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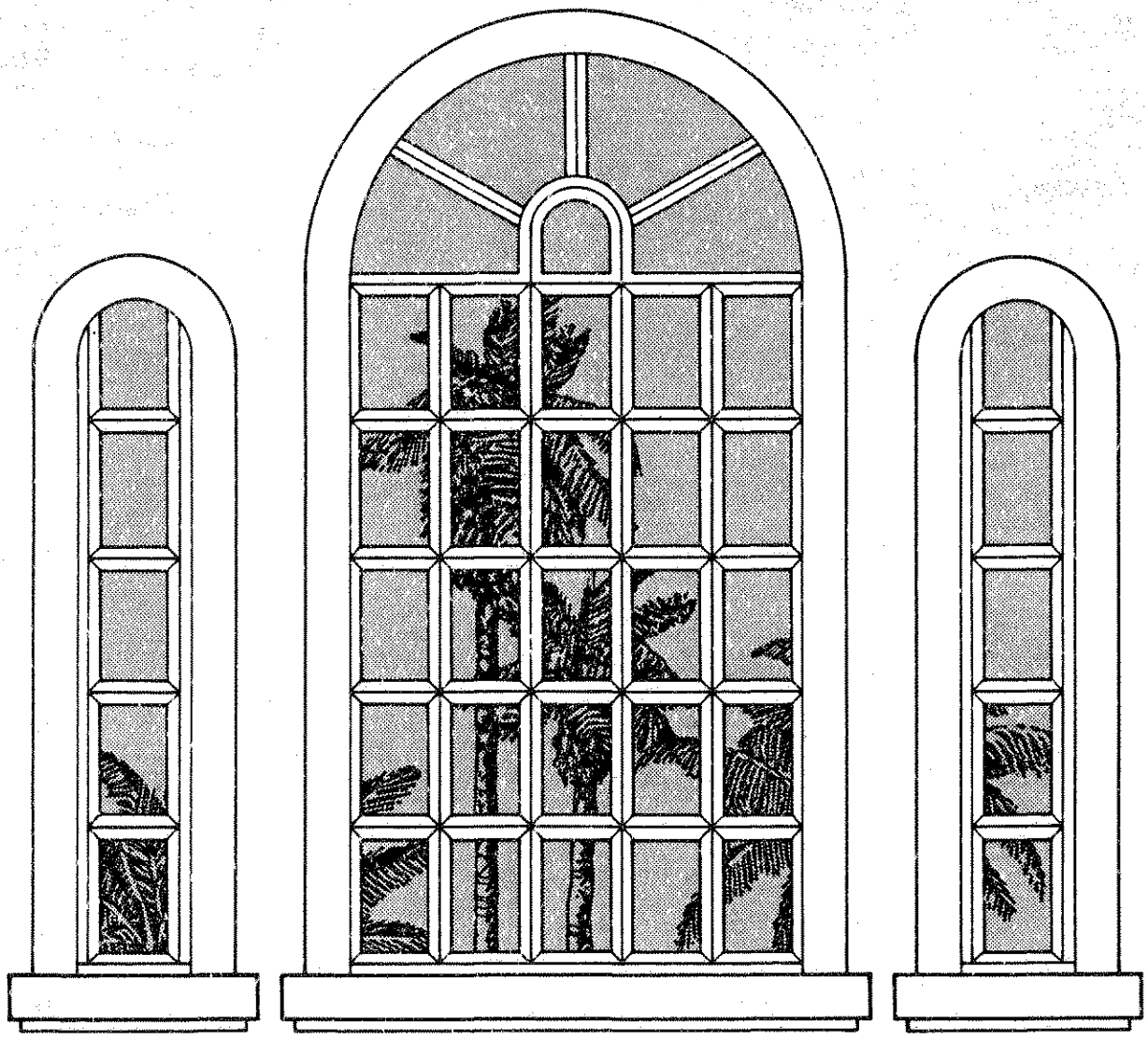

GOLDEN ❖ HILL

Design Criteria and Guidelines

Adopted by City Council on October 17, 1989

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The City of San Diego ❖ Planning Department

THE CITY OF SAN DIEGO

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The following past and present members of the Greater Golden Hill Planning Committee contributed extensive time and thought to the formulation and review of this document. Their contribution as well as the contribution of the many general members of the Greater Golden Hill Planning Committee is greatly appreciated by the Planning Department, the Planning Commission and the City Council.

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GOLDEN HILL PLANNED DISTRICT
DESIGN CRITERIA AND GUIDELINES

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I. INTRODUCTION

The Golden Hill community is rich in architectural and historical diversity. Maintenance of these characteristics are essential in preserving the community's special character. Preservation of these special characteristics are achievable through design standards that establish continuity with the historical and architectural character of the planned district yet allow for creativity of design.

II. PURPOSE AND INTENT

There are three sections of these design criteria. The first part pertains to designated historic structures within this area. The purpose of the standards for these structures is to preserve and rehabilitate the historic structures and the historic nature of the site in order for Golden Hill to maintain a part of its identity. The intent of the regulations is to demonstrate methods by which historic structures are to be maintained and/or altered so their historic value and significance are not jeopardized. The second section of these guidelines pertains to all rehabilitation efforts within the community. Some buildings, although they are not designated historic, contain architectural elements and site features that are characteristic of the neighborhood and should be maintained rather than destroyed. The third section of these guidelines serves to guide new development. This section provides for new development, including use of landscape materials and site design, to be compatible with the surrounding neighborhood and complement the predominate architectural features and site design styles present in an area.

III. HISTORIC STRUCTURES AND SITES

A. Alteration of Historic Sites

No alterations or modifications may be made to historic structures without obtaining a permit from the Planning Director after undergoing a review by the City's Historical Site Board. Where alterations take place, all applicable codes, laws and regulations shall apply. Alterations shall be made in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation (see Attachment A).

B. Maintenance of Historic Sites

All buildings and structures, including garden structures, shall be preserved from deliberate neglect. Repairs to any portion of a historic building or structure should be made with original materials or replaced "in-kind," using original methods of construction.

IV. REHABILITATION OF ALL STRUCTURES AND SITES

Rehabilitation shall herein be defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Rehabilitation efforts in all zones shall comply with the following:

1. Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the building structure, or site, including mature landscaping, and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or landscape features shall be prohibited. The item may be removed for repair work provided original materials or acceptable alternatives are used and provided the item is replaced.

3. All buildings, structures, and site designs shall be recognized as products of their own time. Alterations that have no historical architectural relevance to the building or site shall be discouraged.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

5. Deteriorated architectural or site design features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural or site design features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

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

8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

9. Architecturally important structural members shall be replaced only when necessary. Existing structural systems should be supplemented when damaged or inadequate.

10. Exterior Features:

    a. Stucco should be repaired with a stucco mixture and application technique that duplicates the original finish as closely as possible in appearance and texture.

    b. Masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Graffiti should be removed with a solvent made specifically to remove graffiti from masonry and stone without damage.

    c. The original or early color and texture of masonry surfaces, including early signage, should be retained wherever possible.

    d. The original wooden siding on a building or structure shall be retained whenever possible. Resurfacing with stucco or textured paint, or new materials such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding is inappropriate.

    e. The original roofing material and shape shall be retained whenever possible. Deteriorated roof coverings should be replaced with new material which matches the old in composition, size, shape, color, and texture.

    f. The architectural features that give the roof its character (such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, etc.) shall be preserved or replaced.

g. Existing window and door openings including window sash and trim, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware shall be retained. The type of woodframe window (double-hung, casement, etc.) should also be retained.

h. Porches, railings, columns and steps that are appropriate to the building and its development should be retained. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and should be retained.

i. Landscape elements such as: mature plantings (in particular trees), walls, staircases, trellises and other garden structures should be preserved.

V. NEW DEVELOPMENT

The following design standards are intended to ensure that the scale and architectural character of new construction is compatible with the historic character of the planned district, not to require new buildings to be an exact duplication of older structures in Golden Hill. The guidelines below serve to use the distinguishing elements in the immediate area to achieve neighborhood continuity and context. (See also Appendix B, which lists the Street Design Requirements of the PDO and provides a visual representation of the required features).

New construction will comply with the following guidelines.

A. Spatial Elements

These pertain to the location of buildings in relation to the street and to other structures.

1. Pattern

A pattern is a situation in which objects are arranged in a formal or regular manner in which the arrangement is reproducible. Patterns repeated throughout a neighborhood contribute to a sense of visual cohesiveness. Patterns can be found in building materials, facade elements, landscaping and the scale and siting of the buildings themselves.

New construction shall reflect the patterns established by the existing structures on the block.

2. Alignment

Maintaining or strengthening alignment, which is the arrangement of objects in a straight line, is an effective way to create a sense of relationship among elements of a street.

Commercial development will align both the facade elements and structure itself with the predominant features on the block.

Residential development will align structures with existing structures on the block.

3. Rhythm and Directional Emphasis

Structural shape, placement of openings, and architectural details give a predominantly vertical, horizontal, or a non-directional character to a building's facade. In Golden Hill the existence of uniform 50-foot lots sets up a strong rhythm of buildings spacing with a mixture of vertical and horizontal emphasis.

Both the directional emphasis and rhythm of new or rehabilitated buildings shall relate to the adjacent neighborhood. This can be achieved by designing facade details to conform to approximately the same proportional features as adjacent buildings. If no clear visual pattern exists, directional design options shall be derived from predominant characteristics in buildings within a several block radius.

B. Visual Elements

These pertain to the overall visual elements of buildings in an area.

1. Building Massing

The elements of building massing, height, volume, and scale are important considerations in the design of new structures and additions to existing buildings. While variations in these elements within a neighborhood can mix with each other in visually interesting ways, a building which is significantly taller or wider than adjacent development will seriously disrupt the existing character of an area.

The relationship of the massing, height, volume, and scale of new or improved structures shall be compatible with the surrounding structures. Large structures shall be visually broken up into smaller units of building form to better relate to existing conditions. Overall proportions shall be designed so as not to overwhelm or strongly contrast with that of adjacent development.

When two or more lots are joined to create a single large lot, or when smaller buildings are replaced with one large structure, the design of the new building should reflect the previous side yard requirements and open space characteristics of the area.

2. Materials and Texture

The variety in the use of materials and textures has added to the visual and architectural interest of buildings within the planned district. Appropriate materials and combinations of materials are those already established in buildings reflecting the dominant character of the neighborhood.

The materials of new buildings shall relate to the materials of the existing adjacent structures.

3. Roof Lines

There is a great variety of roof treatment in Golden Hill. The majority of buildings in the area have gabled, hipped, and flat roofs. The contrast of roof shapes can represent a visually interesting sequence of forms or, on the other hand, present a disorganized sequence of form unrelated to existing patterns and to each other. A common failure in the relationship between new buildings or additions to older buildings is poor visual continuity resulting from a radical change in the pitch or shape of roofs. This lack of continuity should be avoided.

4. Entrances

Transitional spaces (that portion of the front or street side yard between the public sidewalk and the entrance to a private building) should be delineated to help promote the street-orientation of a building and to maintain the pedestrian scale of the facade/entrance. Design elements such as low fences, shrubs, steps, changes in ground level, changes in paving texture and light standards may be used to define these spaces. Entrances should be delineated in such a manner that reflects the existing pattern of the neighborhood.

C. Design Elements

These relate to specific features of the structures in the area as well as overall site elements. If the neighborhood is characterized by any specific variations of the features below, as determined by the Planning Director and evidenced in the photo survey, they will be required elements of the new project.

1. Building Profile

   Roof type or profile

   Bay window(s)

   Porch or entry structure

   A ground level, first floor that is at least 18 inches above finished grade

   Balcony(ies)

2. Building Proportion

   An entry door or doors

   Horizontally proportioned windows

   Vertically proportioned windows

   A prominent large living-space window

   Transom windows

   Window shape

3. Detail

   Roof overhangs

   Street facade surface building material (must be used on at least two-thirds of the street facade of the new building).

   Roof building material visible from street

   Columns

   Detailed window and/or door frame trim

Multi-pane windows

Pattern of garage door surface

Molded detail at stucco walls

Integral tilework

Iron grillwork-original

Shutters

Attic "eyebrow" windows or louvers

Multi-panel doors

Window frame detail

D. Landscape Elements

The landscape component of a site, i.e. placement, type and quantity of landscape material, is an important element of overall site design and should be considered in conjunction with the design of the entire site. Landscape material should be related to the scale of the buildings and other structures on the site. Emphasis should be placed on drought tolerant plant species. The following guidelines are intended for the three styles a-c listed in Appendix B.

Victorian Style

Landscaping should be on a grand, vertical scale and should frame the structure(s) on site. Trees should be able to achieve a great height and expanse. Shrubs should have bold colored flowers (if it blooms) and large leaves to reflect the largeness and boldness of the architecture. Landscape elements such as stairs, retaining walls and garden walls should be incorporated into the overall design of the site.

Craftsman Style

Landscaping should be of a horizontal nature and on a human scale. Trees should be able to achieve a wide canopy. Shrubs should be of low scale and climbing vines should be encouraged. Landscape elements such as stone walls and pergolas should be incorporated into the overall design of the site.

Spanish Style

Landscape material should match the directional emphasis of the structure(s) on site. Palm trees and succulent plant materials should be used. Plant materials may be used as a wall or barrier for confinement of areas. Garden elements such as enclosed courtyards, site walls and patio covers should be incorporated into the overall site design.

THE SECRETARY OF THE INTERIOR'S

STANDARDS
FOR REHABILITATION
AND
GUIDELINES FOR REHABILITATING
HISTORIC BUILDINGS

Office of Archeology and Historic Preservation
Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C. 20240

APPENDIX A

STANDARDS FOR REHABILITATION

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 and the Revenue Act of 1978. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR Part 67).

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

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

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR's STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Scretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archaeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended	Not Recommended
Retaining distinctive features such as the size, scale, mass, color and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.	Introducing new construction into neighborhoods that is incompatible with the character of the district be cause of the size, scale, color, and materials.
Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alley and building setbacks that have traditionally linked buildings to their environment.	Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.	Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended	Not Recommended
Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.	Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.
Retaining plants, trees, fencing, walkways, street lights, signs and benches that reflect the property's history and development.	Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabic.
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, news-	

papers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Archaeological Features

Recommended	Not Recommended
Leaving known archaeological resources intact.	Installing underground utilities, pavements, and other modern features that disturb archaeological resources.
Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archaeological resources.	Introducing heavy machinery or equipment into areas where their presence may disturb archaeological resources.
Arranging for an archaeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archaeologist.	

BUILDING: STRUCTURAL SYSTEMS

Recommended	Not Recommended
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.	Disturbing existing foundations with new excavations that undermine the structural stability of the building.
Undertaking stabilization and repair of weakened structural members and systems.	Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.	

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*	Not Recommended
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.	Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.	Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.
Duplicating old mortar in composition, color, and texture. Deplicating old mortar in joint size, method of application, and joint profile.	Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.	Repointing with mortar joints of a differing size or joint profile, texture or color.

*For more information consult Preservation Briefs: 1) "The Cleaning and Waterproof Coasting of Masonry Buildings" and Preservation Briefs: 2) "Repointing Mortar Joints in Historic Brick Buildings." Both are availabe from Technical Preservation Services Division, Heritate Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible such as low pressure water and soft natural bristle brushes.	Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, (i.e., acid on limestone or marble).
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.	Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or brick veneer.
Replacing significant architectural features, such as cornices, brackets, railings, and shutters.	Removing architectural features such as cornices, brackets, railings, shutters, windows architraves, and doorway pediments.
Retaining the original or early color and texture of masonary surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.	Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended	Not Recommended
Retaining and preserving significant architectural features, whenever possible.	Removing architectural features such as siding, cornices, brackets, window architraves, and doorway prediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.
Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.	Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended	Not Recommended
Retaining original material, whenever possible	Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.
Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.	Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended	Not Recommended
Preserving the original roof shape.	Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
Retaining the original roofing material, whenever possible.	
Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.	Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.	Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices brackets, chimneys, cresting, and weather vanes.	Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended	Not Recommended
Retaining and repairing existing window and door openings includ-	Introducing new window and door openings into the principal elevations, or

ing window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Duplicating the material, design and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the buildings.

Discarding original doors and door hardward when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining proches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the buildings development and style.

Stripping proches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, cast iron, terra cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the

Not Recommended

Removing paint and finishes down to the the bare surface; strong paint strippers

structure and repainting with those colors to illustrate the distinctive character of the property.	whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended	Not Recommended
Retaining original material, architectural features, and hardward, whenever possible, such as stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.	Removing original material, architectural features, and hardware, except where essential for safety or efficiency. Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.
Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Retaining original plaster, whenever possible.	Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.
Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors wallpapers or decorative motifs based on the original.	Removing plaster to expose brick to give the wall an appearance it never had.
Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.	Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.	in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand. Enclosing important stairways with ordinary fire rated construction which destorys the architectural character of the space. Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended	Not Recommended
Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.	Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.	Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
Using contemporary designs compatible with the character and mood of the building or the neighborhood.	Adding new height to the building that changes the scale and character of the building.
Protecting architectural details and features that contribute to the character of the building.	Additions in height should not be visible when viewing the principal facades.
Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.	Adding new floors or removing existing floors that destroy important architectural details, features and spaces of of the building.

	Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended	Not Recommended
Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.	Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.
Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.	Attaching exterior electrical and telephone cables to the principal elevations of the building.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.
Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.	Concealing or "making invisible" mechical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.
Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.	Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
	Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate mositure barrier.

SAFETY AND CODE REQUIREMENTS

Recommended	Not Recommended
Complying with code requirements in such a manner that the essential character of a building is preserved intact.	Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.
Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.	
Investigating variances for historic properties allowed under some local codes.	
Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.	
Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.	

Section 103.0711.B.8. , Street Design Requirements

In all GH-Residential Zones, in addition to the criteria included in the Design Criteria & Guidelines, each residential building shall be designed in accordance with the following provisions.

1. Each residential project shall include the following design standards:

   a. Windows shall maintain a consistent design character throughout the project and shall be of the same material on all elevations facing a street and for the front thirty percent (30%) of the interior side elevation(s).

   b. Silver aluminum window frames shall not be permitted on any window.

   c. There shall be no more than two (2) wall siding materials used throughout a project.

2. In addition to the above standards, each residential building shall include architectural features, all to be chosen from only one of the following lists (a, b, c, or d), as required by each list. If a project contains more than one residential building, all buildings are to contain features from the same list. All accessory buildings on the premises are to include similar architectural features as the residential structure(s).

   a. Victorian Style

   Features 1 - 3 are mandatory. Choose three (3) features from items 4 - 9.

   Mandatory:

   1) Horizontal wood siding or shake shingles on all elevations facing a street.

   2) Narrow vertical windows with lintels, jambs and sills surrounding the windows. Sills are to be built out a minimum of three inches (3") from the outside face of the window sash.

   3) Covered entry area with a gable or dormer. Entry area to be a minimum of twenty four (24) square feet in area if it serves one or two entrance doors and ten (10) square feet per entrance door if it serves more than two.

   Choose three (3) of the following:

   4) Crafted lath ventwork at gables and dormers.

   5) Widow's walk or cresting (wood or metal).

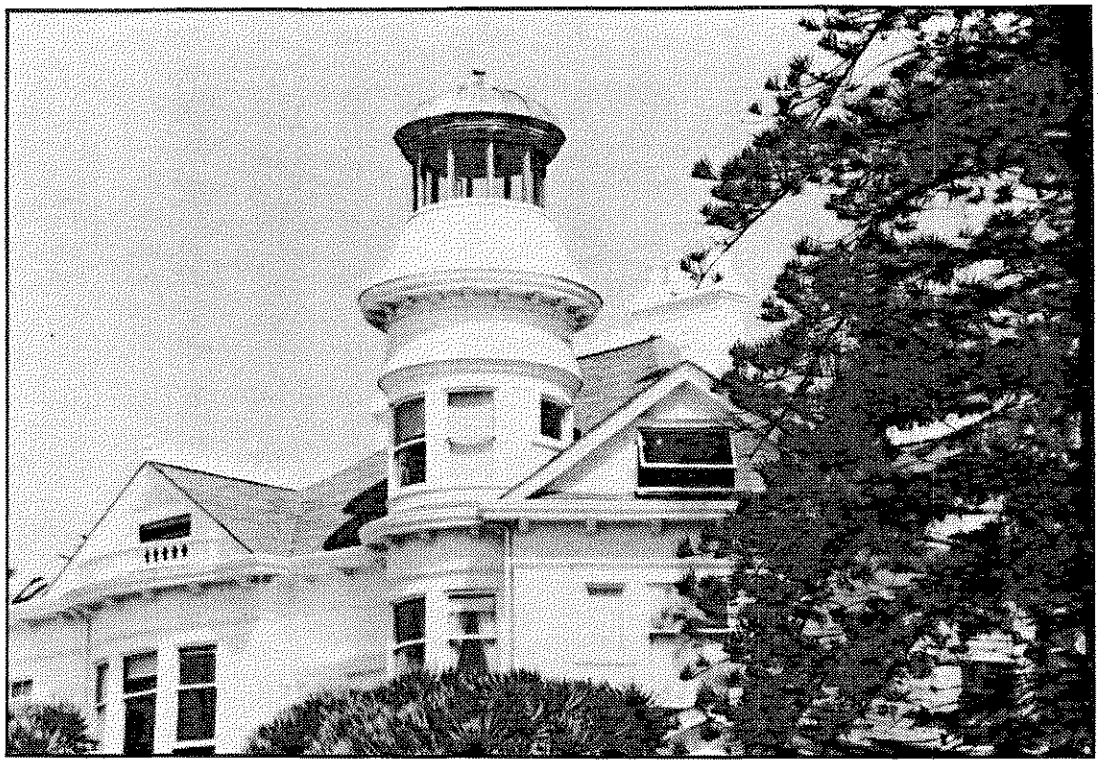
   6) Turrets or cupolas.

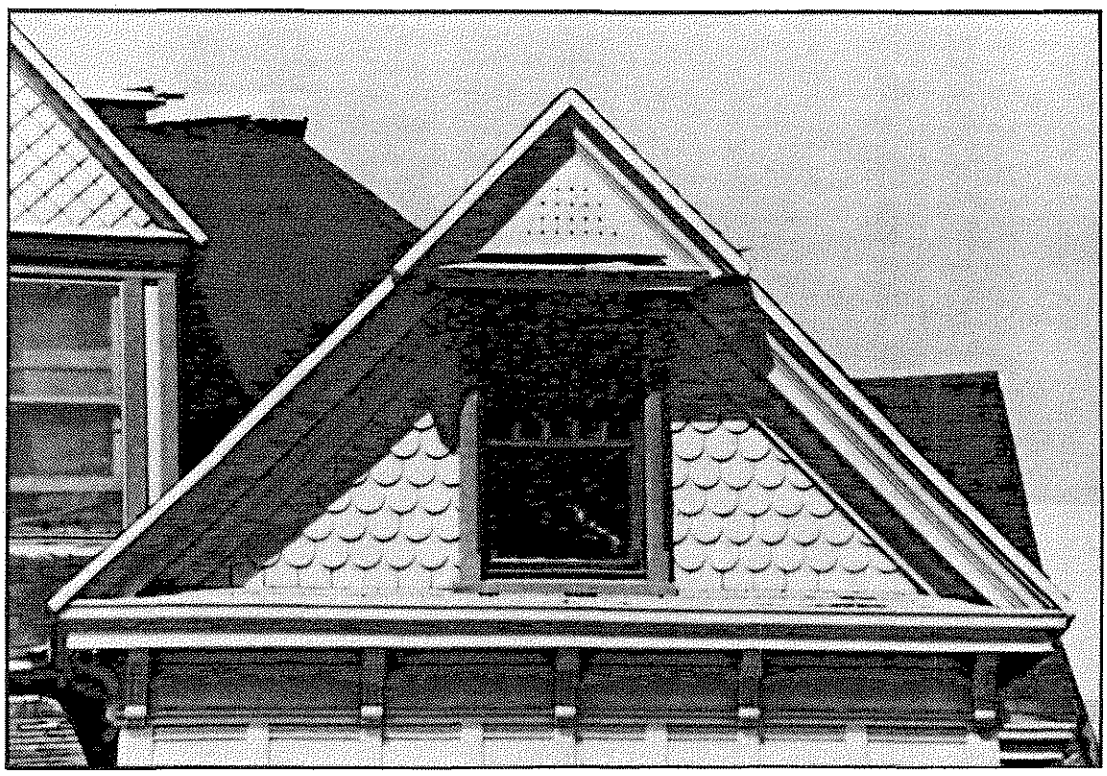
   7) Special window shapes and types on twenty percent (20%) of all windows facing a street; bays, half-round, elliptical gothic, oval or pallidian shapes, quatrefoils, bull's eyes, and stained glass (geometric, lattice or opalescent).

8) Scalloped shingles in an amount typical with the Victorian style.

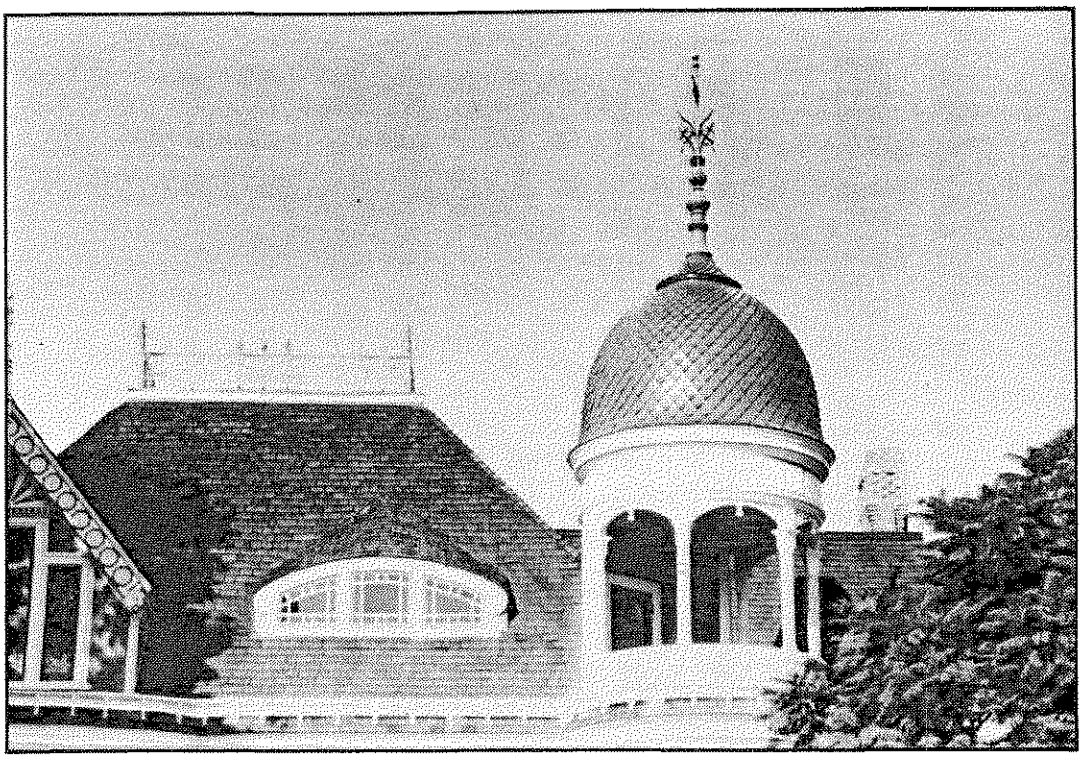
9.) Crafted open stickwork supports for the entry element.

The following photos show the Victorian features listed as they currently exist in the Golden Hill community. These photos are intended to serve as a guide for meeting the Street Design Requirements of the PDO.

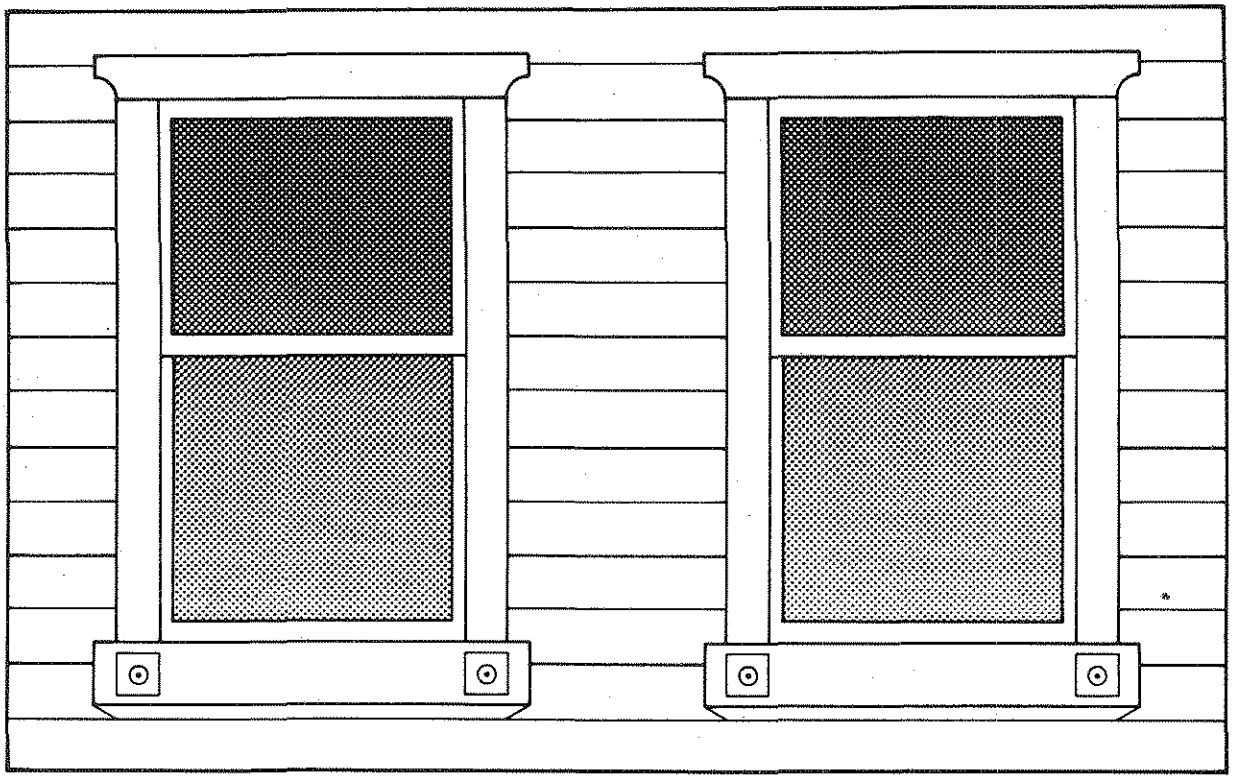


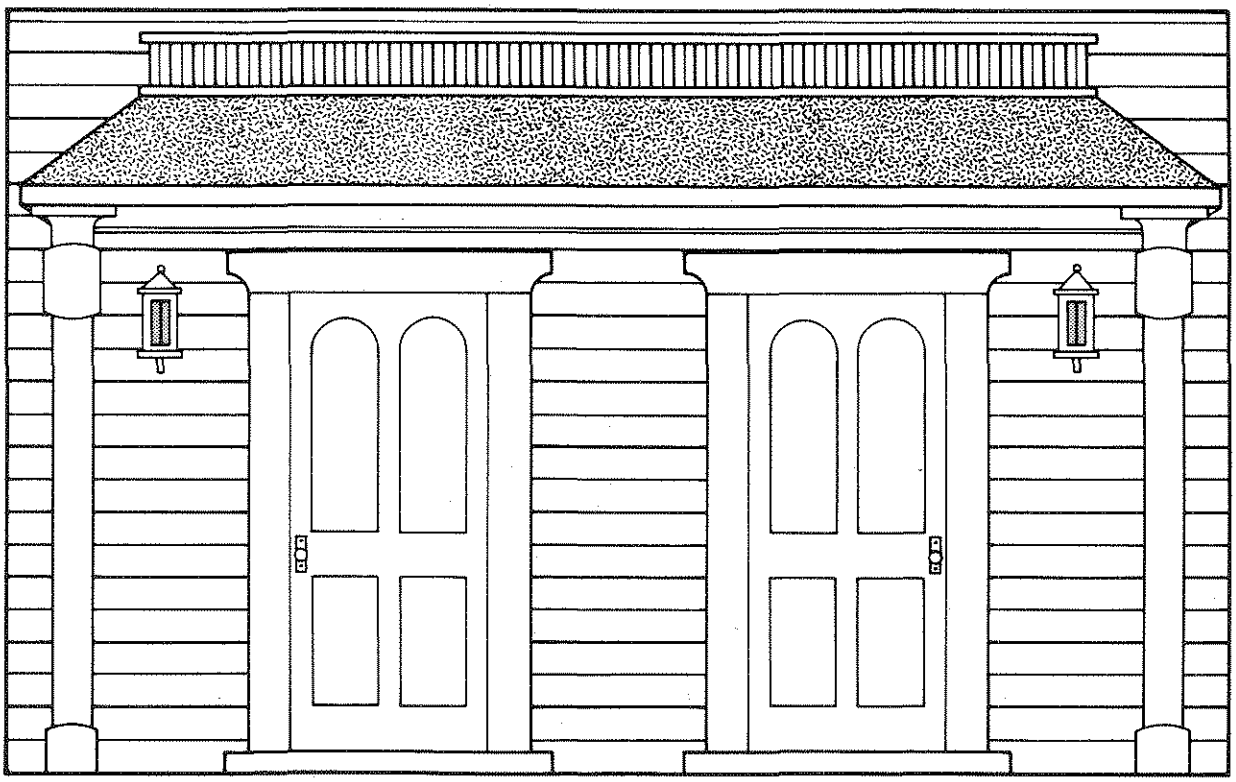


Victorian Influence



The following sketches illustrate the mandatory elements of a Victorian style structure. These sketches are intended to serve as a guide for meeting the Street Design Requirements of the PDO.





b. Craftsman Style

Features 1 - 4 are mandatory. Choose two (2) features from items 5 - 9.

Mandatory:

1) Front entry element with elephantine or craftsman style support columns. Entry area to be twenty four (24) square feet in area if it serves one or two entrance doors and ten (10) square feet per entrance door if it serves more than two.

2) All windows are to be vertical sliding or fixed and all trim is to be of wood. All windows are to have a wood sill projecting at least three inches (3") beyond the sash.

3) Exposed beams/rafters on overhanging eaves with articulated rafter ends.

4) Exterior material to be of stucco, horizontal siding, shake, brick or stone.

Choose two (2) of the following:

5) Projecting brackets or corbels on all exposed beams and rafters.

6) A minimum of one (1) operable chimney, faced in brick or cobble rock, for every three (3) dwelling units.

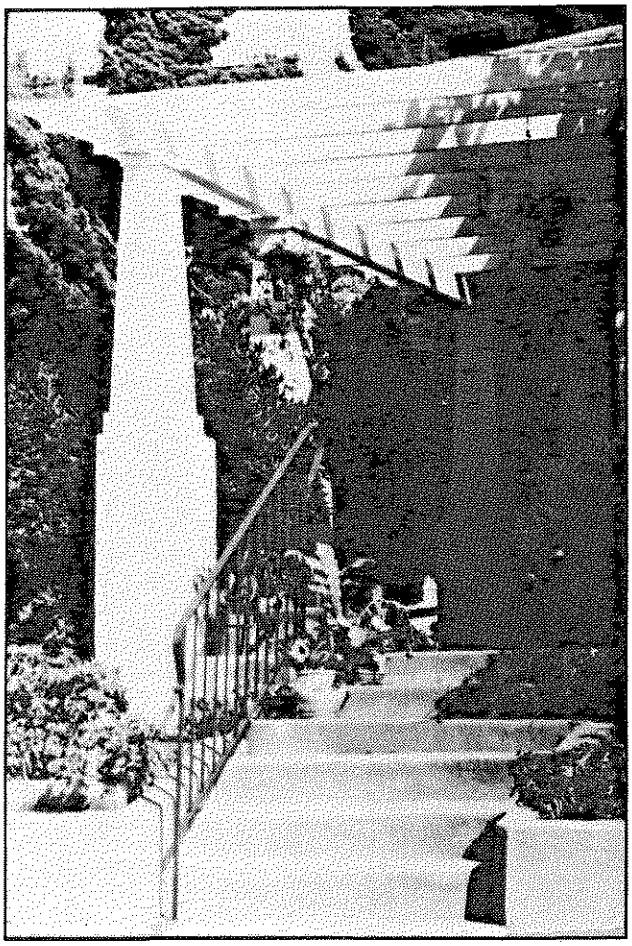
7) Entrance doors with transom panels and/or side lights (singular rectangular panes or multi-mullion panes).

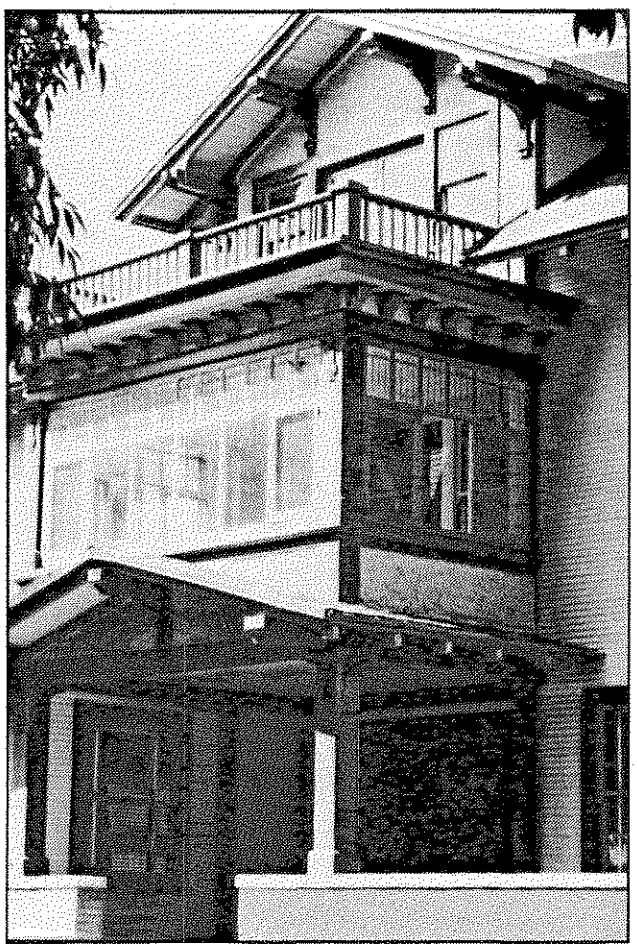
8) Windows with transom panels (singular rectangular panes or multi-mullion panes) on a minimum of forty percent (40%) of all windows facing a street.

9) A projecting pergola, at least twenty four (24) square feet in area.

The following photos show the Craftsman features listed as they currently exist in the Golden Hill community. These photos are intended to serve as a guide for meeting the Street Design Requirements of the PDO.

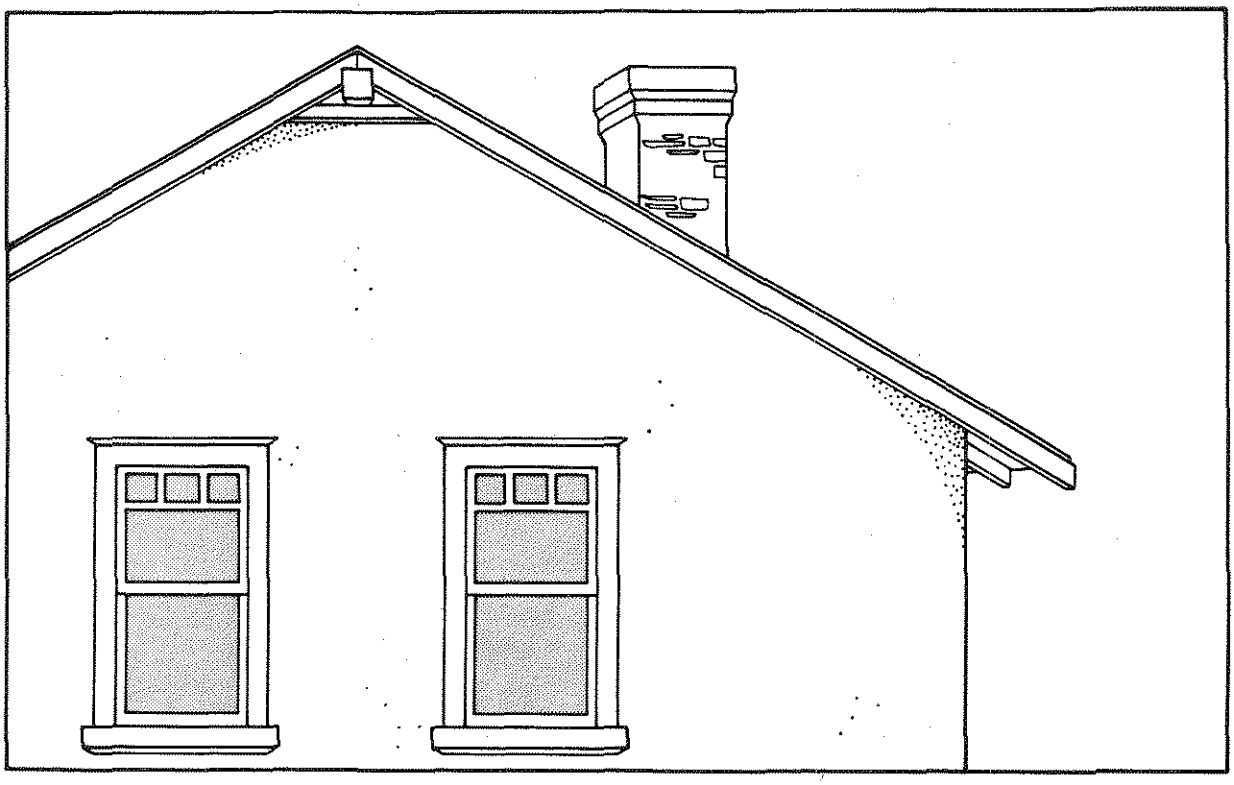
Craftsman Influence





The following sketches illustrate the mandatory elements of a Craftsman style structure. These sketches are intended to serve as a guide for meeting the Street Design Requirements of the PDO.

Craftsman Influence



c. Spanish Style

Features 1 and 2 are mandatory. Choose four (4) features from items 3 - 10.

Mandatory:

1) Use of stucco for the exterior material.

2) Parapet with entablature or tile roof covering the eaves, overhangs, and entry elements.

Choose four (4) of the following:

3) Crafted wood or wrought iron detailing for porches and/or balconies.

4) Exposed beams/rafters on eaves.

5) Drain tile attic vents on at least one elevation facing a street.

6) Arched wing wall (plain or molded) on at least one elevation facing a street. (This feature may encroach into the interior side or rear yard.)

7) Decorative plaster or tile trim around windows and entries facing a street.

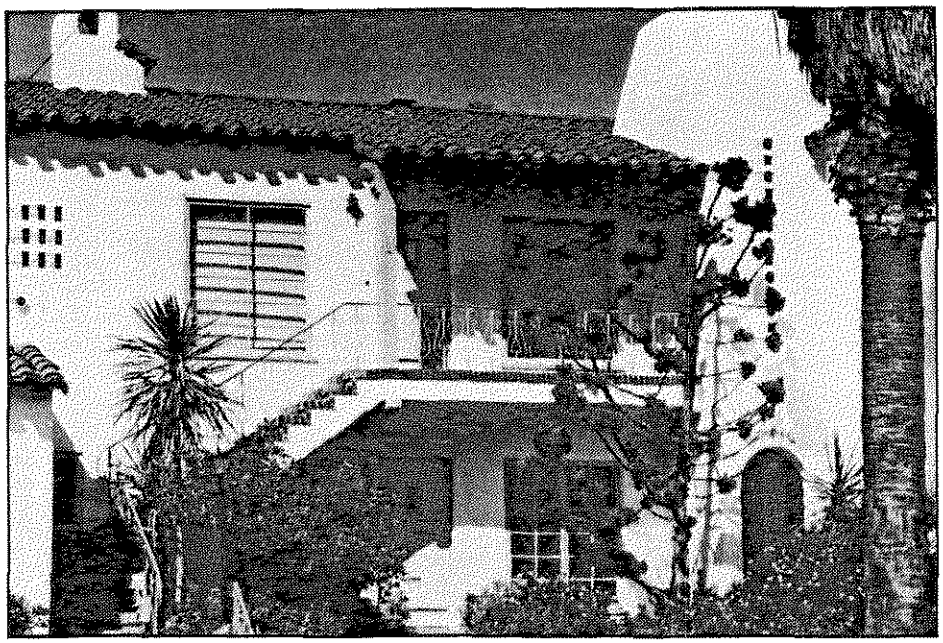
8) Entry supports of stucco, wood or iron articulated columns.

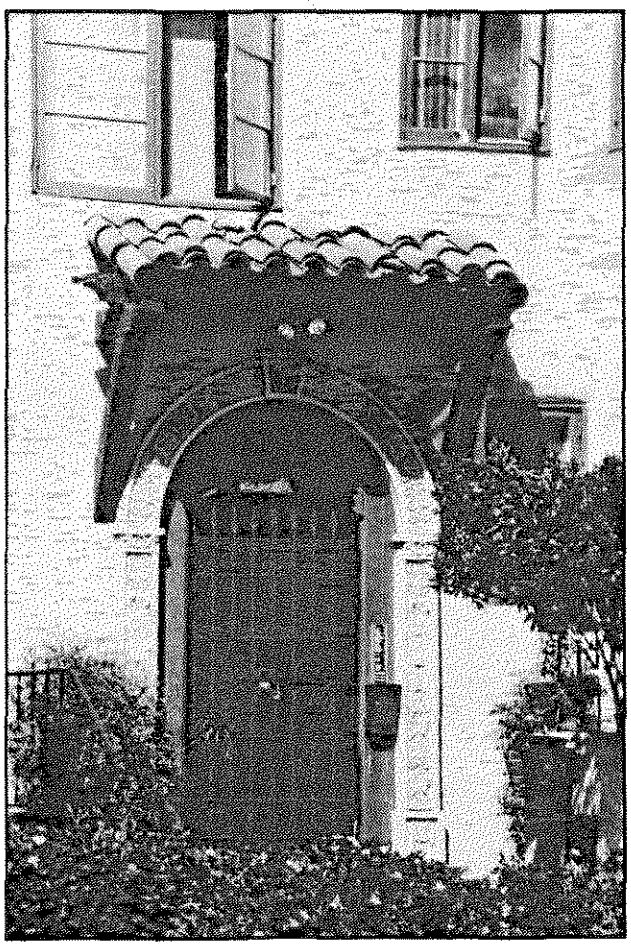
9) A minimum of twenty percent (20%) of all windows, doors and entries facing a street to be arched.

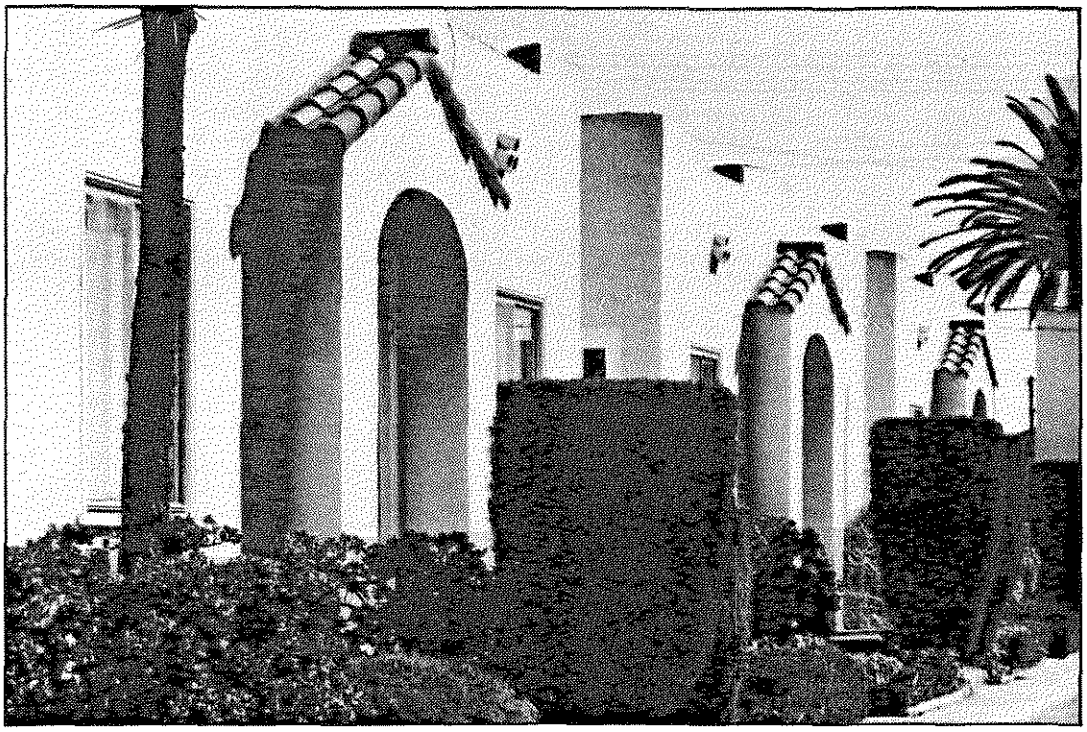
10) Entry element continued through all stories (applies only to structures over one story in height).

The following photos show the Spanish features listed as they currently exist in the Golden Hill community. These photos are intended to serve as a guide for meeting the Street Design Requirements of the PDO.

Spanish Influence

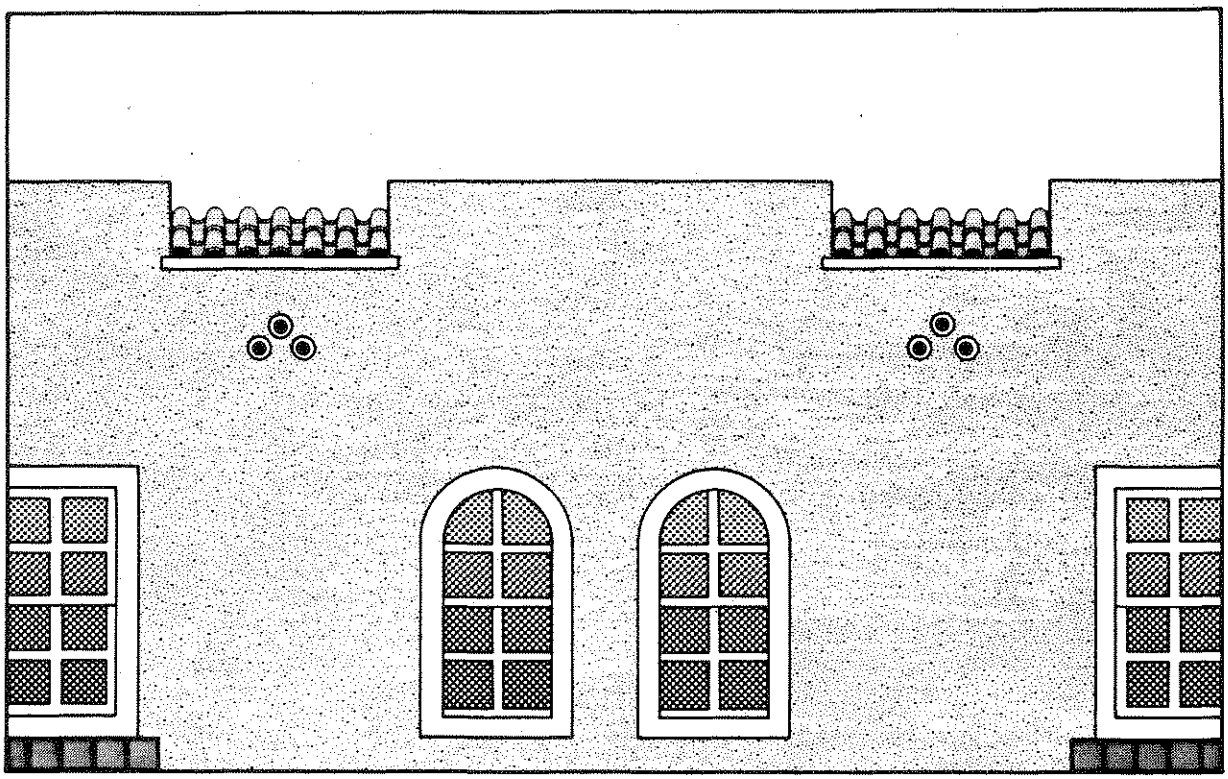


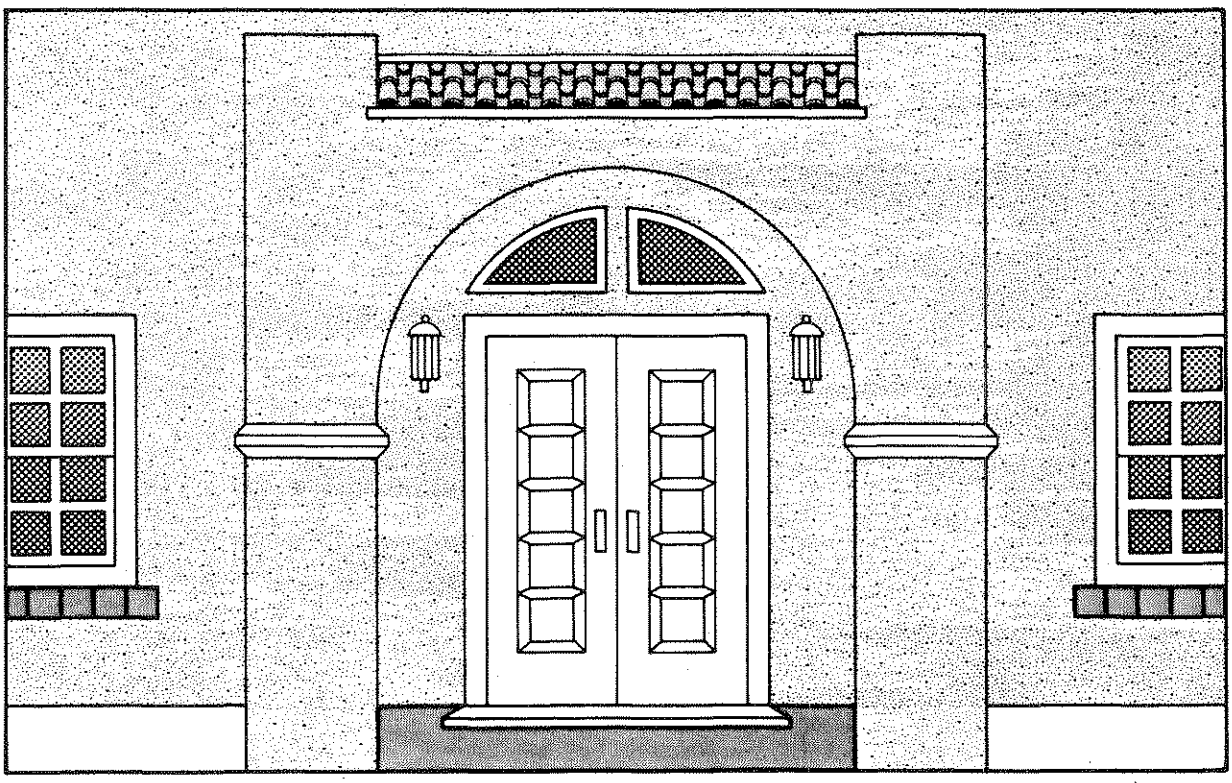




The following sketches illustrate the mandatory elements of a Spanish style structure. These sketches are intended to serve as a guide for meeting the Street Design Requirements of the PDO.

Spanish Influence





d. Contemporary Style

Feature 1 is mandatory. Choose six (6) features from items 2 - 13.

Mandatory:

1) Exterior material is to be stucco, horizontal siding, shake, brick or stone.

Choose six (6) of the following:

2) Multiple pitched roofs with a minimum eighteen inch (18") overhang or a flat or low hipped roof with overhanging eaves (real or suggested cantilever).

2) Large plain rectangular windows, grouped in bands with shared/continuous projecting window sills on all elevations facing a street and on at least the front thirty percent (30%) of the interior side elevations.

3) Use of colored or leaded glass on at least one (1) window band on at least (1) elevation facing a street.

4) Wood window frames on all windows.

5) A minimum of fifty percent (50%) of all windows on all street elevations to be recessed at least two inches (2").

6) A minimum of one (1) clerestory window for every two (2) dwelling units.

7) Beltcourse matching frieze at each story level on each elevation facing a street and on at least the front thrity percent (30%) of the interior side elevations.

8) Wide projecting molding (minimum of four inches (4") fascia) on the frieze.

9) Projecting roofed entry porch with piers for support columns. Porch to be a minimum of twenty four (24) square feet if it serves one or two entrance doors and ten (10) square feet per entrance door if it serves more than two.

10) Triangular or arched porch entry.

11) Portecochere or wing wall, articulating the driveway. (This element may encroach into an interior side or rear yard.)

12) A perjecting pergola, a minimum of twenty four (24) square feet in area.

13) A minimum of one (1) operable fireplace for every two (2) dwelling units.

The following roof shapes and roof materials are to be used for styles a, b, c and d, below.

a. Victorian Style

Shape:
Medium or high gable or hip with a minimum of three (3) distinct rooflines on all elevations facing a street.
Materials:
Shake, slate or shingle.

b. Craftsman Style

Shape:
Broadly pitched hipped or gabled roof. A minimum of two (2) overhanging gables are required on all elevations facing a street.
Materials:
Shingle or shake.

c. Spanish Style

Shape:
Flat with articulated parapet, espadana, false front, or sloped with plain or projecting eaves.
Materials:
Flat portion to be built-up roofing or its equivalent.
Sloped portion to be concrete or clay tile.

d. Contemporary Style

Shape:
Flat or sloped.
Materials:
Flat portion to be built-up roofing or its equivalent.
Sloped portion to be concrete or clay tile, shingle or slate.