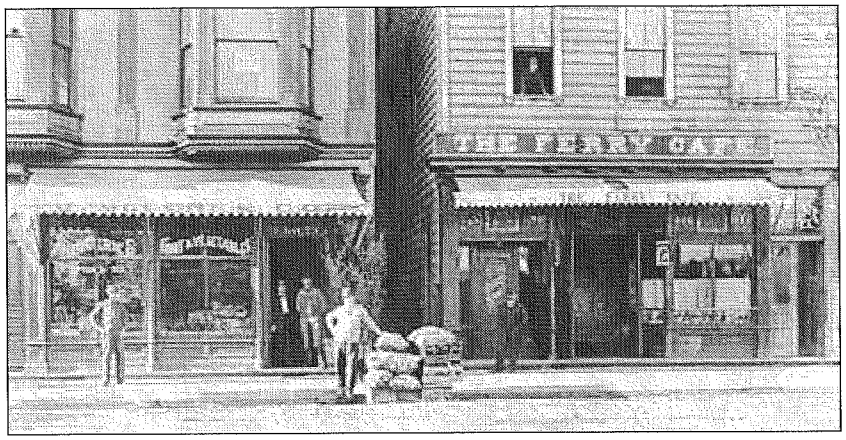
The distinct character of Sausalito reinforces the city's identity and sense of community. When historic buildings occur on a block, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of identity. This sense of place also reinforces desirable community social patterns and contributes to a sense of security, that enhances the quality of life for all.

Construction Quality

Often the quality of early construction was high. Lumber came from mature trees, was properly seasoned and typically milled to "full dimensions," providing strong framing and construction. Buildings also were thoughtfully detailed and the finishes were finely crafted—characteristics that owners today appreciate. The quality of construction in earlier buildings is therefore an asset which is valued.

Adaptability

Owners also recognize that the floor plans of many historic properties easily accommodate changing needs. Rooms in both historic homes and commercial buildings permit a variety of uses which helps keep these structures in active use.



Environmental Benefits

Sustainable development and the conservation of resources are central principles of historic preservation. Sensitive stewardship of the existing building stock reduces our environmental impact. Preserving and adapting a historic structure is sound environmental policy in all respects. In basic terms, re-using a building preserves the energy and resources invested in its construction, and reduces the impacts of producing new construction materials.

Embodied Energy

Embodied energy is defined as the amount of energy included to create the original building and its components. Preserving a historic structure retains this energy. Studies confirm that the embodied energy lost when a structure is demolished will take many years to "recover" in energy savings that may occur with a new structure. Many older buildings in Sausalito have been created using substantial levels of energy to source, cut, cure, dress or fire the materials. Wood, stone, brick, and glass all manifest the energy investment of their creation and the energy invested in building construction. If demolished, this investment in embodied energy is lost and significant new energy demands are required to replace it. In addition, according to the EPA, building debris constitutes around a third of all waste generated in the country. This can be reduced significantly if historic structures are retained rather than demolished.

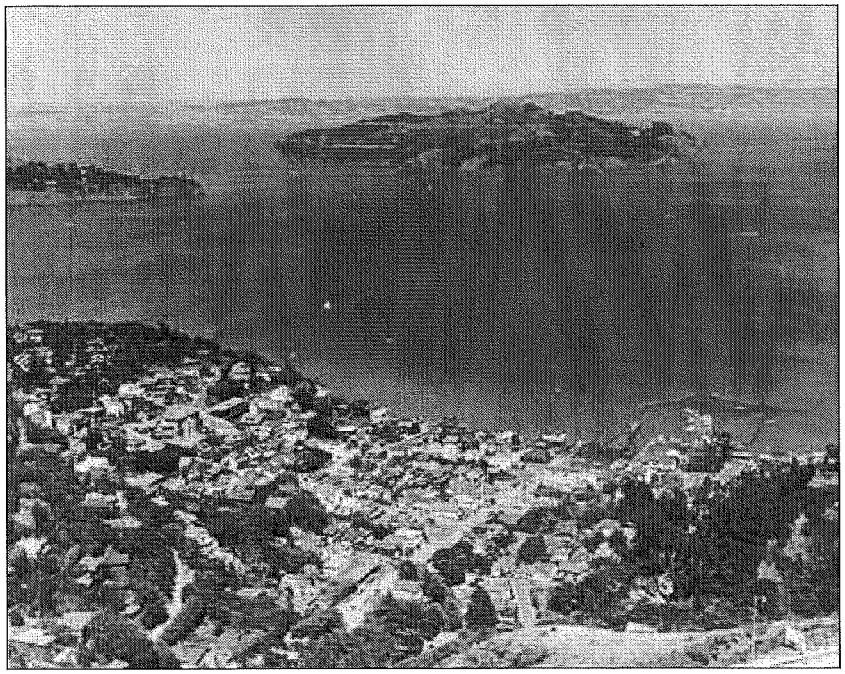
Sustainable Building Materials

Durable traditional materials of wood, stone, and brick were built for longevity, in a manner that allows for repairs to be conducted easily. Many new structures utilize a significant percentage of manufactured materials such as vinyl and plastic. These synthetic materials themselves are by nature unsustainable in the extraction of raw materials. High levels of energy are involved in production, with an inherently short life span envisioned for the material and its component.

The sustainable nature of historic construction is best illustrated by a historic wood window, which can be repaired through reglazing and patching or splicing wood elements. Older windows were built with well seasoned wood from stronger, durable, weather resistant old growth forests. Contemporary windows are often irreparable, with replacement being the only option. If a seal is disturbed in a vinyl window the best approach is to replace that particular window, rather then repair the part, as is the case for a historic wood window.

Building Energy Savings

Energy savings are not usually achieved by replacing original building fabric with contemporary alternatives. Repair and weatherstripping or insulation of the original elements is more energy efficient and much less expensive. As much as 50% of the energy lost from a house is from air infiltration through the attic, uninsulated walls, and around the windows and door cavities, and not through the glazing of windows and doors. Proper caulking and insulation around windows and doors, combined with adding insulation in attic space saves energy at a higher rate than by replacing single paned wood windows with double or tripled paned alternatives. Adding 3.5 inches of insulation in the attic has three times the R value impact compared with moving from the least energy efficient single pane window with no storm window to the most efficient new window. Other techniques to improve energy efficiency without replacing historic building elements include adding weather stripping to windows and doors, interior storm windows, and the installation of insulated window shades.

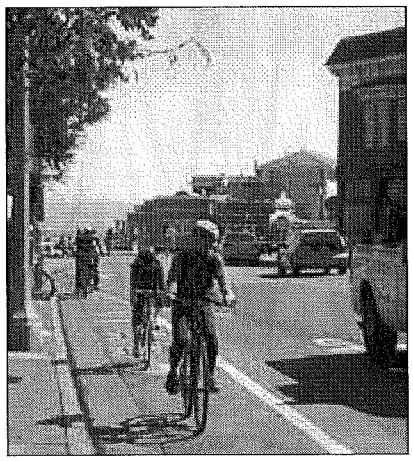


Economic Benefits

The economic benefits of investing in historic properties is well-documented. Because historic properties are finite and cannot be replaced, they can be precious commodities. Preservation therefore adds value to property. Other benefits center on rehabilitation projects and on the income brought in from heritage tourism.

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the actual purchases of labor and materials, while indirect impact can be defined as expenditures associated with the project, such as manufacturing labor. These can be added to create the "total" impact. Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor, as opposed to 50% when compared to new construction. This means that more of the money invested in the project will stay in the local economy and not be used towards materials and other costs manufactured or sourced outside the community. Furthermore, a rehabilitation project will provide functional, distinctive, and affordable space for new and existing small businesses. This is especially relevant to the local economy where many local businesses operate in historic buildings.



Heritage tourism is another benefit of investment in historic preservation. Benefits of heritage tourism include the generation of employment in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses.

Heritage Tourism

Heritage tourism is another benefit of investment in historic preservation, as people are attracted to the cultural heritage sites within an area. Sausalito has an established tourist economy, which can be enhanced through an increased focus on its unique historic resources. These resources provide visitors with a glimpse into Sausalito's history and its contribution to state and national history. Cultural heritage tourism means traveling to experience the places that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources. Heritage tourists spend more on travel than other tourists. Benefits of heritage tourism include the generation of employment in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses.

Incentives

Many incentives are available for historic preservation, including financial incentives, such as tax incentives, and development incentives, such as code flexibility. Please see the appendix for more information on incentives for historic preservation.

Appendix B&D

B. Financial Incentives for Historic Preservation

This list of incentives is current as of April, 2010. Please see the City for an up-to-date list.

Federal Incentives

Federal Historic Preservation Tax Incentives

The Federal Historic Preservation Tax Incentives program is one of the Federal Government's most successful and cost-effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing and retail stores. A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. Tax credits are awarded for the certified rehabilitation of qualifying historic structures.

State Incentives

State Historical Building Code

Historic buildings are often incompatible with standard building codes, and the alterations required to bring them up to code can be costly and extensive, and may even harm the historic integrity of the structure. Allowing historic structures to comply with codes that are more flexible or designed specifically for historic properties can often result in higher quality preservation projects. The State Historical Building Code (SHBC) allows a community to approve reasonable alternatives to standard building and mechanical requirements for buildings officially designated by the community as having historic value.

The SHBC is noteworthy because it is essentially a performance code rather than a prescriptive code. And although certain section such as "Access" and "Structural" have prescriptive element, even these elements exist to provide a framework within which unique solutions may be custom tailored to the specific problems related to each unique historic resource. Also noteworthy is the fact that the "Triggers" routine found in standard building code, requiring full up grading of the facility, do not exist for qualified historic buildings.

Further Information:

http://www.parks.ca.gov/?page_id=21410

Grants to Certified Local Governments

In recognition of the need to involve local governments in historic preservation, the 1980 amendments to the National Historic Preservation Act provided a specific role for them in the national program by establishing the Certified Local Government (CLG) program. A CLG is a local government whose historic preservation program has been certified by the Office of Historic Preservation and the National Park Service. General requirements include a preservation ordinance, a qualified historic preservation review commission established by local law, a survey and inventory program, and adequate public participation in the local historic preservation program. Any local government is eligible to apply for certification, with the exception of regional commissions and councils of government. A local government is any general purpose political subdivision of California such as a city, county, or city/county government. In order to strengthen the federal/state/local partnership, the Historic Preservation Fund (HPF), a line item in the federal budget, provides an annual grant to each state historic preservation office. At least ten percent of the state's annual HPF allocation is passed through to CLGs on a competitive basis. HPF grants are awarded to CLGs on a 60/40 (federal/local) matching basis. It is worth noting that Community Development Block Grant (CDBG) funds, discussed elsewhere in this document, are federal funds that may be used as local match for federal grants such as CLG grants.

In California, CLG grants can be used for historic preservation planning activities, but not for bricks and mortar projects. Allowable projects include:

- Preservation Plans or Preservation Elements of General Plans
- Historic Preservation Ordinance Revisions
- Architectural, Historical and Archeological Surveys and Resurveys
- District Nominations to the National Register of Historic Places
- Archeological Preservation Plans
- Training Programs
- Historic Structure Reports
- Information Technology Projects
- Web Page Development

Further Information:

California's CLG Program:
www.ohp.parks.ca.gov/default.asp?page_id=1072

National CLG Program:
www2.cr.nps.gov/clg_p.htm

Mills Act - California Property Tax Abatement Program

Since 1972 the Mills Act, sponsored by Senator James Mills of Coronado, has provided property tax relief to help preserve designated historic properties in California. It is a permissive program subject to approval and adaptation by city and county governments.

In order to help rehabilitate and maintain qualified historic properties, the Mills Act program allows for the voluntary creation of a contract between a private property owner and the city or county to provide a reduction in property taxes. The property tax relief is calculated by the county assessor using the capitalization of income method to reflect the Mills Act restrictions placed on the property. Mills Act properties are subject to annual reassessments by County Assessors which may result in slight increases in property taxes each year.

Further Information:

www.ohp.parks.ca.gov/default.asp?page_id=21412
OHP Technical Assistance Series #12

Other Incentives

Tax Deduction for Facade Easements

A facade easement is a charitable tax deduction available to owners of historic buildings for donating a facade easement to a nonprofit, publicly supported organization. In return for a deduction on federal income taxes, property owners authorize the nonprofit organization to review exterior alterations to the building. Organizations such as the National Trust for Historic Preservation and the American Easement Foundation generally accept such facade easement donations.

Permit Fee Grants

Though not currently used in Sausalito, many communities use grants to assist with the City's permit fees as a historic preservaiton incentive. This may include fees such as building permits, utility and impact fees and parking fees.

Appendix ~~D~~ E

~~D~~. Resources

The Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for the design principles presented in this document. The Secretary's Standards state that:

1. A property shall 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 shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall 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, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 shall 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.

    Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

The following is a link to the Secretary of Interiors Standards for Rehabilitation: http://www.nps.gov/history/preservation.htm

Historic Preservation Briefs & Tech Notes

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, started a program in 1975 in which it has continued to publish a series of technical reports regarding proper preservation techniques. This series, *Preservation Briefs*, is a mainstay for many preservationists in the field. When considering a preservation project on any historic property these resources should be sought out. For more information please visit: http://www.nps.gov/history/hps/tps/publications.htm.

Brief 1. ***The Cleaning and Waterproof Coating of Masonry Buildings.***

Brief 2. ***Repointing Mortar Joints in Historic Brick.***

Brief 3. ***Conserving Energy in Historic Buildings.***

Brief 4. ***Roofing for Historic Buildings.***

Brief 5. ***Preservation of Historic Adobe Buildings.***

Brief 6. ***Dangers of Abrasive Cleaning to Historic Buildings.***

Brief 7. ***The Preservation of Historic Glazed Architectural Terra-Cotta.***

Brief 8. ***Aluminum and Vinyl Siding on Historic Buildings.***

Brief 9. ***The Repair of Historic Wooden Windows.***

Brief 10. ***Exterior Paint Problems on Historic Woodwork.***

Brief 11. ***Rehabilitating Historic Storefronts.***

Brief 12. ***The Preservation of Historic Pigmented Structural Glass.***

Brief 13. ***The Repair and Thermal Upgrading of Historic Steel Windows.***

Brief 14. ***New Exterior Additions to Historic Buildings: Preservation Concerns.***

Brief 15. ***Preservation of Historic Concrete: Problems and General Approaches.***

Brief 16. ***The Use of Substitute Materials on Historic Building Exteriors.***

Brief 17. ***Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.***

Brief 18. ***Rehabilitating Interiors in Historic Buildings.***

Brief 19. ***The Repair and Replacement of Historic Wooden Shingle Roofs.***

Brief 20. ***The Preservation of Historic Barns.***

Brief 21. ***Repairing Historic Flat Plaster—Walls and Ceilings. Washington, D.C.: U.S. Government Printing Office, 1989.***

Brief 22. ***The Preservation and Repair of Historic Stucco. Washington, D.C.: U.S. Government Printing Office, 1990.***

Brief 23. ***Preserving Historic Ornamental Plaster.***

Brief 24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.

Brief 25. The Preservation of Historic Signs.

Brief 26. The Preservation and Repair of Historic Log Buildings.

Brief 27. The Maintenance and Repair of Architectural Cast Iron.

Brief 28. Painting Historic Interiors.

Brief 29. The Repair, Replacement, and Maintenance of Historic Slate Roofs.

Brief 30. The Preservation and Repair of Historic Clay Tile Roofs.

Brief 31. Mothballing Historic Buildings.

Brief 32. Making Historic Properties Accessible.

Brief 33. The Preservation and Repair of Historic Stained and Leaded Glass.

Brief 34. Applied Decoration for Historic Interiors: Preserving Composition Ornament.

Brief 35. Understanding Old Buildings: The Process of Architectural Investigation.

Brief 36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.

Brief 37. Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing.

Brief 38. Removing Graffiti from Historic Masonry.

Brief 39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

Brief 40. Preserving Historic Ceramic Tile Floors.

Brief 41. The Seismic Retrofit of Historic Buildings.

Brief 42. The Maintenance, Repair and Replacement of Cast Stone.

Brief 43. The Preparation and Use of Historic Structures Report.

Brief 44. The Use of Awnings on Historic Buildings Repair, Replacement & New Design.

Brief 45. Preserving Historic Wooden Porches.

Brief 46. The Preservation and Reuse of Historic Gas Stations.

Brief 47. Maintaining the Exterior of Small and Medium Size Historic Buildings

Appendix

How this Chapter Applies

This chapter applies to the following project types:

- Rehabilitation of *"historically significant"* (Noteworthy or Inventory) property in the Downtown Historic District
- Work to restore a *"non-contributing"* property in the Downtown Historic District
- Work on a *"non-contributing"* property in the Downtown Historic District
- New infill and construction in the Downtown Historic District

In This Chapter:

A. Examples of Historic Architectural Styles **A-1**

Residential Buildings A-2

Commercial Buildings A-25

B. Financial Incentives for Historic Preservation **A-35**

Federal Incentives A-35

State Incentives A-35

Other Incentives A-37

C. Glossary **A-38**

D. Resources **A-44**

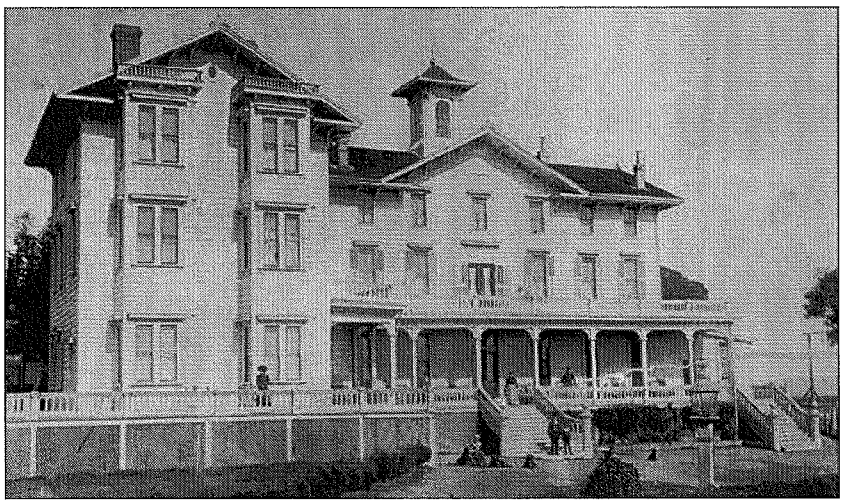
The Secretary of the Interior's Standards for the Treatment of Historic Properties A-44

Historic Preservation Briefs & Tech Notes A-46

A. Examples of Historic Architectural Styles

This styles section includes several photographs that illustrate the District's most common building types, historic styles and significant features. This section will assist the design review authority in determining the significance and appropriate treatment for a building.

Each of the following styles/descriptions includes several photographs illustrating downtown's most common historic styles and their basic features. However, styles are rarely "pure" in form, and there are a wide range of variants that may exist within individual styles. It may also be the case that alterations or additions have been made to these structures, resulting in features which are not characteristic of the style of the building.



Residential Buildings

Folk Houses

c. 1860-1900

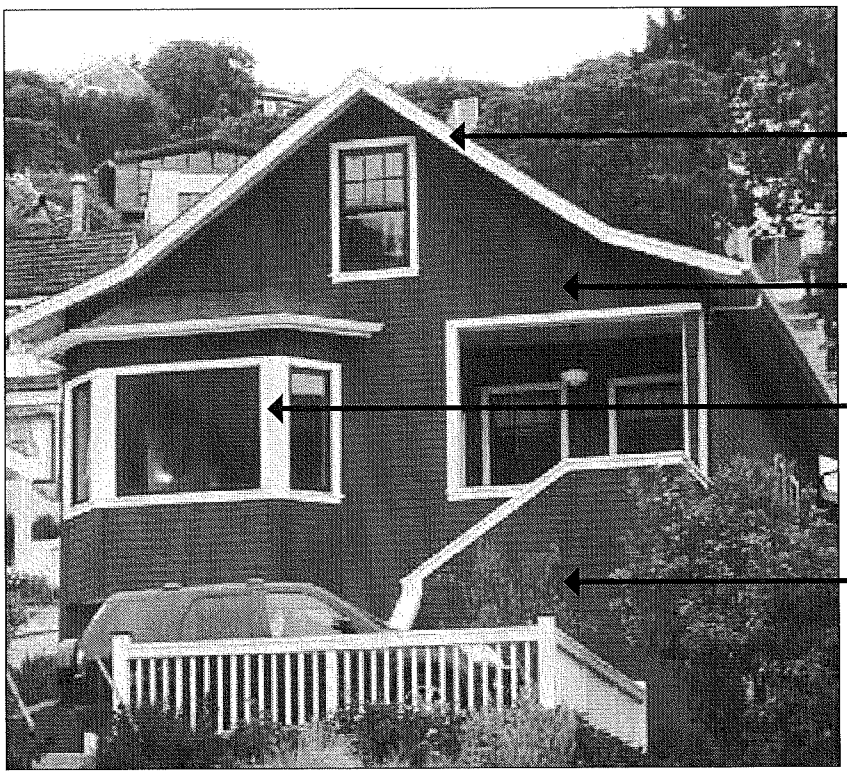
Vernacular or National

Sometimes referred to as "other," "no style" or "folk houses," the vernacular residential style focuses on being functional. These houses are constructed of simple designs, some of which remained common for decades. Many of these designs were indeed based on popular styles of the time, but the vernacular structures were much simpler in form, detail and function. Elements from other styles will appear on the vernacular type but in simple arrangements.

While Sausalito's neighborhoods include "folk houses" of several types, the most prevalent is the Gable Front. The Gable Front Vernacular, usually one-story or one-and-a-half-stories, has a front-facing gable roof with a porch.

Characteristics

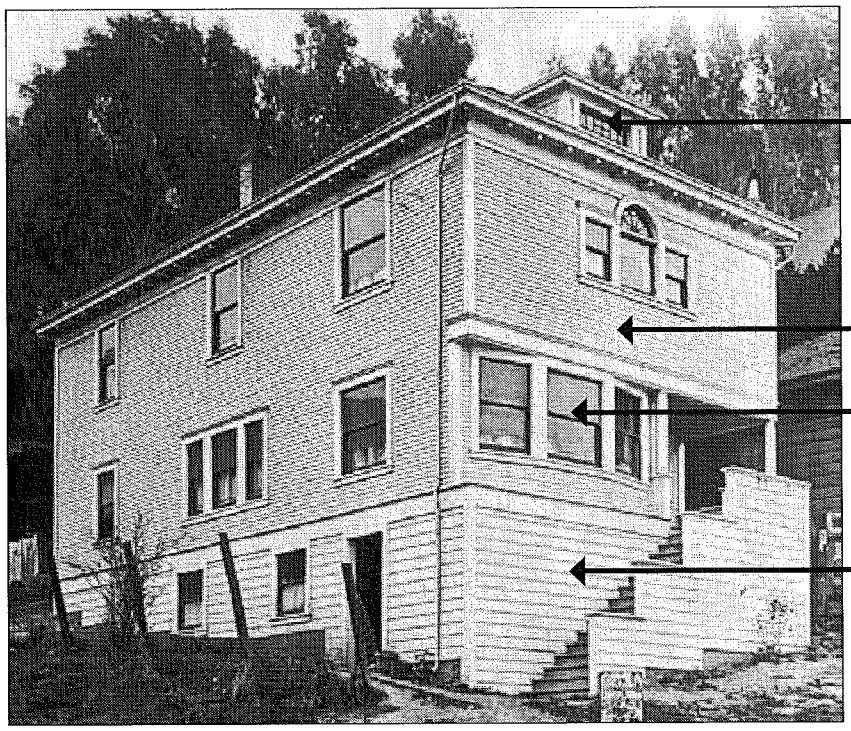
- Gabled or hipped roof over the main block
- Porch, with steps
- Usually round columns
- Raised first floor
- Eaves encased and trimmed with moldings
- Small dormers



Sample Key Features:

- Simple roof line
- Uniform siding material (lap siding)
- Modest bay window form
- Raised foundation

Vernacular building type.



Sample Key Features:

- Small dormers
- Uniform siding material (lap siding)
- Modest bay window form
- Raised foundation

Vernacular building type.