

## Chapter 8

# Treatment of Historic Resources



Historic resources are located throughout Healdsburg and greatly contribute to the sense of character and charm of the city. Over the past decades, the City has taken many steps to support historic preservation and to protect historic resources that remain as reminders of the city's heritage. A historic resources survey in 1983 included 339 properties and 6 districts within the City of Healdsburg, and led to the designation of the Johnson and Matheson historic districts. In addition to Healdsburg's two historic districts, the city has numerous other individually designated historic resources.

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## NOTE

Projects that impact historical resources as defined under California Environmental Quality Act (CEQA) will be subject to environmental review per state law. These Design Guidelines do not designate properties as historic for the purposes of CEQA.

## Applicability

The following design guidelines address the treatment of existing historic resources and are intended for use by property owners of designated resources (located within local historic district or individually designated per the City's Land Use Code). There are other structures in the City that are also of historic and architectural merit. These structures should also be preserved because they provide a tangible link to our past and are the foundation of our built environment. The guidelines in this chapter are intended to also address alterations to residential buildings that are not otherwise regulated by the Land Use Code but which may have historic or architectural merit.

Before beginning a project on any building, it is important to determine whether your building may be considered to have historic or architectural merit for the purposes of these Design Guidelines. If a property is on any of the surveys or has any of the ratings listed below, it should appear in the Planning Department's records. Please contact the Planning Department to determine if a property has any of the following ratings or is on any of the surveys below to determine the applicability to this document and any other Department review procedures.

- Buildings with a National Register status code of 1 to 5
- Buildings with a California Historical Resource status code of 1 through 5
- Buildings listed in the Healdsburg Cultural Resource Survey Final Report, 1983
- Buildings listed as having architectural or historic merit on informational surveys prepared by other agencies and organizations
- Buildings identified as having a historic status in the Land Use Code
- Surveys on file at City Hall for Tucker Street, North Street and Piper Street
- Inventory of Historically Significant and Potentially Significant Properties -City of Healdsburg 2011 Update

Demolition or significant alteration of a structure on the above list or over 50 years old may require the preparation of a historic structure report by a qualified architectural historian prior to action on a planning permit request. Also see note on page 207 of these guidelines. For designated resources, refer to the Land Use Code for the types of projects which require Design Review approval by the Historic Committee. New infill construction projects in historic overlay districts (Figures 8.1 and 8.2), next to a designated historic resource or next to a non-designated historic resource must follow the infill guidelines in this chapter. These new construction projects should also refer to the applicable Character Area chapter for more information on design reference.

FIGURE 8.1: Johnson Historic District

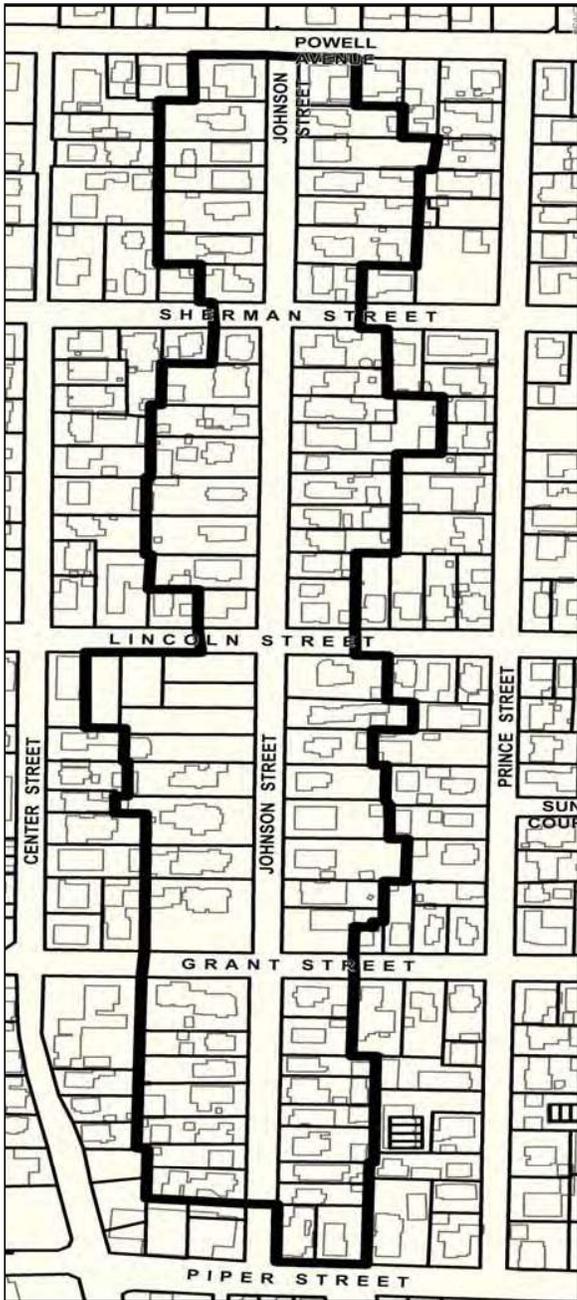
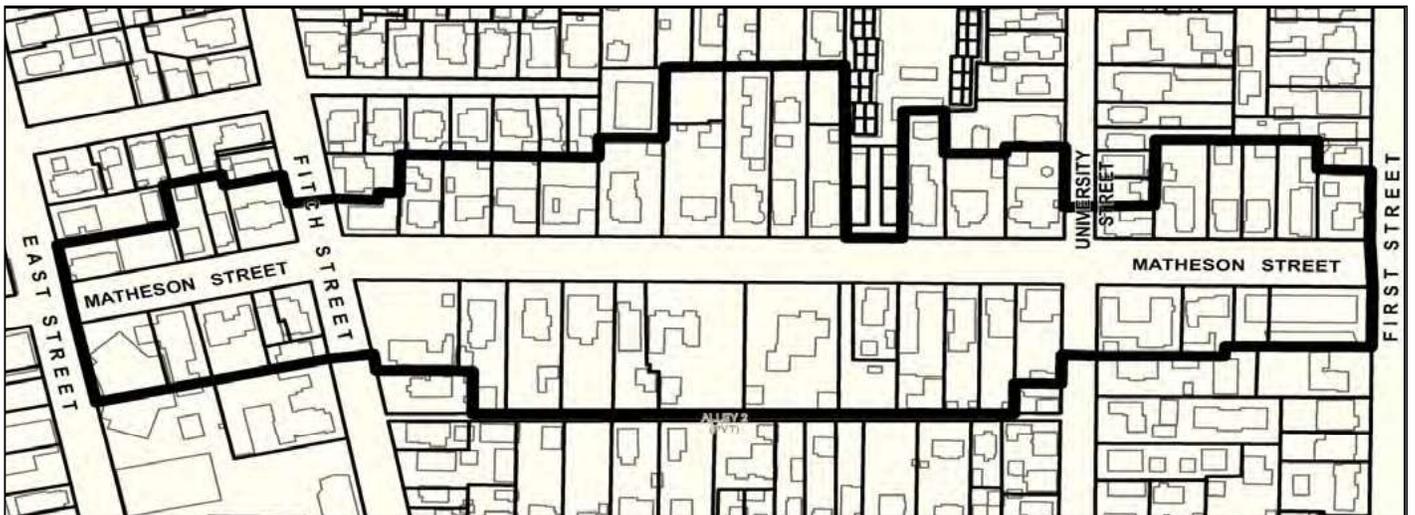


FIGURE 8.2: Matheson Historic District





*Respect the historic design character of the building.*



*Seek uses that are compatible with the historic character of the building.*

## Historic Preservation Principles and Best Practices

When considering projects involving historic resources, a set of preservation principles applies regardless of project type or property type. Consider the following principles in addition to guidelines in this chapter.

### Respect the historic design character of the building.

Do not try to change the style of a historic resource or make the structure look older than its actual age. Confusing the character by mixing elements of different styles can weaken the appearance and historic quality of the structure. Likewise, when constructing an addition, do not try to emulate a historic style to make the addition look older than its actual age. Additions should relate to the original building in general massing and scale, but should be distinguishable. Additions should be designed and located to be subordinate to the original structure. An addition should be located to the rear of the original structure whenever possible, and to the side when the rear is not possible, in order to minimize the visibility of the addition.

### Protect and maintain significant features and stylistic elements.

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset to prevent intervention. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

### Preserve any existing original site features or original building materials and features.

Preserve original site features wherever possible and maintain them to avoid deterioration. Avoid removing, altering, obscuring or covering an original material or feature.

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

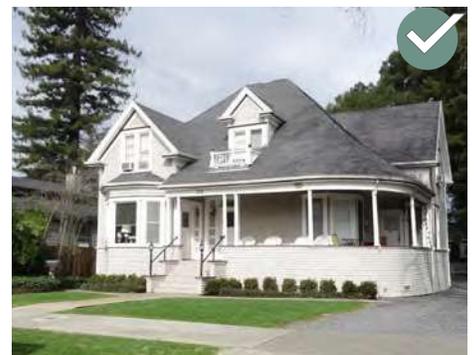
Upgrade existing materials, using recognized historic preservation methods wherever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and the replacement of original configuration.

## Design additions and alterations to a historic structure to respect the historic structure and maintain its integrity.

When constructing an addition, do not try to emulate a historic style to make the addition look older than its actual age. A contemporary design for an alteration or addition to a historic structure should not be discouraged as long as it does not destroy character-defining features of the historic structure and as long as the design is compatible with the historic structure and the district. Wherever possible, a new addition or alteration to a historic structure should be done in such a manner that if it were to be removed in the future, the essential form and integrity of the structure would be unimpaired. Refer to Figure 8.13 for more information about designing an addition to a historic structure.



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



*Protect and maintain significant features and stylistic elements.*

### NOTE

An Architectural Styles Guide is provided in Appendix E. Consult this Guide prior to beginning work on a building that qualifies under the applicability guidelines in this chapter. If there are additional questions prior to reading the Guide, consult City of Healdsburg Planning staff.

## FIGURE 8.3: PREFERRED SEQUENCE OF TREATMENTS FOR A HISTORIC RESOURCE

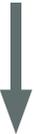
### Treatment 1: Preserve

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



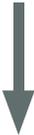
### Treatment 2: Repair

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



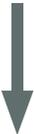
### Treatment 3: Reconstruct

If the feature is missing entirely, reconstruct it from appropriate evidence. If a portion of a feature is missing, it can also be reconstructed.



### Treatment 4: Replace

If it is not feasible to repair the feature, then replace it with one that is a simplified interpretation of the original (i.e., material, detail, finish). Replace only that portion which is beyond repair.



### Treatment 5: Compatible Alteration

If a new feature 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 from historic elements.

## Approaches to Historic Preservation Projects

Preservation projects may include a range of activities, such as the maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features and the construction of new additions. When planning a preservation approach, consider the following treatments of a historic resource to determine which is appropriate to the project.

### Preservation

The act or process of applying measures to sustain the existing form, integrity and material of a building. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. Property owners are strongly encouraged to maintain properties in good condition.

### Rehabilitation

The process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural or cultural values. Rehabilitation may include a change in use of the building or additions.

### Renovation

The process of improving by repair, to revive, a building. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details of a building are respected and preserved, but some sympathetic alterations may also occur.

### Restoration

The process of reproducing the appearance of a building exactly as it looked at a particular time. This may include the removal of later work or the replacement of missing historic features.

### Remodeling

The process of changing the historic design of a building. The appearance is altered by removing original details and by adding new features that are out of character with the original. Remodeling of a historic structure is inappropriate due to the loss of original fabric.

### Reconstruction

The process of rebuilding a structure that no longer exists exactly as it appeared historically.

# Guidelines for the Treatment of Historic Building Features

Individual architectural features, building elements and materials of a historic structure create the character of the structure. Therefore, meticulous care and proper treatment of each feature is crucial to maintaining the character of a historic structure. Refer to Appendix E: Architectural Style Guide for specific character-defining features.

## Character-Defining Features

Character-defining features contribute to the design of a structure. Select an appropriate treatment that will provide for proper preservation of significant features. The method that requires the least intervention is preferred.

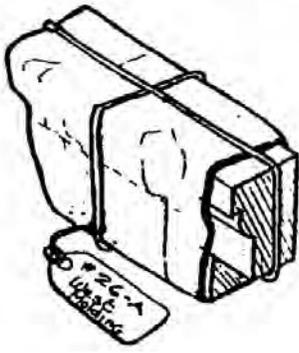
- 8.1 Preserve a significant character-defining feature.
  - a. Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of character-defining features that should be preserved.
  - b. Do not remove or alter features that are in good condition or that can be repaired.
- 8.2 Repair a deteriorated character-defining feature.
  - a. Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
  - b. Removing a damaged feature that can be repaired is not appropriate.
- 8.3 When disassembly of a historic feature is necessary for its repair, use methods that minimize damage to it.
  - a. When removing a historic feature, document its location so it may be repositioned accurately.
- 8.4 Use technical procedures for cleaning, refinishing and repairing character-defining features that will maintain the original finish.
  - a. Use the gentlest means possible that will achieve the desired results.
  - b. Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.



*Preserve a significant character-defining feature.*

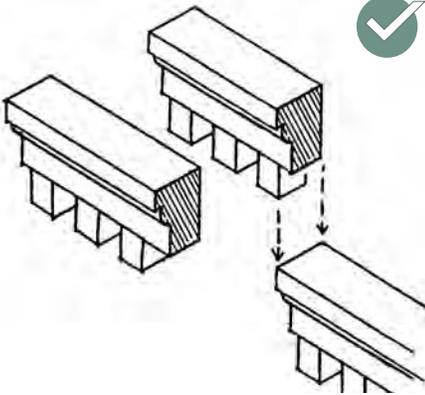


*Repair a deteriorated character-defining feature.*



**Figure 8.4:** When disassembly of a historic feature is necessary for its repair, document its location so it may be repositioned correctly.

- 8.5 Replace a character-defining feature accurately.
- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
  - Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
  - Restore altered openings on primary facades to their original configuration, when feasible, using historic photos.



**Figure 8.5:** Where replacement of an element is required, remove only those portions that are deteriorated beyond repair.

- 8.6 When reconstructing an element is impossible, develop a new design that is a compatible interpretation of it.
- The new element should be similar to comparable features in general size, shape, texture, material and finish.
- 8.7 Avoid adding an architectural detail, such as a bracket or an intricate balustrade, that was not part of the original building.
- For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.



Restore altered openings on primary facades to their original configuration, when feasible, using historic photos.

## Roof

The character of a historic roof should be preserved, including its form and materials, whenever feasible.

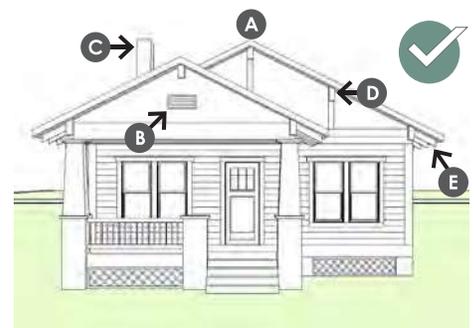
- 8.8 Preserve the original roof form of a historic structure.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- 8.9 Preserve the original eave depth of a roof.
- The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.
- 8.10 Preserve a decorative and functional roof feature.
- Preserve decorative elements, including crests.
  - Retain and repair functional roof features, including chimneys, half-round gutters, boxed soffits and downspouts.
- 8.11 New roof materials should convey a scale and texture similar to those used traditionally.
- When choosing a roof replacement material, the architectural style of the structure should be considered. See Appendix E for more detail.
  - Composition shingle roofs are generally appropriate replacements for wood shingles on residential buildings.
  - Shingles that contain embedded photovoltaic systems are also appropriate in dark colors.
- 8.12 Minimize the visual impact of skylights and other rooftop devices.
- A skylight that is flush with the roof plane may be considered where it remains visually subordinate.
  - Skylights should not interrupt the plane of the historic roof, and should be located below the ridgeline.
  - Locate electronic data transmission and receiving devices to minimize impacts to the extent feasible.



*Hip roof with boxed eave and brackets tops the primary form, and a hip roof tops the porch.*



*Hipped roof with gable front and side accents, and a shallow hip roof over porch*



- A** Gable or Hip Roof Form
- B** Attic Vent or Window
- C** Chimney
- D** Decorative Roof Beam
- E** Exposed Rafter Tail

**Figure 8.6:** *Preserve a decorative and functional roof feature.*



When replacing a door, use materials that appear similar to that of the original.



This simple door design complements the minimal traditional building form.



Maintain the original proportions of a historically significant door.

## Doors

The character-defining features of a historic door and its distinct materials and placement should be preserved. When a new door is needed, it should be in character with the building. This is especially important on primary facades.

8.13 Preserve the decorative and functional features of a primary entrance.

- a. These include the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- b. Avoid changing the position of an original front door.

8.14 Maintain the original proportions of a historically significant door.

- a. Altering the original size and shape of a historic door is inappropriate.
- b. Avoid adding sidelights when not part of the original configuration.

8.15 When replacing a door, use materials that appear similar to that of the original.

8.16 When replacing a door, use a design that has an appearance similar to the original door, or a door associated with the building style or type.

8.17 Do not create a new entrance on a primary elevation that was not historically there or formalize an entrance that was historically used as a service or utilitarian entrance.

Craftsman Style



Victorian Style



**Figure 8.7:** Preserve the decorative and functional features of a primary entrance.

## Windows

The character-defining features of a historic window, its distinct materials and its location should be preserved. In addition, a new window should be in character with the historic building.

- 8.18 Preserve the functional and decorative features of a historic window.
- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
  - Repair frames and sashes rather than replacing them, whenever possible.
- 8.19 Preserve the position, number and arrangement of historic windows in a building wall.
- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.
- 8.20 Preserve the historic ratio of window openings to solid wall on a primary facade.
- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.
- 8.21 Preserve the size and proportion of a historic window opening.
- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
  - Avoid converting an original window to a door on a visible façade.
- 8.22 Match a replacement window to the original in its design.
- Maintain the size of the original window opening.
  - If the original is double-hung, then the replacement window should also be double-hung or appear to be so. Match the replacement also in the number and position of glass panes.
  - Matching the original design is particularly important on key character-defining facades.



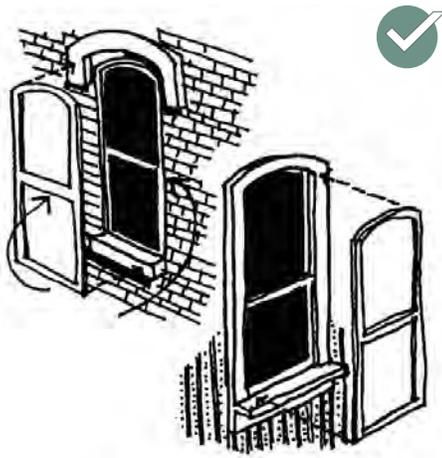
*Preserve the functional and decorative features of a historic window including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.*



*Preserve the position, number and arrangement of historic windows in a building wall.*



*Preserve the historic ratio of window openings to solid wall on a primary facade.*



**Figure 8.8:** Match, as closely as possible, the profile of the sash and its components to that of the original window.



Unfinished metal windows such as these alter the character of window openings, and should not be used in highly visible locations.

- 8.23 In a replacement window, use materials that appear similar to the original.
- Using the same material as the original is preferred, especially on street-facing facades. A substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish. However, vinyl is inappropriate.
  - New glazing should convey the visual appearance of historic glazing. It should be clear. Transparent low-e type glass is appropriate. Metallic and reflective finishes are inappropriate.
- 8.24 Match, as closely as possible, the profile of the sash and its components to that of the original window.
- A historic wood window usually has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These are important details that distinguish the actual window from the surrounding plane of the wall and this practice should be continued.
- 8.25 Convey, as closely as possible, the character of historic sash divisions in a new window.
- Muntins that divide a window into smaller panes of glass should be genuine on key facades and other highly visible places.
  - Snap-on muntins located on the outside of a window may be used in secondary facades but should have a similar depth and shadow line.
  - Strips of material located between panes of glass to simulate muntins are inappropriate.
- 8.26 When installing a new window, locate it on a rear or other non-character defining elevation.
- 8.27 Where necessary, provide a setback in the design of dropped ceilings, during an interior renovation, to allow for the full height of existing window openings.

## Porches

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

- 8.28 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.
  - If enclosing a historic porch is desired, enclose it in a manner that preserves the character of the original porch and building. For instance, this could include large sheets of glass and recessing the enclosure well behind the existing scrollwork, posts and balustrades.
- 8.29 Repair those elements of a porch that are deteriorated.
- Removing damaged materials that can be repaired is not appropriate.
- 8.30 If a porch has been altered, consider restoring it 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.
- 8.31 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.



Here, a porch has been enclosed inappropriately.



**Figure 8.9:** The top model illustrates a historic, vernacular house with an original porch that has been enclosed, which is an inappropriate treatment. The bottom model illustrates a replacement porch that has been designed similarly to the original porch, which is the preferred approach, when historic documentation is available.



*Maintain and repair a historic foundation.*



*Use materials and details that resemble those used in foundations on similar nearby historic properties.*



*Re-point historic masonry foundations to match the historic design.*

## Foundations

A historic building foundation contributes to the character of a historic structure and should be preserved. Altering or replacing the historic foundation walls is discouraged. However, it may be necessary to replace historic foundation walls with compatible new materials where the historic foundation is deteriorated beyond repair.

### 8.32 Maintain and repair a historic foundation.

- a. Re-point historic masonry foundations to match the historic design.
- b. Design landscaping and other site features to keep water from collecting near the foundation.
- c. Repair only the portion of the foundation that is in need of repair.
- d. Do not cover a historic foundation with newer siding material.
- e. Do not install windows, window wells or an access door on the front façade of a historic foundation.

### 8.33 Replace a foundation wall using new material that is similar in character to the historic foundation.

- a. For example, if a stone foundation must be replaced, a material that conveys the scale and texture of the historic fabric may be considered.
- b. Use materials and details that resemble those used in foundations on similar nearby historic properties.

## Materials

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments.

### 8.34 Preserve an original building material.

- a. Avoid removing original materials that are in good condition.
- b. Remove only those materials which are deteriorated, and must be replaced.
- c. Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.

### 8.35 Repair a deteriorated primary building material.

- a. Repair by patching, piecing-in, consolidating or otherwise reinforcing the material.

### 8.36 When replacing materials on primary surfaces, match the original material in composition, scale and finish.

- a. If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.
- b. Replace only the amount required. For example, if a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.
- c. Do not strip historically-painted wood surfaces to bare wood to achieve a "natural look."



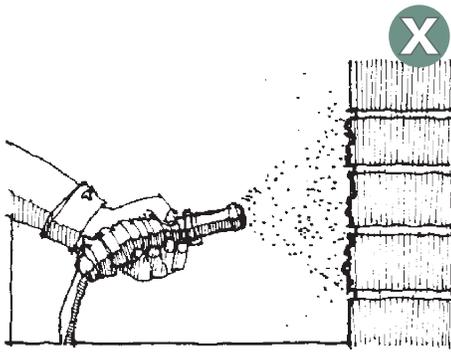
*Repair deteriorated primary building materials.*



*Masonry features that define the overall historic character such as walls, cornices, pediments, steps and foundations, should be preserved.*



*Consider removing materials that have not achieved historic significance.*



**Figure 8.10:** Use approved technical procedures for cleaning, refinishing and repairing historic materials. As shown here, harsh cleaning methods, such as sandblasting or grinding are inappropriate.

- 8.37 Do not use synthetic materials, such as aluminum, vinyl or panelized brick, as replacements for primary building materials.
- Primary building materials, such as wood siding and masonry, should not be replaced with synthetic materials.
  - Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.

8.38 Covering an original building material with a new material is inappropriate.

- Vinyl siding, aluminum siding and new stucco are generally inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.



When replacing materials on primary surfaces, match the original material in composition, scale and finish.

8.39 Consider removing later covering materials that have not achieved historic significance.

- Once the non-historic siding is removed, repair the original, underlying material.
- If a structure has a stucco finish, removing the covering may be difficult, and may not be desirable. Test the stucco to assure that the original material underneath will not be damaged.

## Mechanical Equipment

The installation of mechanical equipment should not be visible on the primary façade of a historic structure.

- 8.40 Install heating and air conditioning units in window frames that are not on the primary façade of the historic structure.

# Guidelines for Site Improvements to a Historic Property or in a Historic District

New site improvements should not destroy, damage or obscure character-defining features of a historic structure or district.

- 8.41 Preserve historic site features that are character-defining features of a historic property or district.
  - a. Preserve landscape and open space elements which are important to defining the overall historic character of the site.
  
- 8.42 Repair historic site features where possible.
  
- 8.43 Design a new site feature to be in scale with the existing development and site elements.
  - a. Utilize landscape features and plants that are visually compatible with the site and that do not obstruct the site patterns or views.
  
- 8.44 Locate new on-site parking, loading docks and ramps to be unobtrusive to the historic structure.
  - a. Locate a parking facility in way that will not cause damage to the historic building or landscape features.
  
- 8.45 Remove non-significant buildings, additions or site features which detract from the historic character of the site.



*Locate new on-site parking, loading docks and ramps to be unobtrusive.*

## SANBORN MAPS

Drawn in the late-1800s until the mid-1900s, Sanborn maps are large-scale and depict the commercial, industrial and residential sections of thousands of towns across North America. Originally, Sanborn maps were drawn to assist fire insurance agents in determining the degree of hazard associated with a particular property. The maps show the size and shape of buildings and sites, the building's use and widths and names of streets. Because of the amount of detail recorded on Sanborn maps, a wealth of information can be understood about a historic property and changes to that property over time. Therefore, when deciding where to locate a site feature or site improvement, consulting the relevant Sanborn maps can be extremely useful. Sanborn maps for the City of Healdsburg can be found in the Sonoma County Library and the Healdsburg Museum. More information about the Library's collection of maps can be found at: <https://sonomalibrary.org/library-collection/sanborn-fire-insurance-maps-california>.



*Contemporary interpretations of traditional fences should be compatible with the historic context.*



*A fence that defines a front yard is traditionally low to the ground and transparent in nature.*

## Fences and Retaining Walls

Historic site elements, such as fences and retaining walls, contribute to the character of a historic property and should be maintained. New site work that alters the historic character of a property and its site elements should be avoided.

### 8.46 Preserve an original fence or retaining wall.

- a. Replace only those portions that are deteriorated beyond repair.

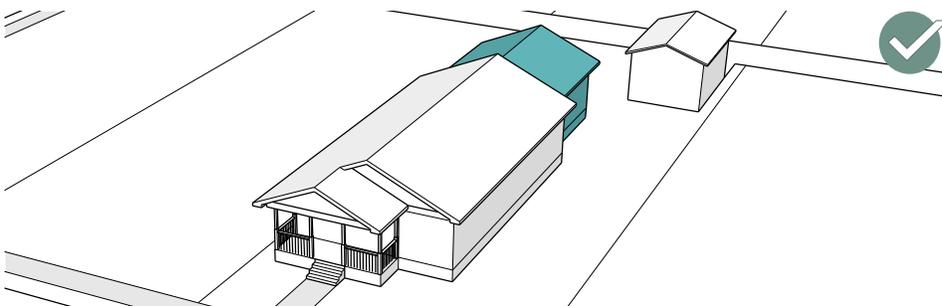
### 8.47 Design a replacement fence or retaining wall to be in character with the original and with those seen historically.

- a. The design of a fence that defines a front yard is traditionally low to the ground (less than 40 inches) and transparent in nature.
- b. Contemporary interpretations of traditional fences should be compatible with the historic context.
- c. Note that using no fence at all is often the most appropriate approach.
- d. Design a retaining wall that defines the front yard to be low to the ground.
- e. Design a replacement retaining wall to be of materials historically used to construct a retaining wall.

## Additions to Historic Structures

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

- 8.48 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.
  - Where an addition to a historic structure is visible from the public realm, choose architectural features – such as windows and doors – that are similar in profile to the architectural features of the existing structure.
- 8.49 Design a new addition to be a product of its own time.
- Do not attempt to replicate the appearance of the historic structure.
- 8.50 Design a new addition to respect the mass and scale of the original structure.
- An addition should be simple in design to prevent it from visually 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 plate height.
- 8.51 Design a new addition to respect the historic materials and character-defining features of the historic structure.
- Do not destroy, damage or obscure original historic materials.
  - Do not destroy, damage or obscure historic character-defining features.
- 8.52 Utilize a roof form for a new addition that is in character with the original structure.
- When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.

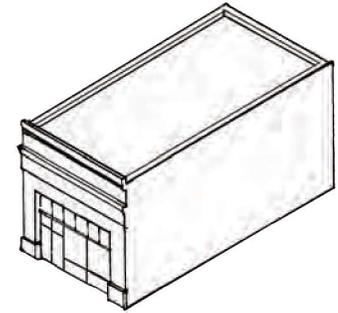


**Figure 8.11:** Place an addition at the rear of a building, or set it back from the front, to minimize visual impacts.

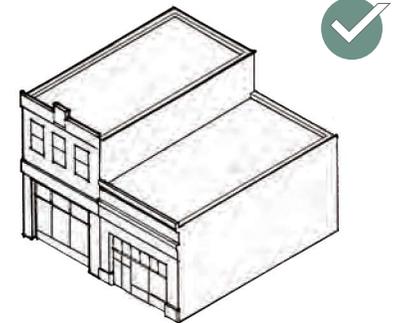
## FIGURE 8.12: ADDITIONS TO HISTORIC COMMERCIAL STRUCTURES

### Original Building

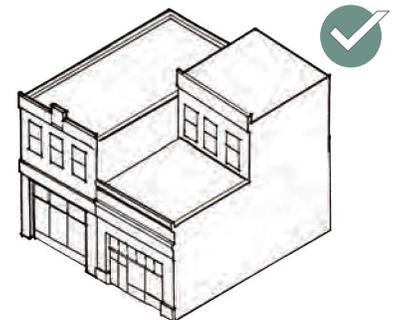
An original one-story building, before an addition.



### New Addition to the Side



### New Addition to the Side and Roof

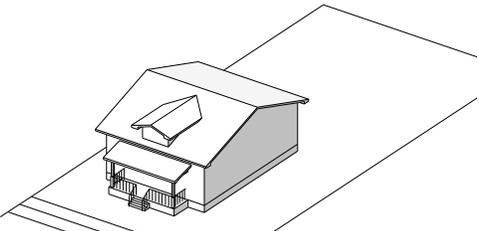
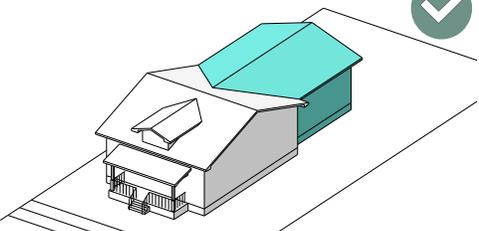
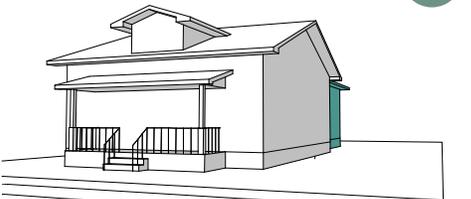
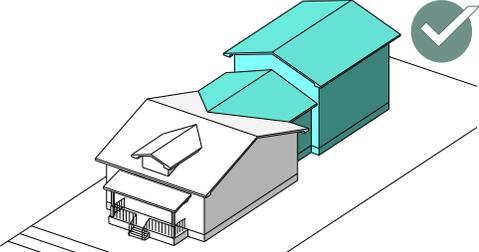
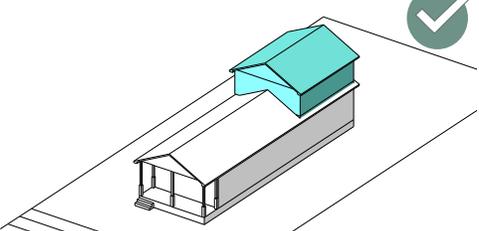
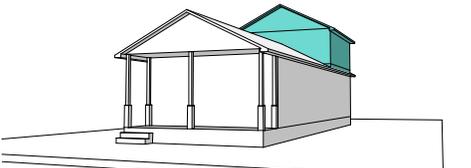
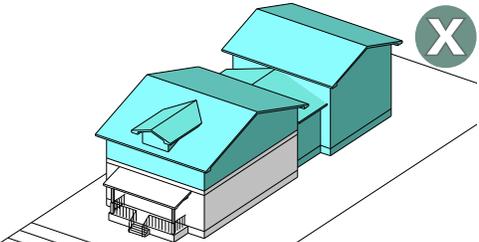


## ADUs ON A HISTORIC PROPERTY

Where the construction of an Accessory Dwelling Unit (ADU) is desired on a historic property, refer to Chapter 5 for design guidelines and more information.

## Figure 8.13: Designing an Addition to a Historic Structure

An addition to a property in a local historic district, or noted as a designated or non-designated historic resource shall comply with the following and should be clearly differentiated from the original structure and be subordinately scaled as illustrated below.

Original Structure	Birds Eye View	Street View
<p>The one-and-a-half story bungalow illustrated at the right is a contributing structure in a locally-designated historic district.</p>		
<p><b>One-Story Attached Addition</b></p> <p>The one-and-a-half story bungalow illustrated at the right is a contributing structure in a locally-designated historic district.</p>		
<p><b>One and a Half Story Addition with Connector</b></p> <p>The one-and-a-half story addition illustrated at right is appropriate because it is set back and clearly differentiated from the original structure with a connector.</p>		
<p><b>"Camelback" Style Rooftop Addition</b></p> <p>The roof-top addition illustrated at right is appropriate because it is substantially set back from the street.</p>		
<p><b>Inappropriate Two-Story Rooftop Addition</b></p> <p>The roof-top addition illustrated at right is inappropriate because it substantially alters the primary façade of the historic structure.</p>		

*Note: most of these images are provided to represent acceptable form and site design, not levels of acceptable architectural finish and articulation.*

## New Construction

Designing a building to fit within the historic character of a neighborhood requires careful thought. Preservation in a historic district context does not mean that the area must be “frozen” in time, but it does mean that, when new building occurs, it should reinforce the basic visual characteristics of the district. This does not imply, however, that a new building must look old. In fact, imitating historic style is generally discouraged.

This section presents design considerations for new construction in a designated historic district, next to a designated historic resource or next to a non-designated historic resource. The considerations below are applicable to all new construction, regardless of development type.

New construction should relate to the fundamental characteristics of the historic building(s) while conveying the stylistic trends of today. The design of new construction may draw upon the basic elements of a historic building such as its location on a site, relationship with the public realm and its basic mass, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results. These basic design relationships are more fundamental than the details of an individual architectural style and, therefore, it is possible to be compatible with the historic context while also producing a design that is contemporary. The following design guidelines outline key features of a new design that will assist in a visually compatible result.

### 8.53 Locate a building within the established front setback.

- a. Where the front wall of historic structures are aligned, locate a new building to be in alignment with these structures.
- b. Where there is a range of setbacks between historic buildings, locate a new building within the established range.

### 8.54 Maintain the rhythm of buildings and side yards along the street.



*Locate a building within the established front setback.*



*Design a new building to respond to the general mass and scale of a neighboring historic structure(s).*



*Maintain the rhythm of buildings and side yards along the street.*



*This photo illustrates appropriate infill development that responds to the placement of buildings and rhythm along the street, and the general massing and form of the historic structure.*



*Seek uses that are compatible with the historic character of the building and that do not adversely affect the historic integrity of the building.*

- 8.55 Design a new building to respond to the general mass and scale of a neighboring historic structure(s).
- Design a new building to match the front massing of neighboring historic structure(s).
  - Where a building mass larger than existing historic buildings masses is desired, push the larger mass to the rear of the building.

- 8.56 Design a new building to respect the historic character of the neighboring historic structure(s), while incorporating design features to distinguish the new building.

- Avoid replicating a historic structure or design.



*A new use that requires minimal change to the existing structure is preferred.*

## Adaptive Reuse

The best use for a historic structure is that for which the building was designed or a closely related use. Every effort should be made to provide a compatible use for the building that will require minimal alteration to the building and site. An example of an adaptive use project is converting a residence into a Bed and Breakfast or to an office. This can be accomplished without major alteration of the original architecture.

- 8.57 Seek a use that is compatible with the historic character of the building.
- The use should not adversely affect the historic integrity of the building.
  - The use should not alter character-defining features of the structure.
  - The use may help to interpret how the building was used historically.

- 8.58 Encourage a new use that requires minimal change to the existing structure.

- When a more significant change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred. Designs should be developed that respect the historic integrity of the building while also accommodating new functions.

## Demolition of a Historic Structure

Historic buildings can sometimes present challenges for rehabilitation, adaptive reuse, and even continued habitation. All buildings require proper maintenance, and older buildings are particularly susceptible to deterioration. If not maintained, building elements can become irreparably damaged within a surprisingly short period of time. Abandoned buildings are particularly vulnerable to rapid deterioration. The best way to prevent demolition is to keep buildings properly maintained and secured. When proper care is not taken, buildings can deteriorate to the point that demolition becomes a consideration.

A historic demolition permit is required to be obtained from the Zoning Administrator or Historic Committee prior to the issuance of a separate demolition permit by the Building Official for any designated or potentially-historic resource. A historic demolition permit application requires a number of materials for submittal, and considers a number of factors including the structure's contribution, the cost of preserving or rehabilitating the structure and the potential for an adaptive reuse of a structure. A public hearing regarding the historic demolition permit application is held and at least one finding must be made in order for an application for a historic demolition permit application to be approved.

The following design guidelines outline key considerations regarding the demolition of a historic structure. Generally, the demolition of a contributing historic structure is prohibited. However, changing circumstances that affect the integrity of the historic structure or new information that affects the status of the historic structure may lead to a change in the status of the structure, and the subsequent permission to demolish a structure may be granted.

- 8.59 Do not demolish any contributing historic structure or part of a historic structure that contributes to the integrity of a designated historic district or to the integrity of the historic structure.
- 8.60 Consider the current significance (contributing or non-contributing) of the structure previously determined to be historic.
- 8.61 Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.

### NOTE

The Healdsburg Zoning Code includes a demolition ordinance regarding historic structures. For more information about the process and findings that must be made to be granted a historic demolition permit, follow the link below:

<http://www.codepublishing.com/CA/Healdsburg/#!/Healdsburg20/Healdsburg2024.html#20.24.195>

- 8.62 Consider whether the building is one of the last remaining positive examples of its kind in the neighborhood, county or region.
- 8.63 Consider the impact that demolition will have on surrounding structures including neighborhood properties; properties on the same block or across the street; or properties throughout the whole preservation district.
- 8.64 Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
- 8.65 Consider the future utilization of the site.
  - a. For instance, if a demolition is proposed and accompanied by a proposed new design that is compatible and approvable, a demolition is more appropriate than if no proposed design accompanies a demolition proposal.
- 8.66 If a development is proposed to replace a demolished historic structure, determine that the proposed replacement structure is consistent with the guidelines for new residential or commercial construction, found in separate chapters.
- 8.67 Do not demolish a non-contributing building in a way that will threaten the integrity of an existing contributing structure.