

# Historic Design Guidelines



City of Sausalito  
September 2011



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## Special Thanks to:

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# Table of Contents

<b>1</b>	<b>Using the Historic Design Guidelines</b>	<b>1</b>
A.	Work Subject to Design Review	1
B.	Planning a Preservation Project	5
C.	Applying the Design Guidelines	10
<b>2</b>	<b>Treatment of Historic Structures</b>	<b>11</b>
A.	Treatment of Specific Building Types	12
B.	Treatment of General Building Features	26
C.	Special Considerations	39
<b>3</b>	<b>Treatment of Special Features</b>	<b>51</b>
A.	Views	51
B.	Connectivity	52
C.	Topography	52
D.	Outdoor Public Amenity Space	53
E.	Public Art	54
F.	Signs	54
G.	Awnings and Canopies	55
H.	Outdoor Site Amenities	55
I.	Site Lighting	56
J.	Buffers	56
K.	Service Areas	57
L.	Mechanical Equipment	57
M.	Surface Parking	58
<b>4</b>	<b>New and Infill Construction</b>	<b>59</b>
A.	General Principles for New Construction	59
B.	Commercial Buildings	64
C.	Residential Buildings	67

<b>5</b>	<b>Downtown Historic Overlay District</b>	<b>69</b>
A.	Existing Conditions	70
B.	Design Goals and Vision	71
C.	Map of the Downtown Historic District	75
<b>Appendix</b>		<b>A-1</b>
A.	Historic Overview	A-1
B.	General Principles of Historic Preservation	B-1
C.	Benefits of Historic Preservation	C-1
D.	Financial Incentives for Historic Preservation	D-1
E.	Resources	E-1
F.	Examples of Historic Architectural Styles	F-1
G.	Glossary	G-1



# 1 Using the Historic Design Guidelines

The purpose of the Historic Design Guidelines is to provide guidance to property owners, decision-makers, staff, and the public for the preservation of the architectural heritage and integrity of the City's historic resources. The guidelines identify standards to ensure that changes to the built environment will be sensitive to the community's historical legacy.

## A. Work Subject to Design Review

All exterior modifications to existing structures and sites within the Downtown Historic Overlay Zoning District or the Residential Arks Zoning District, as well as properties on the Local, State or National Registers require Historic Design Review in accordance with Zoning Ordinance requirements. Also new construction and infill projects are reviewed in all of the categories noted below. A brief description of these project categories is provided below.

## Project Categories

### Downtown Historic Overlay Zoning District

The Downtown Historic Overlay District was established in 1981 with the purpose of promoting the conservation, preservation and enhancement of the historically significant structures and sites that form an important link to Sausalito's past. Additional information regarding the regulations of the District can be found in the Zoning Ordinance Chapters 10.28 and 10.46.

### Residential Ark Zoning District

The Residential Ark Zoning District was established to promote and encourage traditional pre-1963 single family arks. This district encourages arks' maintenance, restoration and preservation in a manner compatible with the surrounding marine and commercial uses.

### Local Register

The Local Register is a listing of properties determined by the City Council to be historically significant. In general, these are properties that are at least 50 years old, with exceptions for properties with more recent historic values.

## In This Chapter:

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<b>A. Work Subject to Design Review</b>	<b>1</b>
Project Categories	1
Downtown Historic Overlay District Property Classifications	3
<b>B. Planning a Preservation Project</b>	<b>5</b>
Determining a Treatment Strategy for Features of a Historic Building	7
Applying Flexibility in the Treatment of Historic Structures	8
<b>C. Applying the Design Guidelines</b>	<b>10</b>

## **California Register**

The California Register is a listing of protected resources of architectural, historical, archeological and cultural significance. These properties afford certain protection under the California Environmental Quality Act.

There are three different state registration programs:

- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historical Resources

## **National Register of Historic Places**

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

The figure on Page 4 lists the types of projects and locations that are subject to Historic Design review and identifies the applicable chapters of the Guidelines.

## Downtown Historic Overlay District Property Classifications

All existing structures in the Downtown Historic Overlay District are classified with respect to their historic significance, using criteria established by the National Park Service. However, in some cases, conditions may have changed or new information is now available that would influence a determination of significance. The City will work with the property owner to confirm the status of historic significance. The following classifications are used:

### Contributing Property

A “contributing” property is one determined to be historically significant. It was present during the period of significance and possesses sufficient integrity to convey its history, or is capable of yielding important information about that period.

Note that some properties may have experienced some degree of alteration from their original designs. These alterations may include window replacement, cornice removal, porch enclosure or covering of a building’s original materials. Nonetheless, these altered properties retain sufficient building fabric to still be considered contributing properties.

### Non-Contributing Property

The classification of “non-contributing” applies to those lacking historic significance. This includes a range of properties. Some are of more recent construction (less than 50 years old). Others are older (more than 50 years) but have been so substantially altered that they no longer retain their integrity.

### Non-Contributing, but Restorable Property

In some cases, an older “non-contributing” property which has been substantially altered could be restored, with a sufficient degree of care, such that it may be re-classified as a contributing property, once improvements are completed. An owner may elect to take such an approach; the City will work with the owner to determine if this is appropriate.



*Early images of residential and commercial buildings in Sausalito.*

## Determine which Chapters to Use

Project Type	Chapter 2 Treatment of Historic Structures	Chapter 3 Treatment of Special Features	Chapter 4 New and Infill Construction	Chapter 5 Historic Overlay District
<b>Downtown Historic District</b>				
<b>Work on a Contributing Property</b>	✓	See Note A		✓
<b>Restore a Non-Contributing Property</b>	✓	See Note A		✓
<b>Work on a Non-Contributing Property</b>		See Note A	✓	✓
<b>Construct a New Building in the Historic Overlay District</b>		See Note A	✓	✓
<b>Work on a Local Register Property</b>	✓	See Note A		See Note B
<b>Work on a California Register Property</b>	✓	See Note A		See Note B
<b>Work on a National Register Property</b>	✓	See Note A		See Note B
<b>Work on Arks in the Residential Arks Zoning District</b>	✓	See Note A		
<b>Site Improvements</b>		✓		See Note B
<b>Other</b>		✓		See Note B

### Notes

A. Guidelines in Chapter 3 may apply to some projects in this category.

B. Guidelines in Chapter 5 may apply to some projects in this category.

## B. Planning a Preservation Project

When planning a preservation project, it is important to determine the significance of the property and the degree to which it retains its integrity as a historic resource. Then, a specific approach to the overall treatment of the property should be established. This may include keeping the building in its current character, while making appropriate repairs, or also incorporating new, compatible changes. It is then important to determine how surviving historic features will be treated. This may include preserving those features that remain intact, repairing those that are deteriorated and replacing others. These steps in planning a preservation project are presented in this section, and diagrammed on the following page.

### Step 1: Determine Building's Significance

Understanding the history of a building is important to any preservation project. If the property is determined to be an individual resource or a contributor to the district, then it is important to identify why. Identifying the building's character-defining features and its period of significance are important first steps. This will help determine to what degree the property should be preserved as it is, or where there may be opportunities for compatible alterations to occur.

### Step 2: Determine Building's Integrity

The condition of the building and its features contribute to the overall significance of the building. A building with historic integrity has a sufficient proportion of character-defining features and characteristics from its period of significance which remain intact. These key elements allow a building to be recognized as a product of its time.

### Step 3: Define Program Requirements

If restoring features is the focus, then other alternatives may not be necessary, but if some functional improvements are needed, then compatible alterations and/or additions may be indicated.

### Step 4: Determine the Building's Treatment Strategy

A preservation project may include a range of activities, such as maintenance of existing historic elements, repair of deteriorated materials, the replacement of missing features and construction of a new addition. While the term "preservation" is used broadly to mean keeping a historic property's key features, it is also used in a more specific, technical form to mean keeping a resource in good condition. This, and other related terms, are important to understand because they are all used when planning for improvements to a historic resource. Also note, that while an overall treatment for the building may be used, a different treatment may be applied to a specific building component. (See the following section for more information.)



*Historic resources other than buildings are found in Sausalito. These resources should follow the same steps and treatments for preservation as defined for buildings.*

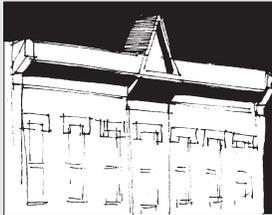
## Steps for Planning a Preservation Project



**Why is the Building Significant?**

### Step 1. Determine Building's Significance

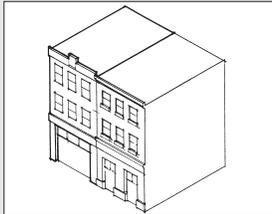
- How old is the building?
- Where is the building/site located?
- Is the building associated with a person/s?
- Is the building significant to Sausalito history?
- Is the building associated with an architectural style unique to Sausalito?



**What Condition are the Building and its Key Features in?**

### Step 2. Determine Building's Integrity

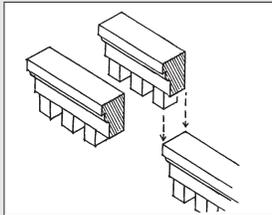
A building with historic integrity has a sufficient percentage of character-defining features and characteristics from its period of significance which remain intact.



**What is the Desired Project?**

### Step 3. Define Program Requirements

Are functional improvements needed? Or is the preservation of key features the objective?



**Determine the Treatment Strategy**

### Step 4. Determine Building Treatment Strategy

With the assessment of significance, building conditions and program requirements, now select the appropriate approach. Refer to the following page to determine a treatment strategy.



**The Project Scope**

### The Project Scope

Steps 1-4 lead to a better understanding of what is important and appropriate to include in the scope of a preservation project.

## Determining a Treatment Strategy for Features of a Historic Building

Selecting an appropriate treatment for character-defining features of a historic building will provide for proper preservation of the historic fabric. The method that requires the least intervention is always preferred. By following this tenet, the highest degree of integrity will be maintained. The following treatment options appear in order of preference. When making a selection, follow this sequence:

### Treatment 1: Preserve

If a feature is intact and in good condition, maintain it as such.

### Treatment 2: Repair

If the feature is deteriorated or damaged, repair it to its original condition.

### Treatment 3: Replace

If it is not feasible to repair the feature, then replace it in kind, (e.g., materials, detail, finish). Replace only that portion which is beyond repair.

### Treatment 4: Reconstruct

If the feature is missing entirely, reconstruct it from appropriate evidence, or a simplified interpretation may be considered. Also, if a portion of a feature is missing, it can also be reconstructed.

### Treatment 5: Compatible Alteration

If a new feature (one that did not exist previously) or addition is necessary, design it in such a way as to minimize the impact on original features. It is also important to distinguish new features on a historic building from original historic elements, even if in subtle ways.



*This early Sausalito building appears to be occupied by a business at the street level and living quarters above. Mixed-use buildings are encouraged today.*

## Determining How to Treat a Feature of a Historic Building

### Treatment 1:

**Preserve**

### Treatment 2:

**Repair**

### Treatment 3:

**Replace**

### Treatment 4:

**Reconstruct**

### Treatment 5:

**Compatible Alterations**

*This list of treatments is presented in order of preference.*

## Applying Flexibility in the Treatment of Historic Structures

Although retaining as much of a building's original fabric is a key principle for historic properties, there are times when some degree of flexibility in making alterations may be considered, especially when it will help sustain the property. A retrofit for seismic improvement is an example. There are places on a building where an alteration will be less visible and, because of the nature of the resource, a moderate change can occur while still preserving the property's integrity. Such decisions are based on the significance of the property, its location, and how the alteration will affect the integrity of the structure. How the change will affect the overall character of the district should also be considered where it applies.

### Facade and Wall Treatments

For most historic resources, the facade is the most important feature to preserve intact. Alterations are rarely appropriate. Many side walls are also important to preserve where they are highly visible from the street. By contrast, portions of a side wall that are not as visible may be less sensitive to change. Generally, the rear wall is typically the least important, and alterations can occur more easily without causing negative effects to the historic significance of the property. However, in Sausalito, the rear or side wall may be just as important to preserve intact as the facade. This is especially true for those buildings that face the water, are visible on the hillside, or face a public open space.

#### Location A: Facade

- Preservation and repair of features in place is the priority.
- This is especially important at the street level and in locations where the feature is highly visible.

#### Location B: Highly visible Side Wall

- Preservation and repair in place is the priority.

#### Location C: Not highly visible Side Wall

- Preservation is still preferred.
- A compatible replacement or alteration is acceptable.
- More flexibility in treatment may be considered.

#### Location D: Not highly visible Rear Wall

- A compatible replacement or alteration may be acceptable when it is not visible to the public.
- More flexibility in treatment may be considered.

#### Location E: Highly visible Rear Wall

This applies to many civic buildings of historic significance, that are designed to be viewed "in the round."

- Preservation and repair in place is the priority.
- Some flexibility may be considered on upper facades.

## Commercial Facade & Wall Planes

## Residential Facade & Wall Planes

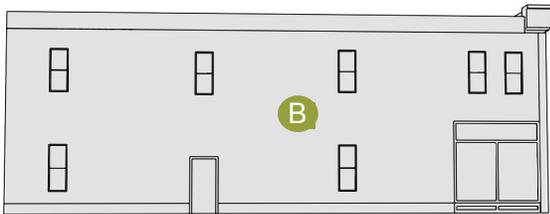
### Facade



### Facade



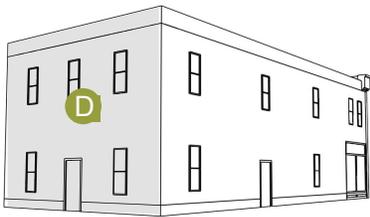
### Side Wall



### Side Wall



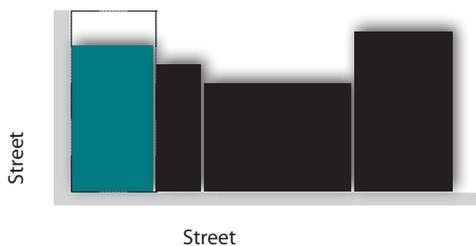
### Rear Wall Plane



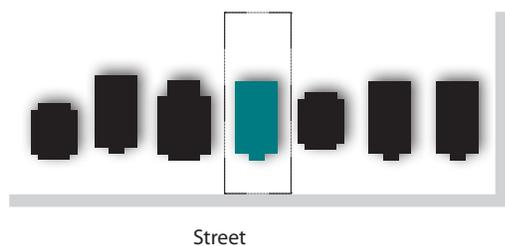
### Rear Wall



### Site Plan



### Site Plan



This concept of evaluating the different wall planes of a building to locate the appropriate places for alterations is illustrated in the sketches of a commercial and residential building.

## C. Applying the Design Guidelines

The design guidelines convey general policies about the rehabilitation of existing structures, additions, new construction and site work. The guidelines do not dictate solutions; instead, they define a range of appropriate responses to a variety of specific design issues. They provide a direction for treatment of historic buildings, alterations to other existing structures and the design of additions and new buildings. Each design guideline typically contains a series of components, all of which are used by the City in determining appropriateness. A typical guideline appears below:

### Components of a Design Guideline

#### **A** → Character-defining Features

**B** → Character-defining features, including original materials, architectural details and window and door openings, contribute to the integrity of a structure, should be preserved when feasible.

#### **C** → 2.33 Preserve character-defining features.

**D** → • Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of character-defining features that should be preserved.



In order to understand which images convey appropriate solutions and those that do not, many of the illustrations are marked with a  or an . Those marked with a  are appropriate solutions, whereas illustrations marked with an  are not appropriate. Note: There can be more than one guideline that applies to any given design element.

#### **A** Design Topic Heading

Topics relate to different types of improvements and components of buildings.

#### **B** Policy Statement

The policy statement explains the desired outcome for the specific design element. This typically includes the term “should” and provides a basis for the design guideline(s) that follow. If a guideline does not specifically address a particular design issue, then the City will use the policy statement to determine appropriateness.

#### **C** Design Guideline

The design guideline statement describes a desired outcome.

#### **D** Additional Information

This appears in a bulleted list, and may include examples of how, or how not, to comply with the guideline.

#### **E** Illustration

Many images are examples of some possible approaches, but not all.

# 2 Treatment of Historic Structures

## Chapter 2 Application

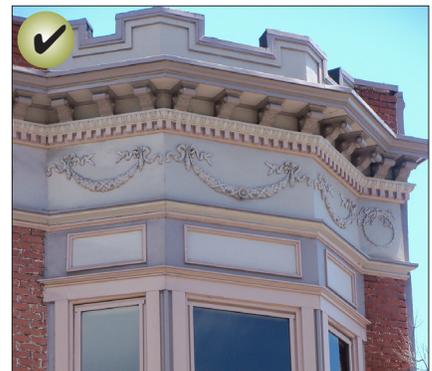
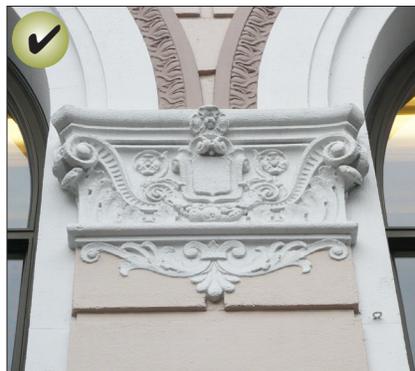
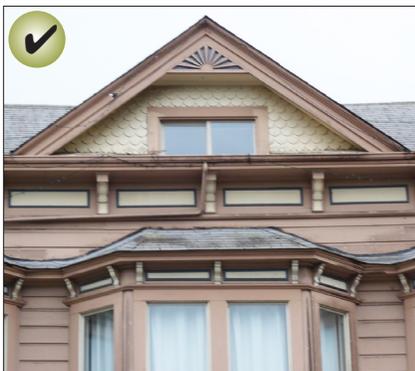
<b>Downtown Historic District</b>	
<b>Work on a Contributing Property</b>	✓
<b>Restore a Non-Contributing Property</b>	✓
<b>Work on a Non-Contributing Property</b>	
<b>Construct a New Building in the Historic Overlay District</b>	
<b>Work on a Local Register Property</b>	✓
<b>Work on a California Register Property</b>	✓
<b>Work on a National Register Property</b>	✓
<b>Work on Arks in the Residential Arks Zoning District</b>	✓
<b>Site Improvements</b>	
<b>Other</b>	

## In This Chapter:

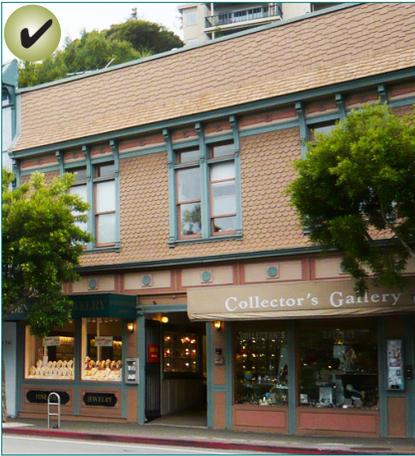
<b>A. Treatment of Specific Building Types</b>	<b>12</b>
Historic Commercial Properties	12
Historic Residential Properties	17
Porches	21
Handrails	23
Historic Industrial Properties	24
<b>B. Treatment of General Building Features</b>	<b>26</b>
Character-defining Features	26
Materials and Finishes	28
Windows	33
Doors	36
Roofs	37
Balconies	38
<b>C. Special Considerations</b>	<b>39</b>
Adaptive Reuse	39
Historic Additions	40
Secondary Structures	40
Energy Conservation and Generation	41
Landscape Features	48
Seismic Retrofitting	49
Accessibility	50

This chapter focuses on rehabilitation guidelines for historic buildings located in the Downtown Historic Overlay District, the Residential Arks Zoning District and properties listed on the Local, State and National Registers. It is divided into sections discussing maintenance, principles for specific building types, treatment of character-defining features, special considerations for historic structures (including adaptive reuse and energy conservation and generation), and landscapes.

Sustainable development and the conservation of resources are central principles of preservation. In basic terms, re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials.



*Preserve and maintain significant stylistic and architectural features.*



Preserve key features of a commercial storefront.



Compatible interpretations of traditional storefront components are appropriate where the original is missing.

## A. Treatment of Specific Building Types

This section provides additional guidance for three specific historic building types: (1) Commercial, (2) Residential, and (3) Industrial.

### Historic Commercial Properties

#### Preservation of Commercial Storefronts

Many commercial storefronts have traditional character-defining features. The repetition of these features creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. The preservation of a historic storefront will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows. Retaining these features is also consistent with the environmental benefits identified in Appendix C.

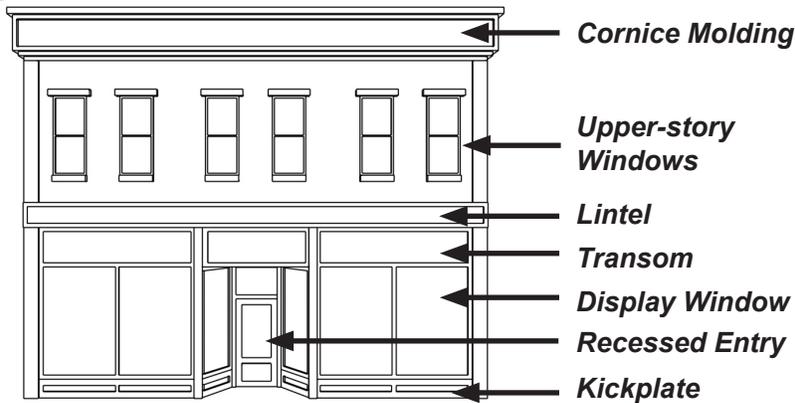
#### 2.1 For a commercial storefront building, a rehabilitation project should preserve these character-defining features:

- **Cornice molding:** A decorative band at the top of the building.
- **Upper-story windows:** Windows located above the street level often have a vertical orientation.
- **Mid-belt cornice:** A decorative band at the top of the first floor.
- **Sign band:** A flat band running above the transoms to allow for the placement of signs.
- **Lintel:** A visible, horizontal supporting member located above the transom.
- **Transom:** The upper portion of the display window, separated by a frame.
- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Entry:** Usually set back from the sidewalk in a protected recess.
- **Kickplate:** Found beneath the display window. Sometimes called a bulk-head panel.
- Also see the Historic Architectural Styles section in the Appendix to identify character-defining features of other commercial facades.

#### 2.2 Repair an altered storefront to its original design.

- Use historic photographs when determining the original character of a storefront design.

## Character-Defining Features of a Commercial Facade with Storefront



Typical character-defining features are highlighted on this commercial building. Additional features may exist on other buildings.



A parapet wall (An upward extension of a building wall above the roofline) should not be altered, especially those on primary elevations or highly visible facades.

### 2.3 An alternative design that is a contemporary interpretation of a traditional storefront may be considered where the historic facade is missing and no evidence of it exists.

- The new design should continue to convey the character of typical storefronts. The storefront system should be in proportion to the building. The storefront features should also be appropriately proportioned to one another.

### 2.4 Retain the kickplate as a decorative panel.

- The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
- If the original kickplate is covered with another material, consider exposing the original design.

### 2.5 If the original kickplate is missing, develop a sympathetic replacement design.

- Wood is an appropriate material for a replacement on most styles; however, alternative materials may also be considered when the appearance is in character with the building style.



Where the original storefront is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered. This storefront has several appropriate elements that comply with the design guidelines, including the kickplate and transparent display window. However, including a transom would have been a more appropriate approach in the storefront than the decorative wood trim.

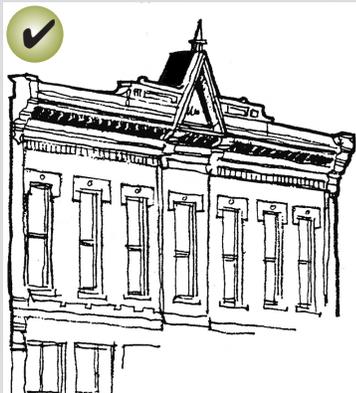
## Treatment of an Altered Cornice

### Existing Building



Existing building with missing cornice.

### Reconstructed Cornice



Reconstruct a missing cornice when historic evidence is available.

### Replaced Cornice



A simplified interpretation is appropriate if evidence of the original is missing.



#### 2.6 Preserve the character of the cornice line.

- Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block.

#### 2.7 Reconstruct a missing cornice when historic evidence is available.

- Use historic photographs to determine design details of the original cornice.
- Replacement elements should match the original in every detail, especially in overall size and profile.
- The substitution of another old cornice for the original may be considered, provided the substitute is similar to the original.

#### 2.8 A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.

- Appropriate materials include stamped metal, wood and some durable synthetics.

#### 2.9 Retain the original shape of the transom glass in historic storefronts.

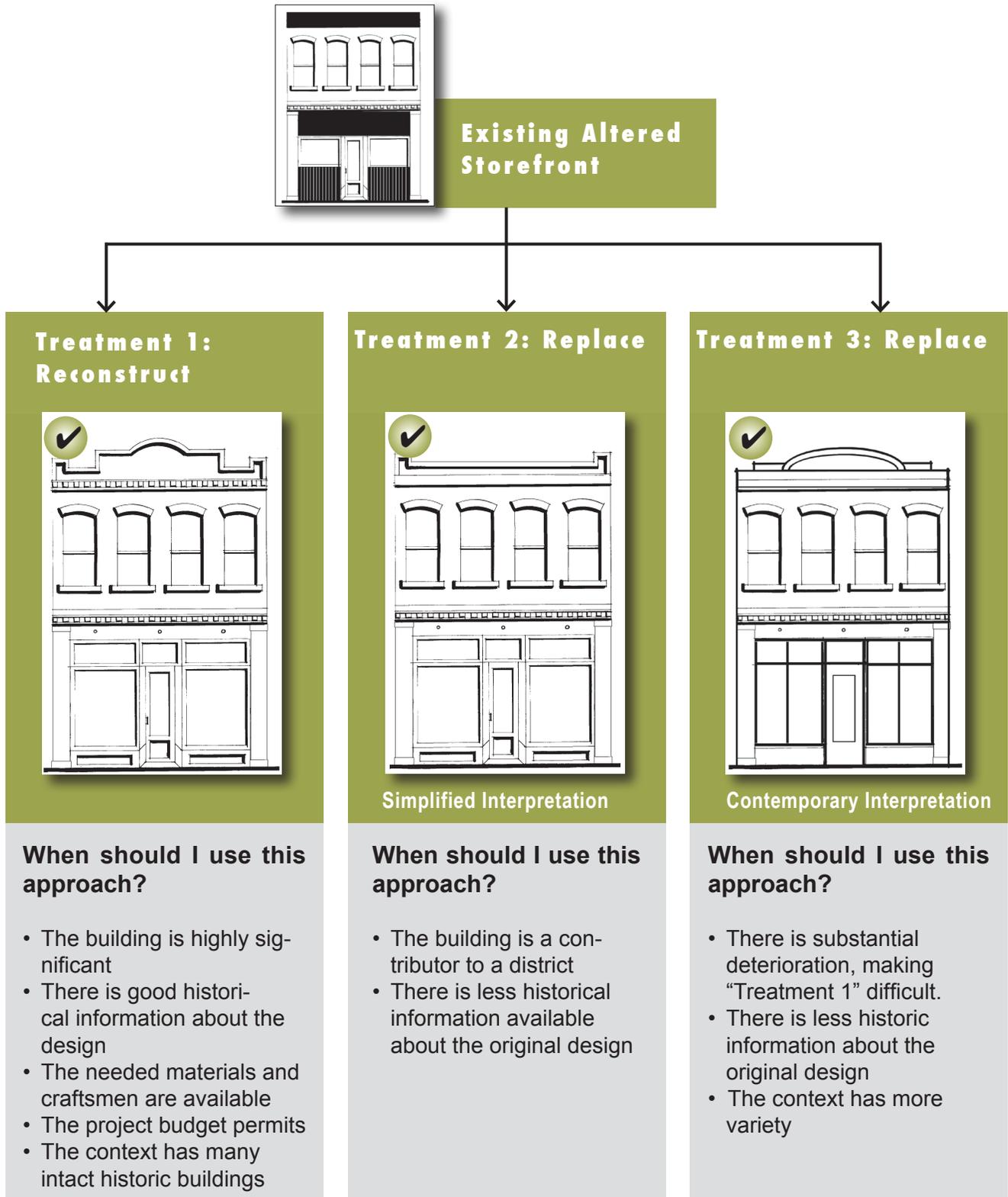
- Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs. These bands should not be removed or enclosed.
- The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.
- If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, be certain to retain the original proportions. One option might be to use it as a sign panel or decorative band.

#### 2.10 A parapet wall should not be altered, especially those on the facade or highly visible side wall.

- Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.

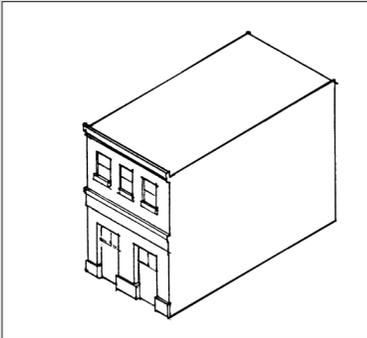
## Treatment of an Altered Historic Commercial Storefront

The guidelines in this section discuss a range of treatment options for commercial storefronts. When applied to a building that is already altered, which would be the best approach? This diagram outlines the steps to follow in making that decision.



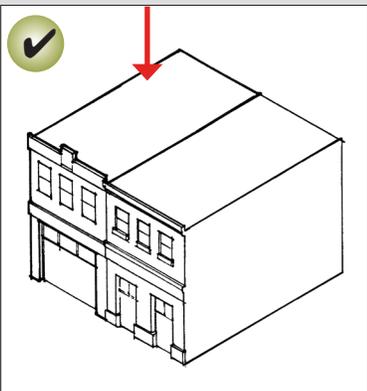
## Locating an Addition on a Commercial Property

### Original Building

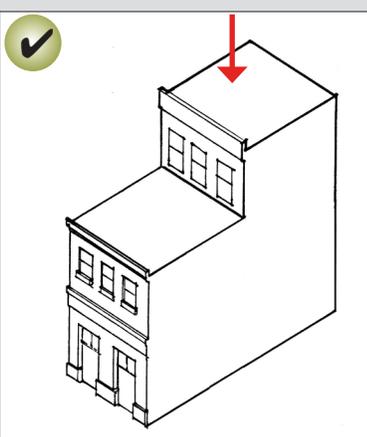


An original two-story building, before an addition. Compare with sketches below.

### New Addition to the Side



### New Roof-top Addition



## Additions to Commercial Properties

Two distinct types of additions to historic commercial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may only be limited opportunities to do this. Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure.

### 2.11 An addition should be compatible with the main building.

- An addition should relate to the building in mass, scale, character and form. It should appear subordinate to the main structure.
- Roof forms should be compatible as well. An addition with a pitched roof is inappropriate for a building with a flat roof.
- An addition to the front of a building is inappropriate.
- Greater flexibility of non-visible facades is appropriate. (See Chapter 1 for more information on applying flexibility in the treatment of historic properties.)

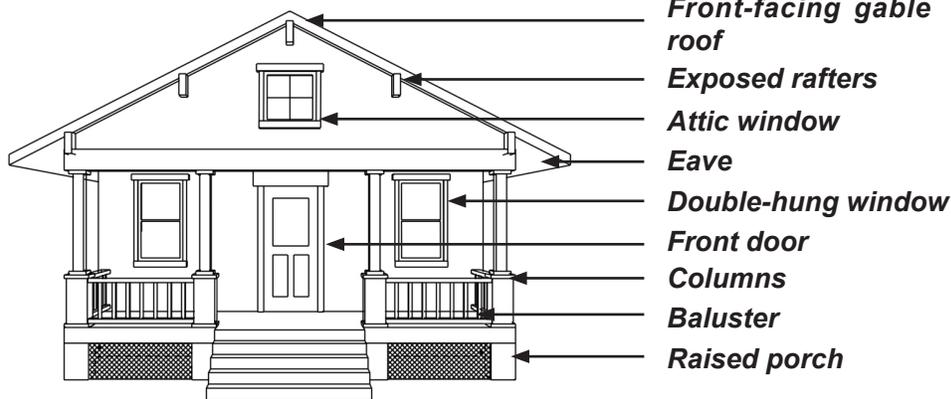
### 2.12 An addition should not damage or obscure architecturally important features.

- For example, loss or alteration of a cornice line should be avoided.

### 2.13 An addition may be made to the roof of a building if it does the following:

- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building and it should not be visible from the street.
- Its design should be modest in character, so it will not detract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.

## Character-Defining Features of a Residential Facade



Typical character-defining features are highlighted on this residential building. Additional features may exist on other buildings.

## Historic Residential Properties

This section applies in addition to the General Historic Design Guidelines provided in Section B of this chapter.

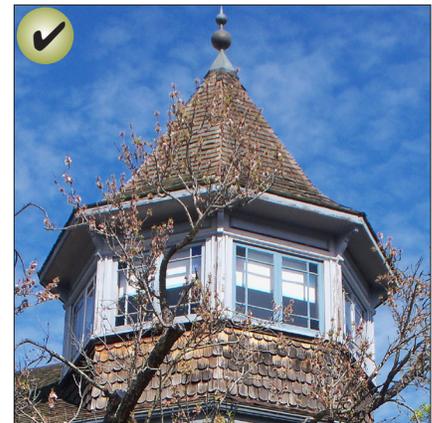
### Preservation of Historic Residential

Many residential buildings have traditional character-defining features. These features maintain the integrity of the building and should be preserved. These features should not be altered, obscured or removed.

### Preserve these character-defining features on a traditional residential facade:

- **Building and roof orientation:** Orientation of building and roof to the street.
- **Porch:** Typically a one-story covered, unenclosed or partially enclosed entry element. A porch is typically raised to match the height or is located just below the top of the first floor. It is supported by columns and has a baluster.
- **Front door:** The primary entrance into the building. Typically a wood door, sometimes half glazed.
- **Windows:** Typically double-hung wood windows in earlier styles or horizontal banding in later styles.
- **Trim:** Wood that covers transition between building elements. This is sometimes a decorative molding.
- **Exposed rafters:** Structural component at eaves.
- **Eaves:** Portion of the roof that overhangs the vertical walls.
- **Attic window or vent:** An opening in a gable end.
- **Dormer:** A window that projects vertically from the roof or wall. It is a subordinate element to the primary roof.

Also see the Historic Architectural Styles section in the Appendix to identify key features of specific residential building styles.



Preserve these character-defining elements on a traditional residential facade.

## Additions to Residential Properties

An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.

### 2.14 A new addition should respect the mass and scale of the original structure.

- An addition should be simple in design to prevent it from competing with the primary facade.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- To keep the size of a higher mass as small as possible, use a lower wall or roof height.

### 2.15 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

- This will allow the original proportions and character to remain prominent.

### 2.16 The roof form of a new addition should be in character with and subordinate to that of the primary building.

- When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.

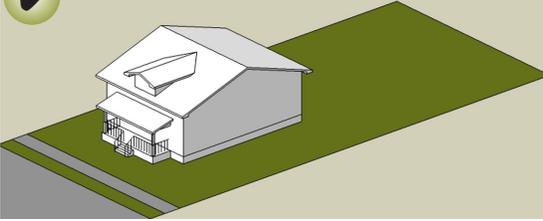
### 2.17 A rooftop dormer may be appropriate.

- A dormer is typically added to a structure to increase the amount of headroom in upper floors. Traditionally, dormers are designed as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, develop an addition to the rear of a structure.
- A dormer should be visually subordinate to the overall roof mass and should be in scale with those on similar historic structures.
- A dormer should be located below the ridge line of the primary structure.
- A dormer should be similar in character to the primary roof form.
- The number and size of dormers should not visually overwhelm the scale of the primary structure.

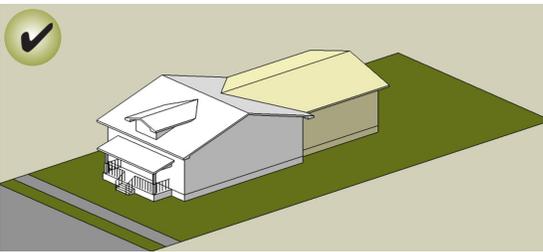
*The one-story addition in the center of the photograph is appropriate. It steps down the hill and is subordinate to the primary structure. Generally, the shed dormer is not appropriate to this style.*



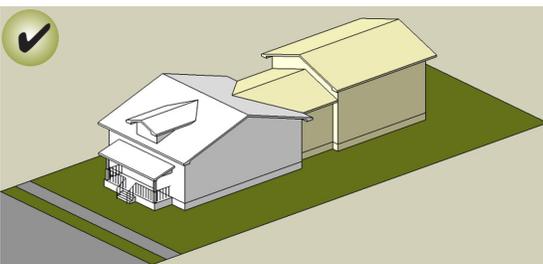
## Designing A Residential Addition



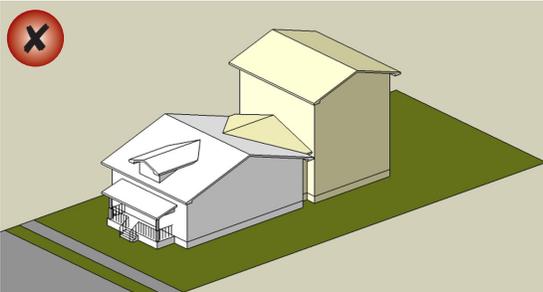
**Original building**  
**One-and-a-half stories**



**One story attached addition**  
Addition is set back behind the original building.



**One-and-a-half story addition with connector**  
Addition is set back behind the original and accessed by a connector.

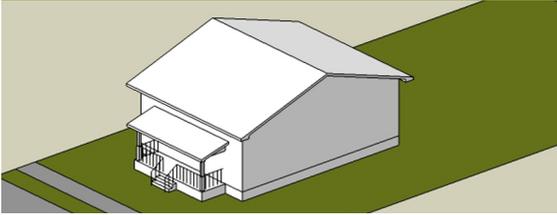


**Two-and-a-half story addition with connector**  
Addition is set back behind the original and accessed by a connector.

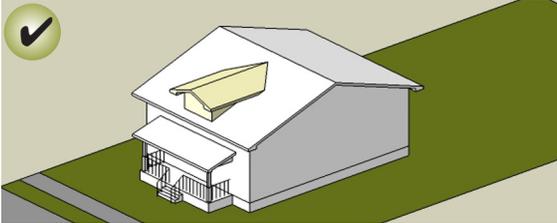


**Two-story roof-top addition**  
Addition is set back behind the original and accessed by a connector.

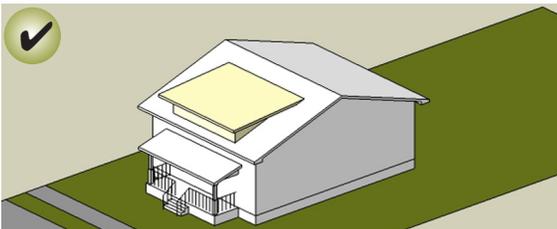
## Locating A New Dormer



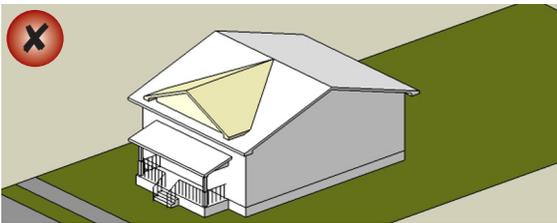
**Original Building**



**Small Gable Dormer**  
Dormer addition is centered and located below the roof ridge.



**Low Shed Dormer**  
Dormer addition is centered and located below the roof ridge.



**Full Gable Dormer**  
Gable overwhelms the facade and alters the character.

## Porches

Preserve a porch in its original condition and form. A porch is one of the most important character-defining elements of a facade. It provides visual interest and influences perceived scale.

Repair a deteriorated porch instead of removing or replacing it. This approach is preferred because the original materials contribute to its historic character. Even when replaced with an exact duplicate, a portion of the historic building fabric is lost; therefore, such treatment should be avoided when feasible.

Replace a missing porch with one that appears similar to that seen historically. When a porch is to be replaced, the first step is to research the history of the house to determine the appearance and materials of the original porch. The most important aspects of a replacement design are its location, scale and materials. Unless reconstructing a porch from historic documentation, it is not necessary to replicate the details of the original porch or a porch design copied from a similar style house. However, it is important that new details be compatible (similar form, scale and materials) for the design of the porch and the style of the house.

### 2.18 Maintain an original porch when feasible.

- Maintain the existing location, shape, details and posts of the porch.
- Missing or deteriorated decorative elements should be replaced to match existing elements; e.g., match the original proportions and spacing of balusters when replacing missing ones.
- Avoid using a porch support that would be substantially smaller than other supports on the porch or than that seen historically.

### 2.19 Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is inappropriate.

- Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.

### 2.20 Repair those elements of a porch that are deteriorated.

- Removing damaged materials that can be repaired is not appropriate.

### 2.21 If it has been altered, consider reconstructing a porch back to its original design.

- If the historic design of the porch is unknown, then base the design of the restoration on other traditional porches on buildings of a similar architectural style in the city.
- If the original porch steps have been replaced with concrete, consider restoring them to their original, wood condition.



*Maintain the existing location, shape, details and posts of an original porch.*



*A porch is one of the most important character-defining elements of a facade. Preserve a porch in its original condition and form.*

# Treatment of an Altered Historic Porch



**Existing Altered Porch**

**Treatment 1: Reconstruction**

An architectural line drawing of the same house, but with a more detailed porch featuring columns and decorative elements. A green circle with a white checkmark is in the top left corner of the drawing area.

**When should I use this approach?**

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

**Treatment 2: Replace**

An architectural line drawing of the house with a porch that is a simplified version of the original design, using fewer columns and simpler details. A green circle with a white checkmark is in the top left corner of the drawing area.

**When should I use this approach?**

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

**Treatment 3: Replace**

An architectural line drawing of the house with a modern, contemporary porch design featuring large glass panels and a different structural approach. A green circle with a white checkmark is in the top left corner of the drawing area.

**When should I use this approach?**

- There is substantial deterioration, making "Treatment 1" difficult.
- There is less historical information about the original design
- The context has more variety

**2.22 When replacing a porch is necessary, it should be similar in character, design, scale and materials to those seen traditionally.**

- The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- Base the replacement design on historic documentation if available.
- Where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

**2.23 Porch supports should be of an appropriate size to complement the entry and existing structure.**

- Wood columns are preferred.
- Brick or stone may be appropriate for some architectural styles.
- See the Historic Architectural Styles section in the Appendix for further recommendations.

**2.24 A porch should use materials similar to those seen historically.**

- Use materials similar to those seen historically. Wood decking, steps, balustrades and porch supports were most common.
- Do not replace a wood porch decking and steps with concrete.

## Handrails

In some circumstances it may be necessary to add handrails to a historic structure in order to address accessibility and life safety issues. These elements should not detract from the historic character of the property.

**2.25 Railings should be simple in design.**

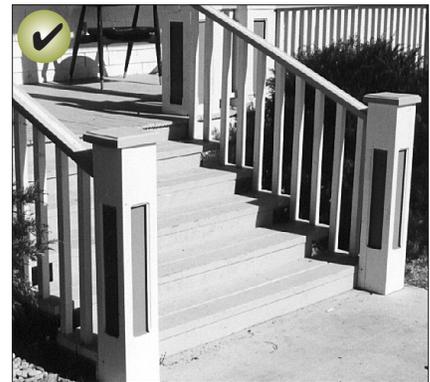
- Simple metal work and wood are appropriate.
- The railing should be mostly transparent. One generally should be able to see through it.

**2.26 Where building codes stipulate that existing railings lower in height be augmented to raise their effective height, consider the following:**

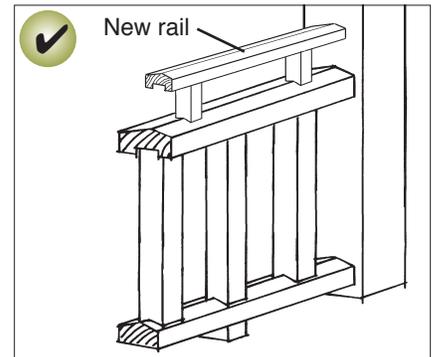
- Provide a smaller railing above the historic railing to achieve a greater overall railing height without changing the appearance of the original.



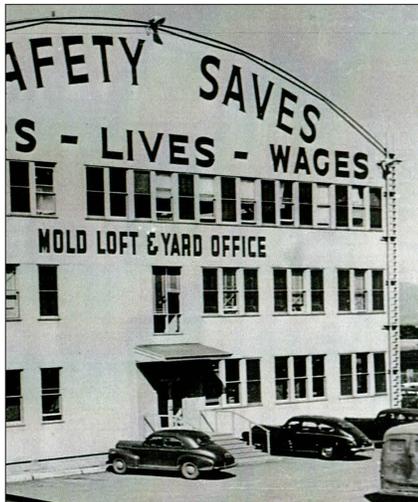
*Before: A deteriorated railing should be repaired rather than replaced.*



*After: A successful preservation effort will result in a product shown in the example above.*



*Consider providing a smaller railing above the historic railing to achieve a greater overall railing height.*



Before



After

A rehabilitation project of a warehouse building should preserve character-defining elements such as a loading dock, canopy and man door.

## Historic Industrial Properties

Sausalito's industrial properties appeared during ship-building for the war effort of World War II. These structures are often simple in form, durable and readily adaptable.

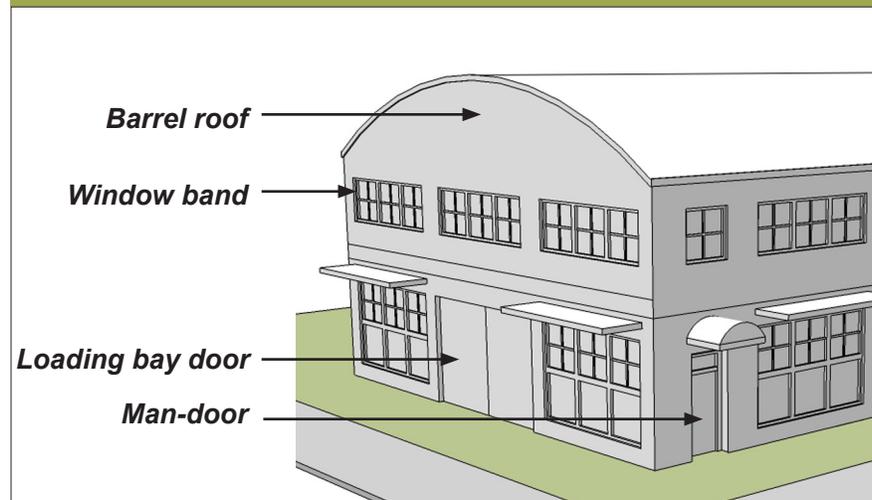
### Preservation of Industrial Facades

Many of Sausalito's buildings possess components traditionally seen on industrial buildings. The standard elements seen on these buildings should be preserved.

#### 2.27 For an industrial building, a rehabilitation project should preserve these character-defining elements:

- **Man-door:** A small door for use by people entering the building. This can be similar in character to a storefront on a retail buildings. It often includes a transom.
- **Windows:** Industrial metal sash and operable wood windows exist.
- **Loading dock:** In a few instances, a raised landing for handling goods; some project from the facade while others are inset behind the building plane.
- **Loading bay doorway:** A large opening at the landing dock, or large sliding "garage" doors. Typically this is rectangular.
- **Canopy:** A structure usually sheltering the loading dock. Some were horizontal and others were sloped. They were supported on metal and heavy timber supports that were wall mounted.
- **Roof form:** The traditional roof form should also be maintained. Typically these are barrel shape, but sometimes flat, or gable.

### Character-Defining Features of an Industrial Facade



Typical character-defining features are highlighted on this industrial building. Additional features may exist on other industrial buildings.