



PART II

CHAPTER

13



Historic District Standards and Guidelines

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13.1 Purpose

This chapter provides guidance to property owners and stewards, decision makers, designers, and architects when working with the historic resources in the Downtown Historic Preservation District (DHPD) Overlay. This guidance is intended to balance the needs of a vibrant, dynamic Downtown commercial area with the unique historic character that the built environment on Main Street provides.

13.2 Intent

The development standards in this chapter are intended to achieve the following objectives:

- A. **Applicability.** Establish where and when the provisions of this chapter apply, and outline the typical review and permit process for construction within the DHPD Overlay.
- B. **Historical Context.** Establish the historical significance and character-defining features of the Vacaville Main Street Historic District. This information should be used as a starting point for considering alterations and new construction that may be subject to the provision of these design standards and guidelines.
- C. **General Requirements.** Establish Design Review criteria for common alterations, additions, and new construction within the DHPD Overlay.

- D. **Rehabilitation.** Provide reasonable design flexibility in the rehabilitation of historic resources while ensuring that the basic historic and architectural presentations of the resources are retained and enhanced.
- E. **New Construction.** Provide a set of design parameters that are based on the historical relationships, designs, and characteristics common throughout the DHPD Overlay. These parameters are intended to guide the design and construction of new buildings and major additions within the DHPD Overlay. The goal is to develop a cohesive, visually compatible Downtown area that mixes contemporary development with the historic resources.



*Main Street, Downtown Vacaville, ca. 1930
(Source: Vacaville Heritage Council)*

13.3 Using the Historic District Design Standards and Guidelines

The design standards and guidelines in this chapter apply to all properties located within the DHPD Overlay. The majority of the overlay is applied to an area more commonly known as the Main Street Vacaville Historic District (Historic District), but it also includes the former St. Mary’s Catholic Church at 600 Merchant Street, which lies just outside of the DTSP boundary. The Historic District is generally bounded by the alleys on the north and south sides of Main Street, extending from Parker Street on the west to the Old Town Hall building on the east. The Historic District also includes a short segment of Merchant Street extending southwest from Main Street.

The following information provides guidance on how to apply the various sections of these standards and guidelines to projects within the DHPD Overlay.

13.3.1 Where and When the Standards and Guidelines Apply

Design Review is required for plans submitted for land use approval or building permit(s), including new and revised uses, structures, or site improvements, or expansions to existing uses (refer to the City’s Land Use and Development Code).

These design standards and guidelines are applicable to individual historic resources and contributors to the Historic District, to noncontributing buildings and vacant parcels within the DHPD Overlay boundaries, and to 600 Merchant Street. Depending on the historic status of the building, different sections of this chapter may apply.

13.3.2 How to Apply This Chapter to a Project

Property owners and building stewards should consult these design standards and guidelines when planning alterations to uses or the appearance of buildings located within the DHPD Overlay. The standards and guidelines should be referenced as early in the project design and planning process as possible to ensure project compliance from the beginning, limit the number of subsequent project changes, and possibly avert delays. They should be used in conjunction with the Vacaville Municipal Code, including the section on Zoning and Land Use, as well as applicable laws and regulations such as CEQA and the California Historical Building Code, as applicable.

13.3.3 Project Planning Application Process

Projects subject to Design Review include changes or expansion of use and changes to or expansions of buildings within the DHPD Overlay. In addition, all exterior modifications to buildings—historic and nonhistoric—within the DHPD Overlay are subject to Design Review for compliance with the Historic District Design Standards and Guidelines.

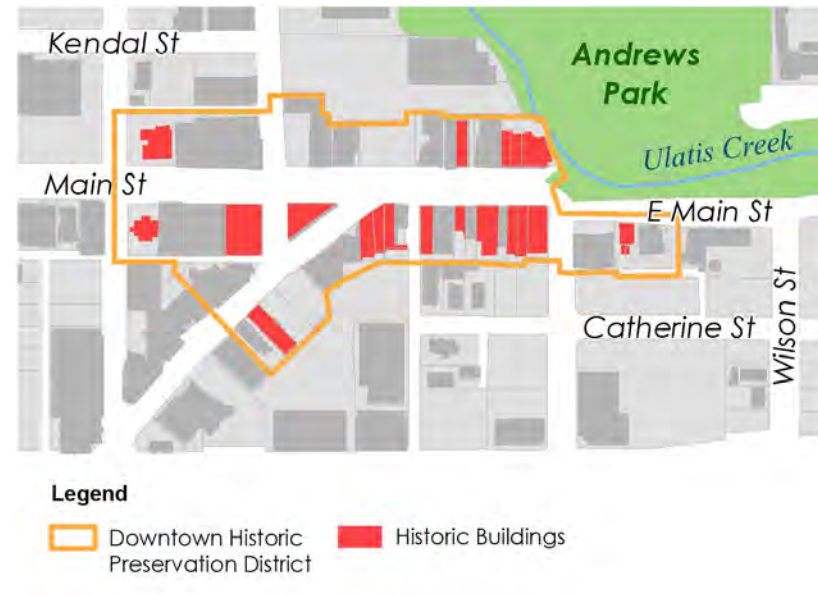
The Director or their designee will review projects for conformance with the DHPD Overlay Design Standards and Guidelines according to the provisions of the City's Land Use and Development Code.

13.3.4 Contributing and Noncontributing Resources

As presented in DTSP Part I, Chapter 4, Section 4.8, “Historical Resources and Historic Preservation,” the Downtown area contains a mixture of contributing and noncontributing resources. Different sections of this chapter apply to parcels depending on their classifications as contributing or noncontributing buildings within the Main Street Historic District.

Within the DHPD Overlay, the following properties are considered contributing resources:

- 300 Main Street
- 301 Main Street
- 344 Main Street
- 350 Main Street
- 400-412 Main Street
- 438 Main Street
- 500 Main Street
- 513 Main Street
- 519 Main Street
- 520-524 Main Street
- 528 Main Street
- 534-536 Main Street
- 547 Main Street
- 548 Main Street



Map of the historic buildings within the DHPD Overlay

- 549 Main Street
- 554 Main Street
- 555-559 Main Street
- 560 Main Street
- 620 East Main Street
- 301 Merchant Street
- 307 Merchant Street
- 349 Merchant Street

Also within the DHPD Overlay is the School Street Bridge, a historic resource listed on the California Register of Historical Resources (California Register), and the former St. Mary's Catholic Church (600 Merchant Street). All other properties within the DHPD Overlay are considered noncontributing resources.

Depending on the historical status of the building as a contributor or noncontributor, and the extent of the proposed modifications, different sections of this chapter should be referenced:

- Section 13.4, "General Design Standards," provides direction on a number of considerations that apply to all construction types, regardless of the historic status of the subject building.
- Section 13.5, "Historic Architectural Resources," presents guidance for owners and stewards of contributing historic resources regarding treatments specific to historic resources.
- Section 13.6, "Noncontributing and New Construction," provides analogous information for nonhistoric properties within the DHPD Overlay.

13.4 General Design Standards

The following design standards apply to all parcels in the DHPD Overlay, regardless of historic status. They are intended to provide a baseline for project design that ensures a cohesive architectural and aesthetic setting throughout the Historic District. These design standards and guidelines are a framework within which a wide range of compatible design solutions is permitted.

For additional information regarding general design standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6, "Building Design." A brief presentation of historical background, incentives, terminology used in this chapter, and architectural styles common in the DHPD Overlay can be found in DTSP Part I, Chapter 4, Section 4.8.1, "Benefits and Incentives for Historic Preservation," and Section 4.8.4, "Historic Context."

13.4.1 General Principles and Goals

Exterior Color

Exterior color is an easy way to provide compatibility between buildings from a variety of eras, or across a building façade on which modifications have been executed in different materials. Color can bring unity and can highlight features that are unique or historically important. The goal is to employ a range of harmonious yet varied colors that highlight architectural features and avoid monotonous and blank wall surfaces, as a way to strengthen the overall impression of the DHPD Overlay zone as a distinct, unified area within Vacaville.

Historical paint colors were often derived from natural pigments, and were therefore more muted than modern colors. Additionally, they tended to resemble the color palettes of natural materials (brick and stone, for example). Modern color palettes have greater variety and brighter colors, yet are still often reminiscent of natural materials. Appropriate color within the DHPD Overlay can include combinations of traditional muted or neutral base colors with brighter, more modern, or otherwise unconventional color choices. In general, the following standards and guidelines encourage applying brighter colors as secondary or accent colors in limited areas to highlight design features, or to otherwise draw attention to specific parts of a building façade, like door and window trim, cornices, a frieze band, or panels. Many major paint manufacturers have lines specifically designed for historic building exteriors. These are excellent places to begin selecting colors.

For additional information regarding exterior colors and materials for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.2, "Building Materials, Finishes, Textures, and Colors."

Standards

- S-1 Secondary paint colors used to highlight architectural features shall be compatible with the primary color.

Guidelines

- G-1 Exterior colors based on historical paint palettes are encouraged.
- G-2 Where appropriate, primary paint colors should be compatible with neighboring structures.
- G-3 The use of paint as a method to unify a building façade where repairs or modifications differ materially from the historic fabric is encouraged.
- G-4 Historically appropriate paint colors, including those discovered during construction or based on commercially available historically derived paint palettes, should be used as the primary color.
- G-5 High-gloss paint should be avoided.



530 Main Street in Downtown Vacaville (Source: ESA)

Secondary Façades

Secondary façades are those sides of a building that have lesser prominence. They may be a rear façade, or sides of the building that face alleys or vacant lots. Traditionally, secondary façades were designed to be utilitarian, with very little architectural ornamentation such as trim, cornices, window surrounds, or storefronts. Today, they often face parking lots and are used either for secondary entries to a first-floor commercial space, or for outdoor dining. Of course, they may still provide access to back-of-house functions such as restaurant kitchens, storage rooms, or offices. Although they are sometimes visible, secondary façades typically do not have the level of detail or the historical importance of street-facing façades.

Standards

- S-1 Design features on secondary façades shall be compatible with those on the primary façade, although they may be executed in a simpler form, use different materials, or have different sizes.
- S-2 Secondary façades shall be smaller in scale and simpler in form than primary façades.

Guidelines

- G-1 Where code compliance requires modifying openings, paths of travel, or other features, those modifications should be located on secondary façades to the greatest extent possible.
- G-2 Greater modification should be permitted on secondary façades. This includes new or modified storefronts and entries, new or modified window and door openings, and additions.

- G-3 Large secondary wall surfaces should be broken up with murals or other creative applications of paint and color.

Awnings and Balconies

Canvas awnings have historically been used to shade storefronts in the DHPD Overlay zone. They are most often found at the first-floor level, but may sometimes be appropriate for upper floors as well. Awnings not only provide shade but help to articulate commercial façades, and they serve as additional means to make a commercial storefront stand out when viewed from the street. Like paint, awnings can be fabricated in a range of colors and patterns. Because they are generally considered temporary features, greater ranges in colors and patterns are acceptable. It should be noted that for most architectural styles in the DHPD Overlay, fabric awnings are appropriate, while metal and glass awnings are not.

For architectural styles such as Art Deco and Streamline Moderne, which are found on several smaller commercial buildings in the DHPD Overlay, metal and glass canopies would be acceptable. These features are not temporary, as they are incorporated directly into the building's design and integrated into entries and storefronts.

Balconies were used as part of many historical styles from the late 19th and early 20th centuries. They could be part of second-floor galleries or placed on top of first-floor entry porches. It was also common to add architectural features such as railings to mimic balconies at upper-floor windows. These features help to break up the façade, provide visual interest, and sometimes add a small amount of usable outdoor space to upper floors.

For additional information regarding architectural elements, including awning, balcony, and canopy standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.3, “Architectural Elements,” and Section 12.6.7, “Canopies, Awnings, and Arcades.” DTSP Part I, Chapter 4, Section 4.8.4.2, “Architectural Styles,” contains more information regarding architectural styles common in the DHPD Overlay.

Standards

- S-1 The size and scale of the awnings shall be proportionally appropriate to the building. Oversized awnings that cover more than the storefront or hide the majority of the primary façade are not allowed.
- S-2 Awnings shall not hide the entire building façade or cover important architectural features.
- S-3 Awnings, canopies, and balconies must conform to California Building Code Chapters 3202.2 and 3203.3 unless otherwise noted.
- S-4 Awning anchors shall be located to avoid damage to character-defining features. Where there is a secondary cornice or string course above the storefront, the awning anchors should be above or below these features to avoid damaging the decorative element. This may mean adjusting the height of the awning to be sensitive to the design of the building.
- S-5 On historic buildings, balconies and galleries shall be permitted only when documentary evidence supports their reconstruction.
- S-6 On new construction, balconies and galleries shall be designed in scale with the building and aligned with similar features along the street.

Guidelines

- G-1 Canvas awnings are traditional within the DHPD Overlay and are an acceptable element of storefronts. The size, scale, and placement of awnings should be based on historical documentation when possible.
- G-2 A range of colors and patterns is available. Solid colors are generally encouraged, although two-toned awnings may also be acceptable. Colors should be harmonious with the adjacent buildings.
- G-3 Retractable and automated awnings are encouraged to allow for seasonal variations in light and temperature control.
- G-4 Metal awnings and glass awnings are not compatible with the character within the DHPD Overlay and should be prohibited. However, metal canopies may be allowed for those styles that typically used such features. These include the Art Deco and Streamline Moderne styles.

For more information, see:

- Preservation Brief 44—The Use of Awnings on Historic Buildings, Repair, Replacement and New Design: <https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

Roofs

Historic roof shapes and profiles are important character-defining features of the various architectural styles within the DHPD Overlay. They contribute to the feeling and general appearance of the area. Historic roof shapes and profiles frame both the streetscape and the views through the area and help to define it as a commercial space from a particular period of time. They are also functional features of a building that require maintenance and are frequently altered to allow for more light (skylights), improve energy efficiency (solar panels), support mechanical equipment (compressors, elevators, fans), or accommodate new uses (rooftop decks). Roof decks and roof additions are discussed in Section 13.5.5, "Minor Additions."

For additional information regarding roof and parapet standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.4, "Roofs and Parapets."

Standards

- S-1 Mechanical equipment must be located away from primary façades, out of public view where possible. Where such a location is not possible, parapets shall be used to conceal rooftop mechanical equipment from public view unless the historical design of the building prohibits their use.
- S-2 Parapets on new construction shall be proportionally appropriate to the size and shape of the building. Excessively tall parapets or "false fronts" are prohibited.

- S-3 Roof forms shall be based on historical precedence. Introduction of new roof forms not currently found within the DHPD Overlay is prohibited. Refer to the discussion of common architectural styles in the Overlay zone in DTSP Part I, Chapter 4, Section 4.8.4.2, "Architectural Styles."

Guidelines

- G-1 Compatible roof forms in the DHPD Overlay include flat, shallow gable, or shed roof designs. Mansard, free-form, and geometric roof shapes are not historically appropriate, do not date to within the period of significance for the Historic District, and should be discouraged.
- G-2 Projecting cornices are common on many historical styles but are also not found on more contemporary styles. Application of projecting cornices to new construction in the DHPD Overlay should not be required.
- G-3 Installation of solar panels within the DHPD Overlay is encouraged where appropriate. Such installations should not be visible from the public right-of-way and should not cast glare on adjacent buildings and structures.

13.4.2 Site Design

The DHPD Overlay area is Vacaville's original commercial district. It represents a continuum of development strategies, from pedestrian-oriented commercial centers to automobile-oriented commercial development. Site design within the DHPD Overlay follows the standards and guidelines of the larger Downtown area. Therefore, unless otherwise stated, all provisions of DTSP Part II, Chapter 12, Section 12.5.5, "Pedestrian and Bicycle Access," and Section 12.5.6, "Vehicular Access, Parking, and Loading," also apply within the DHPD Overlay.

Parking

Parking within the DHPD Overlay follows the standards and guidelines of the larger Downtown area. Therefore, unless otherwise stated, all provisions of the Downtown Vacaville Design Standards with regard to parking also apply within the DHPD Overlay.

Landscaping

Landscaping is an important part of establishing a pedestrian-friendly Downtown. Trees and planters contribute to the character of the streets in a unique way. In addition to the standards in DTSP Part II, Chapter 12, Section 12.7, "Landscaping," and in Section 13.4.3, "Outdoor Areas," the following standard and guideline apply within the DHPD Overlay.

Standard

- S-1 Landscaping shall not be located immediately adjacent to building walls unless it is self-contained in planters or pots.

Guideline

- G-1 Whether used for screening purposes or decoration, the use of vines or other plants that are directly attached to the building surface is discouraged. If such features are used, they should be trained to a secondary, ideally self-supporting structure (trellis, wires, wire grid) to limit direct growth on the building surface.

13.4.3 Outdoor Areas

Within the DHPD Overlay, open space shall enhance the streetscape and augment interior building uses where appropriate. This may include outdoor seating areas associated with adjacent restaurant uses, pedestrian-friendly alleys to promote circulation to side- or rear-facing businesses, or public seating areas located within the public right-of-way.

Features in outdoor spaces may include planters, seating areas, temporary partitions, benches, public art, or other objects that serve to enhance the public's experience of the space.

For additional information regarding open space standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.5.4, "On-Site Open Space."

Standards

- S-1 Features in outdoor areas shall not obscure character-defining features or prevent the use of adjacent historic resources.
- S-2 Features shall be reversible, with limited physical connections to building façades.

13.4.4 Signage

In addition to the standards and approval processes set forth in Chapter 14.09.260, "Signs," of the City's Land Use and Development Code, there are additional standards for signs in the DHPD Overlay.

Commercial Signage

Like architectural styles and trends, commercial signage has changed a great deal since construction of the first buildings within the DHPD Overlay. The style, shape, size, and materials of signs can be character-defining features of the Historic District where they are associated with historical uses, businesses, or types of commercial enterprises that were historically important to the development and success of the commercial district.

New commercial signage must respond both to the business owner's current need to promote the establishment, and to the character of the building and the DHPD Overlay. Therefore, careful consideration of new commercial signs is required. In addition to the design standards and guidelines for the Downtown Commercial District, the following design standards and guidelines are applicable within the DHPD Overlay.



Gillespie's Store signage

Standards

- S-1 Historic signs shall be retained, repaired, and reused as character-defining features of buildings.
- S-2 Signs shall be proportionally appropriate for the buildings. This includes size, placement on the façade, graphics used, and size of the graphics selected.
- S-3 Signs shall be attached in locations of existing signage or in historically appropriate areas. New attachment points shall be limited to the greatest extent possible.
- S-4 Signs shall be compatible with the historic design of the buildings and shall not cover or otherwise obscure character-defining features.

- S-5 Unless supported by documentary evidence or otherwise appropriate to the use of the building (e.g., barber poles for a barber shop), projecting or three-dimensional signage is not allowed.
- S-6 Signs shall not extend above the tops of buildings and shall be oriented to the pedestrian at street level.
- S-7 Historic painted signage shall be retained. New construction shall not obscure or otherwise cover historic painted signage.
- S-8 Painted lettering on upper-floor windows shall be permitted.
- S-9 All signs, lights, brackets, and other attachment devices shall comply with the general standards set by the City's Land Use and Development Code.

Guidelines

- G-1 Blade signs are encouraged. They can be fabricated in a variety of shapes, colors, and forms, have minimal attachments, and are appropriate for a variety of commercial enterprises.
- G-2 Restoration of historic painted signage should be permitted. Historic colors and placement should be supported by documentary evidence. Re-creation of historic painted signage is permitted only when substantial documentary evidence is available to support re-creation.
- G-3 Signs constructed of materials appropriate to the buildings' construction era and style should be used. Durable materials such as painted metals, ceramic, and weather-rated woods are encouraged.

G-4 Signs should be externally illuminated to the greatest extent possible. Exceptions to this would include neon signs for buildings constructed after circa 1920.

G-5 Under-canopy signs should not be internally illuminated and should be illuminated with concealed fixtures.

G-6 Simple and bold lettering should be used, in fonts appropriate to the style of the building.

For more information, see:

- Preservation Brief 25—The Preservation of Historic Signs: <https://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

13.4.5 Public Spaces

Although these standards and guidelines focus primarily on publicly accessible commercial spaces within the DHPD Overlay, uses within the public right-of-way also influence the character of the area and flavor the pedestrian experience. Parklets crafted from parking spaces and underutilized areas, public art, outdoor seating areas, and street furniture all invite people to slow down and more fully experience the area.

Refer to DTSP Part II, Chapter 12, “Design Regulations and Guidelines for Private Development,” for further guidance on the use and design of public spaces.



Public realm in Downtown Napa (Source: ESA)

13.4.6 Exterior Lighting

Exterior lighting is essential for public safety and security, and for wayfinding during the evening hours. It can be used to highlight architectural features, illuminate commercial signage, guide pedestrians to entrances, and allow for outdoor dining. In all cases, lighting should be bright enough to provide visibility, but should avoid causing unnecessary glare and should not be overly bright or harsh. The number of fixtures, their placement, their style, and their purpose should all be considered when determining appropriate exterior lighting for each building and business.

For additional information regarding exterior lighting standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.9.1, “Building and Site Lighting.”

Standards

- S-1 Exterior commercial lighting shall be shielded, shall be focused to prevent glare, and shall have light in an appropriate temperature range that is compliant with criteria provided in DTSP Part II, Chapter 12, Section 12.9.1, “Building and Site Lighting.”
- S-2 Light fixtures shall be compatible with building designs.
- S-3 Lighting shall be installed in a manner to avoid damaging character-defining features.

Guidelines

- G-1 Historically appropriate light fixture designs can vary depending on the design of the building but should be specific to the period of significance, date of construction, or current design appearance of the building. Contemporary interpretations of historic designs may be used.
- G-2 Fluorescent lighting or lighting in a bright white temperature range should be avoided.
- G-3 The minimum number of fixtures possible to achieve adequate lighting should be used. The fixtures should employ the minimum number of surface attachments possible.
- G-4 Where possible, existing anchor points should be used for installation of new lights to avoid unnecessary damage to façade materials.

13.5 Historic Architectural Resources

Planning a project on a contributing resource within the DHPD Overlay should include consideration of the building's historical significance and character-defining features. As presented in DTSP Part I, Chapter 4, Section 4.8.5, "Planning a Project Within the DHPD Overlay," the following factors should be considered:

- Historical significance
- Architectural style
- Existing condition
- Historical and intended use
- Architectural context of adjacent and nearby buildings
- Appropriate solutions, guided by the Secretary of the Interior's Standards

A project that is developed with these factors in mind must then consider the following standards and guidelines for working with historic buildings in the DHPD Overlay.



530 Main Street in Downtown Vacaville (Source: ESA)

Standards

- S-1 Restoration shall be supported by documentary evidence. For more information, refer to DTSP Part I, Chapter 4, Section 4.8.2.1, “Secretary of the Interior’s Standards,” and Section 4.8.3.2, “Documentary Evidence.”
- S-2 The historical style of a building shall be retained and shall not be altered by the addition of elements from other architectural styles, even when those styles are found within the DHPD Overlay.
- S-3 Significant publicly accessible interior spaces and features that are character-defining shall be retained.



Parts of a building façade (Source: Vacaville Heritage Council)

Guidelines

- G-1 Repair before replacing. Historical materials are often of higher material or artistic quality than modern replacements. They provide direct evidence of the building’s history and should be retained in place whenever possible.
- G-2 Replace in kind where possible. When repair is not an option because of extensive damage or missing features, replacement materials should approximate the original as closely as possible. Replace wood with wood, preferably with the same species and/or quality. Replace metals with like metals to avoid galvanic deterioration. Replace brick with units of similar size and shape and mortar with mortar of similar strength, color, and composition. In limited instances, contemporary materials may be substituted to maintain the overall design aesthetic.
- G-3 Avoid painting surfaces that have historically remained unpainted.
- G-4 Understand the building’s construction through investigation and research. Historical photographs, building permits, remaining physical evidence discovered through selective demolition, and existing conditions can all be used to support the restoration of missing features or to support design choices for repairs and rehabilitation.

13.5.1 Architectural Details

Storefronts

Storefronts are a critical element of the DHPD Overlay. The style, configuration, materials used, and evolution of storefronts serve as ways to date the appearance of the building, mark trends in commercial design, and understand the evolution within the DHPD Overlay as a whole. They are often altered, sometimes multiple times over the course of a resource's history. These alterations have a direct and immediate impact on architectural character within the DHPD Overlay.

For this reason, original and historic storefronts should be retained, repaired, and restored where possible. It is important to note that some altered storefronts may not be original, but still may be historic. For example, the application of large glass tiles, commercially known as Vitrolite or structural glass, was a popular modernization trend in the 1920s and 1930s. This material is historic but is not likely to be original to the late-19th-century buildings to which it was typically applied.

Regardless of materials, the placement of entries, display windows, lighting, and signage plays a part in maintaining the historical character within the DHPD Overlay. The following design standards and guidelines specifically address these features.

Standards

- S-1 Original storefronts shall be retained and rehabilitated. Where select original and historic materials and components remain, they too shall be retained, repaired, and incorporated into the new storefront design. This includes cast iron, stone, tile, and wood trim.
- S-2 New storefronts, or modifications to previously altered storefronts, shall reference historical designs. Refer to DTSP Part I, Chapter 4, Section 4.8.4.2, "Architectural Styles," for common designs found within the DHPD Overlay.
- S-3 The historical placement and configuration of doors and windows shall be maintained.
- S-4 Rear and side entries shall be permitted in those areas where their installation and operation does not alter the character-defining features of the building.
- S-5 Rear entries and storefronts shall be subject to Design Review.

Guidelines

- G-1 New storefronts should be compatible with the historical style of the subject building.
- G-2 Where original door and window locations have been modified, new designs should reference existing historical documentation to locate new doors and windows in historically appropriate locations. Where historical documentation is not available, period- and style-appropriate placement is encouraged.
- G-3 Designing a rear entrance or secondary storefront to a contributing building requires thoughtful consideration. In general, the rear entrance must respond to the same needs as the storefront, only at a reduced scale. These needs include identification signage, display, and a pleasant entry. The need for service access and security must also be considered.
- G-4 Recessed storefront entries on street-facing façades are encouraged. These were a typical feature of commercial design in the late 19th and early 20th centuries.

For more information, see:

- Preservation Brief 11—Rehabilitating Historic Storefronts: <https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>
- Preservation Brief 27—The Maintenance and Repair of Architectural Cast Iron: <https://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>

Cornices

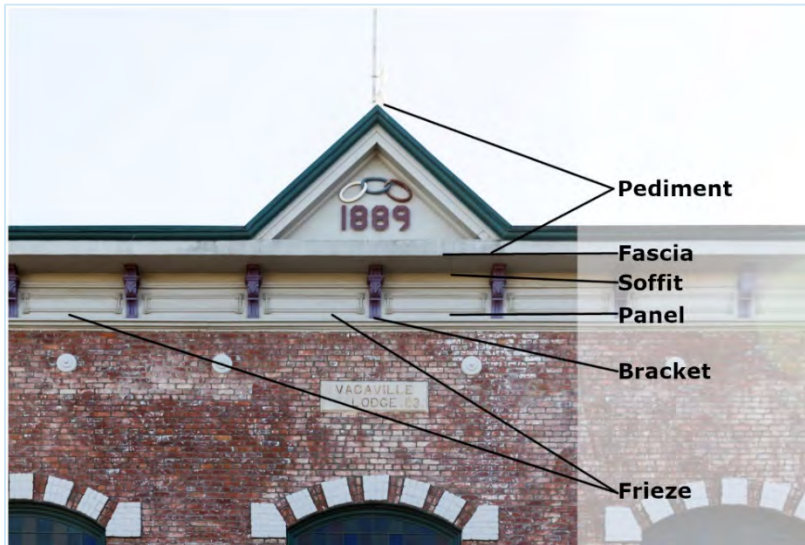
Cornices help to define and articulate building façades. Their styles, sizes, proportions, and materials changed over time, marking the tastes, trends, and technological improvements of the age. They can be made of wood, pressed and galvanized metal, terra cotta, cast stone, or brick. They are generally located at or near the roofline, on a parapet, or between floors of a building. Commercial buildings often have a large cornice at the roofline and a smaller secondary cornice, sill plate, or string course between the first floor and the upper floors of a building to distinguish between building uses. The material, placement, size, and condition of cornices is usually determined by the style of the building. Therefore, careful consideration is necessary when repairing or replacing these features.

Standard

- S-1 Where original cornices remain, they shall be repaired and rehabilitated. Where repair is necessary, repairs shall be made in-kind or with a compatible contemporary material. This includes brick corbels, primary and secondary cornices, and projecting sills.

Guidelines

- G-1 The maximum amount of serviceable original material should be retained.
- G-2 Where the original material is no longer serviceable, compatible materials should be used. Metal cornices should be replaced with metal, wood with wood, etc.
- G-3 New cornices should reference historical designs, but should not replicate them without documentary evidence to support such designs. Contemporary cornices can be constructed of a variety of materials, but should be compatible with the historical architectural style of the building.



Parts of a cornice (Source: ESA)

Roofs

Along with cornices, roofs define the upper edge of the Historic District. They form a visual boundary that marks the end of the built environment and are a character-defining feature for the Historic District and each building in the DHPD Overlay. They provide a sense of rhythm and scale to the streetscape. They also can provide a place for new additions, uses, or mechanical equipment to limit impacts at the street level. As both important functional and aesthetic elements, roofs often sustain a high level of modification over time that must be balanced with the character of the contributing historic resources.

For additional information regarding roof and parapet standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.4, "Roofs and Parapets."

Standards

- S-1 Original roof shapes shall be retained. Where roofs have been inappropriately altered, restoration to the original form, or a close approximation, shall be permitted. Such restoration shall be supported by documentary evidence.
- S-2 Contemporary roofing materials, such as composite shingles and rolled roofing, shall be permitted. Flashing shall be unobtrusive and not visually distinctive from the surrounding roofing material.

Guidelines

- G-1 Exotic roof forms that were not historically found in the DHPD Overlay should be avoided.
- G-2 Simple roof forms are encouraged. These include rectangular and simple gable roofs, and/or utilization of parapets to mask low-profile roofs. Mixing roof forms is discouraged.

For more information, see:

- Preservation Brief 4—Roofing for Historic Buildings: <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Accessory Features

Many buildings have features that are necessary for use of the building, but that are not directly associated with the historical significance of the resource, such as mechanical equipment, utilities, trash and storage, and gutters and downspouts. These features should be compatible in design and/or located in a place or in a manner that does not detract from the aesthetics of the resource or from the character within the DHPD Overlay.

For additional information and further guidance regarding accessory feature standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.5.7, “Mechanical, Service Areas, Utilities, and Storage,” and Section 13.6.2, “Accessory Structures and Accessory Dwelling Units.”

Standards

- S-1 Exterior light fixtures shall approximate period-appropriate designs and details. The specific style and/or period of significance for the property shall be the basis for design selection.
- S-2 Trash containers shall be located away from primary façades and screened from public view.
- S-3 Exterior plumbing, electrical lines, or other utilities on any façade in public view shall be relocated, enclosed, or screened from public view.
- S-4 Gutters and downspouts shall be inconspicuous unless they are an intentional component of the design of the façade. Such designs shall be supported by documentary evidence.

Guideline

- G-1 Accessory features may be enclosed for aesthetic purposes and security. Enclosures should be designed to be compatible with the primary building, and in compliance with other design standards and guidelines in this document.

13.5.2 Materials and Finishes

A range of materials and finishes can be found throughout the DHPD Overlay: historic brick masonry, concrete, clay tile, wood, stucco, glass block, cast iron, pressed metal, and ceramic tile, among others. These original and historic materials provide a direct connection to the building's construction and usage through time. Each material or finish should be maintained, repaired, and/or incorporated into new designs in manner that highlights its characteristics.

When designing modifications to historic materials, it is important to have a basic understanding of how these materials perform and what treatments are appropriate to prolong their usable life, or to replace them with compatible materials that will not damage the surrounding historic fabric. The National Park Service has a range of material-specific publications that may be helpful when planning for projects on historic resources.

Standards

- S-1 Historic masonry (e.g., brick, concrete, clay tile) should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. Sandblasting and high-pressure water sprays shall not be permitted.
- S-2 Brick façades shall not be covered by synthetic brick or stone, asbestos or wood shingles, vinyl, aluminum, or composite siding, or by other synthetic materials.

- S-3 Exterior repairs shall be made with in-kind materials of similar dimensions, texture, composition, and placement. These include repairs to historic masonry as well as wood and metal finishes.
- S-4 New elements shall be of compatible and differentiated materials. Installation of design features that replicate historic designs shall not be allowed in locations where no historical documentation exists to support such choices.

Guidelines

- G-1 Surface preparation and cleaning should use the gentlest methods possible. Treatments that disrupt the fired surface of brick, terra cotta, or glazed items should be avoided.
- G-2 Where masonry units need repointing, mortar mixes should approximate the original in strength, color, and aggregate size.
- G-3 Painting of unpainted historic brick or wood shingles is discouraged.
- G-4 Existing stucco or plaster finishes should remain. Removal of stucco and plaster from masonry surfaces often results in extensive damage to the underlying material. This can accelerate damage and/or require secondary treatments to stabilize the surface.
- G-5 Vinyl and aluminum siding should be removed where possible and new installation of these siding materials should be avoided. These materials are incompatible with the characteristics and materials palette of the Historic District.

13.5.3 Windows

Historical windows serve multiple functions. First, they are important character-defining features that help convey the significance of historic structures. Second, they establish patterns that define the architectural appearance of the building. Third, they define the connection between the street and interior spaces; they provide articulation of the façade and daylight the interior. Historical windows are among the first features noticed and should be retained.

Older architectural styles tend to have a wider variety of window types, shapes, and configurations than are seen in modern construction. These windows are usually made of wood and can be fixed, double hung, casement, or awning type. Historic decorative windows including beveled, stained, and etched glass are also found in windows and doors. Steel windows were also common on more industrial-style buildings in the 20th century. They too can be repaired and many units can be retrofitted with energy-efficient glazing.

Windows can be repaired by re-glazing and patching and splicing elements such as muntins, the frame, sill, and casing. Using interior storm windows is an excellent means of providing energy efficiency at a lower cost than replacement units. In cases where the historic window is irreparable, a new replacement window should match the original in design.

Standards

- S-1 Original window sizes and configurations shall be retained. Where replacement units are necessary, they shall match the original in size, material, operation, and type.
- S-2 Blocking existing openings to accommodate standard sash sizes or to otherwise accommodate design modifications to the interior or exterior shall not be permitted.
- S-3 All glass shall be clear and smooth unless there is documentary evidence to support the use of textured or colored glass.

Guidelines

- G-1 Where supported by documentary evidence, original window openings should be reconstructed. Replacement window units should match the original to the greatest extent possible.
- G-2 True divided lite window units are historically appropriate and should be used when replacing historically inappropriate windows. Simulated divided lite windows may be used where the visual appearance of the window closely approximates the shadow lines and aesthetic appearance of true-divided lite windows.

For more information, see:

- Preservation Brief 9—The Repair of Historic Wooden Windows: <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>
- Preservation Brief 13—The Repair and Thermal Upgrading of Historic Steel Windows: <https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>
- Saving Windows, Saving Money—Evaluating the Energy Performance of Window Retrofit and Replacement: <https://forum.savingplaces.org/connect/community-home/librarydocuments/viewdocument?DocumentKey=59eab0e4-f0f4-45c5-97c8-147a8def82ae&CommunityKey=00000000-0000-0000-0000-000000000000&tab=librarydocuments>



*Primary and secondary entrances are complementary on the Opera House
(Source: ESA)*

13.5.4 Doors

Like windows, doors serve multiple functions that range from supporting a cohesive design to establishing circulation and use patterns. They are the primary feature through which people directly interact with the building. As such, they must be highly durable and visually compatible with both the storefront and the overall building design.

Storefront doors are generally more transparent and more highly ornate than service doors. The location of the door, its visibility, and its function all factor into the selection of an appropriate door. Original doors should be retained where possible. If a replacement is necessary, it should be compatible in design with the original (or with the historical style of the building) while meeting all necessary code and accessibility standards.

Standards

- S-1 Original door sizes and configurations on primary façades shall be retained. Where replacement units are necessary, they shall match the original in size, material, operation, and type.
- S-2 Doors on secondary façades shall be compatible with doors on the primary façade, but can differ in size, material, and design.
- S-3 Blocking existing openings to accommodate standard door sizes or to otherwise accommodate design modifications to the interior or exterior shall not be permitted.

Guidelines

- G-1 New door openings on primary façades, where not supported by documentary evidence, should be avoided. Each historic resource should have no more than the current or historical number of door openings, whichever is greater.
- G-2 Where new door openings are required by code, they should be located on secondary façades whenever possible.

13.5.5 Minor Additions

Minor additions are those projects that qualify for minor Design Review, as defined in Chapter 14.09 of the City's Land Use and Development Code. These include projects submitted for land use approval or a building permit and include changes to or expansion of use as well as new construction and additions. In the DHPD Overlay, these are defined as:

1. Changes in use or building exterior or site alterations.
2. Additions or new construction up to 5,000 square feet.

Standards

- S-1 Additions shall be located on secondary façades, at the rear of the property, or at the roof level. Roof-level additions shall be stepped back from the front façade to minimize visibility from ground level.
- S-2 Additions that cover less than the full floor plate shall be set back from the primary façade to limit views of the new construction from the street.
- S-3 Additions shall be designed with proportions that maintain the massing characteristics of the subject building and its architectural style.
- S-4 Additions shall not obscure or demolish character-defining features.
- S-5 Character-defining additions and alterations that occurred during the period of significance shall be retained.
- S-6 Additions to historic resources shall be compatible with but differentiated from the original structure to avoid a false sense of history.

Guidelines

- G-1 Additions should not alter the predominant massing of the original resource. For example, buildings with a predominantly horizontal massing should not be altered to have a predominantly vertical massing through rooftop additions.
- G-2 Additions should draw inspiration from the historical design, but should not attempt to replicate character-defining features found on the original building. Using a similar material and color palette, using similar proportions of features, and maintaining wall-to-window ratios are all ways to design contemporary additions that are sensitive to historic designs while still reading as new construction.

For more information, see:

- Preservation Brief 14—New Exterior Additions to Historic Buildings: Preservation Concerns: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

13.6 Noncontributing and New Construction

In addition to the design standards and guidelines in Sections 13.4 and 13.5, new construction in the DHPD Overlay is subject to the standards and guidelines in this section. The following discussion provides specific guidance for development of new projects in the historic commercial core of Vacaville that both highlight contemporary aesthetics and complement the adjacent historic resources.

13.6.1 Contextual Design Parameters

Contextual design does not mean re-creating a particular building, employing a historical style for new construction, or making a new building “look old.” Part of the character within the DHPD Overlay is the authenticity of the contributing resources. A goal of new construction is to respect that authenticity by designing infill buildings that differ from the historic buildings but share enough common design features to also be compatible. At its simplest, a compatible infill design would be similar in height, shape, and organization to the historic buildings in its immediate vicinity. Choices of materials, patterns and proportions of windows and doors, and color choices can also be used to create a building design that is instantly recognizable as “new,” but in a way that does not distract from or overwhelm the adjacent contributing historic resources.

Location

Siting new construction on the lot to maintain street patterns, sight lines, and the street wall is an important first step toward maintaining the character within the DHPD Overlay. On some blocks, this may mean placing the primary building at the front lot line and building out to the side lot lines as well. On other blocks, maintaining public rights-of-way for through-block passages or providing rear access via alleyways is appropriate.

For additional information regarding new construction standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6, “Building Design.”

Standards

- S-1 New construction shall be sited to align with the primary façades of adjacent buildings. Within the DHPD Overlay, this means that all buildings shall be sited at the street-facing lot line.
- S-2 New construction shall be sited to maintain spacing between buildings that is compatible with patterns within the DHPD Overlay.

Guidelines

- G-1 Greater flexibility with regard to street orientation may be appropriate for corner parcels. Depending on the prominence of the streets and adjacent parcels, it may be appropriate to have the primary façade face a certain street, or to have two primary façades that face both streets.
- G-2 Pedestrian entries for buildings on corner parcels may consider established patterns on one or both of the relevant streets.

Historic Adjacencies

Adjacent buildings provide a context for new construction. The scale, styles, proportions, and uses in adjacent historic buildings should be used as parameters for designing infill buildings that are compatible with the most basic architectural elements within the DHPD Overlay. These include such parameters as building height and massing, floor heights, window and door sizes, proportion, and placement, roof lines, transparency ratios, and trims and moldings.

Standards

- S-1 New construction shall be compatible with, but shall not replicate, the historical styles of adjacent buildings.
- S-2 New construction shall include floor heights and façade organization similar to those of adjacent buildings.



Use adjacent buildings as guides for floor heights and organization on new construction (Source: ESA)

Variation

New construction should not replicate historic resources. However, the new buildings should not become a focal point within the DHPD Overlay by being radically different from the surrounding neighborhood. Basic forms and shapes should be maintained. Colors and features should also follow the standards identified in Section 13.4, “General Design Standards.” However, variation in style and design is welcomed and serves to provide a continuum of development and use within the DHPD Overlay that mirrors the history of Main Street Vacaville from the 19th century through the present day.

Standard

- S-1 New construction shall be rectangular or cubical in form. Curved or polygonal shapes shall be prohibited.

Guidelines

- G-1 The principal directional expression of new façades may be horizontal or vertical.
- G-2 Façades of one-story buildings should be organized into three horizontal or vertical bands: storefront, solid wall space above storefront, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront, horizontal band (optional), second floor, and cornice (with or without parapet). These bands should align with those of adjacent buildings.

- G-3 Designs for new construction should reference the full range of historical styles and details within the DHPD Overlay. They are not limited to the color, materials, size, organization, or style of the buildings immediately adjacent to the subject lot.

13.6.2 Accessory Structures and Accessory Dwelling Units

As defined in Chapter 14.02.050 of the City’s Land Use and Development Code, accessory structures are small, nonhabitable, detached structures such as storage sheds, covered patios, and trash enclosures. Accessory dwelling units are small detached or attached dwelling units designed for independent living facilities. Both are subject to the provisions of Design Review within the DHPD Overlay. Further guidance on construction of accessory structures, including accessory dwelling units, is found in Section 14.09 of the City’s Land Use and Development Code.

Standards

- S-1 All accessory structures and accessory dwelling units within the DHPD Overlay shall be subject to Design Review for conformance with the DHPD Overlay Design Standards and Guidelines, as well as any other Design Review as stipulated in Sections 14.09.200.020 and 14.09.270.040(D)(10) of the City’s Land Use and Development Code.
- S-2 Detached accessory structures shall be located near the rear lot line to provide adequate separation from the historic structure.

Guideline

- G-1 Accessory structures should use materials and colors that are compatible with the historic resource. Application of the same materials is not required.

13.6.3 Compatible Types and Uses

Drawing inspiration from adjacent and nearby historic resources is one way to create a compatible contemporary design. Incorporating or maintaining rooflines and heights found elsewhere on the block helps to reinforce the rhythm of the design from street level. Designing buildings for compatible uses is another way to help reinforce the character within the DHPD Overlay. Storefront commercial spaces should be placed in areas with other storefront commercial spaces, and civic and institutional buildings should be near existing current and former civic and institutional buildings; and industrial yet historically appropriate uses, such as gas stations, should be placed at the edges of the DHPD Overlay, where they were located during the period of significance.

Standards

- S-1 New uses within a historic resource shall be compatible with the character and physical restrictions of the building. Uses that require extensive modifications to the building should be avoided.
- S-2 Where possible, historical building uses shall be retained. For example, restaurants shall be located in buildings that currently are or historically have been used for that purpose.
- S-3 Uses shall be located in appropriate areas, adjacent to existing like uses. Unrelated uses that break up the street wall shall not be introduced, nor shall new circulation patterns be introduced at mid-block locations.

Guidelines

- G-1 Uses that require significant additions to or modifications of a building within the DHPD Overlay are discouraged.
- G-2 Where modifications are required to facilitate new uses, those modifications should be located on the secondary façade for exterior alteration. Interior modification should limit the removal of original walls and new openings in original walls. Modifications to the primary façade are discouraged.

13.6.4 Compatible Forms and Details

Scale and Massing

New construction that respects the massing and scale of the Historic District's contributors helps to reinforce and enhance the visual continuity and quality of the district overall. Scale includes not just the overall height of adjacent buildings, but also the sizes and proportions of building features. Maintaining similar floor heights, ratios of windows to solid wall, and shapes and placement of architectural details, and using other techniques help contemporary construction contribute to the overall setting and feeling of the DHPD Overlay, rather than distracting from them.

For additional information regarding scale and massing standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.1, "Building Height, Massing, and Scale."

Standards

- S-1 New primary façades shall be rectangular, with proportions that are consistent and compatible with adjacent historic resources.
- S-2 The human scale of façade design shall be maintained: Long expanses of blank walls shall be avoided, storefronts shall be broken into sections that are similar to traditional storefront design, and buildings shall incorporate design features that provide vertical and horizontal articulation to break up larger building masses.

Guideline

- G-1 The directional expression of windows and doors should be vertical, although several vertical elements may be combined to form a horizontal opening. Exceptions to large expanses of horizontal windows may be made if such window forms are appropriate to the architectural style of the building.

Height and Density

Some variation in height is common when buildings are constructed at different times and with different purposes. However, those variations in the height and density of development should not be sudden or radically different from the surrounding streetscape. Along with scale and massing, the overall building height, floor heights, density of uses, and ornamentation contribute to the setting and feeling of the streetscape.

Standards

- S-1 New construction shall have floor-to-floor heights that appear similar to those of adjacent buildings within the DHPD Overlay District.
- S-2 Taller portions of a building shall be located away from the primary façade. These setbacks are similar to those required for additions to historic buildings.

Guidelines

- G-1 Massing divisions—base, middle, cap—should be incorporated where such features are found elsewhere on the adjacent or facing street wall. This can include projecting elements such as a continuous sill, string courses, or secondary cornices.
- G-2 The scale of the street-level storefronts and entry should be proportional to the overall height of the building and consistent with the floor-to-floor heights of adjacent buildings. Double-height entries, or storefronts that span more than one floor, are discouraged.

Materials and Finishes

High-quality materials and finishes promote building longevity, reduce maintenance, and establish a level of quality that was typically found in late-19th- and early-20th-century commercial districts. Durable materials provide a sense of permanence and promote the established character of the DHPD Overlay as one that has remained viable and vital throughout Vacaville's history.

For additional information regarding material and finish standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.2, "Building Materials, Finishes, Textures, and Colors."

Standards

- S-1 New construction shall use durable, high-quality materials that are compatible with the materials found on adjacent buildings or within the DHPD Overlay. These include but are not limited to brick, stone, cast stone, and stucco.
- S-2 New construction shall use finishes with textures that were historically found during the period of significance for the DHPD Overlay. Smooth or lightly textured stucco, exposed brick, wood siding, and limited use of tile and glass panels are appropriate. Highly textured veneers such as faux stone, clinker brick, or highly textured stucco shall be avoided.

Guidelines

- G-1 Different materials may be used to separate a storefront from the upper floors of a building. These could include tile, glass panels, high-quality brick veneer, variations in texture for stucco finishes, or other treatments to differentiate the first floor from the upper floors of multistory buildings.
- G-2 The color and texture of exterior finishes should be consistent with the color and textures found within the DHPD Overlay. Choices for new construction are not restricted to the color or texture of adjacent construction but should have precedence within the DHPD Overlay.
- G-3 The use of industrial materials as exterior finishes (corrugated metal, rough sawn wood, exposed concrete block) is discouraged.

G-4 New materials that are similar in character and durability may be appropriate as substitutions for some historic materials when applied to new construction. For example, fiber cement board products, if similar in texture and pattern and painted in appropriate colors, may be acceptable alternatives to wood siding.

G-5 The use of obviously synthetic materials that poorly mimic traditional building materials is discouraged.

G-6 Highly reflective materials and finishes are discouraged.

Form, Features, and Design

New construction should both blend in with the existing buildings and be clearly understood to be a contemporary addition within the DHPD Overlay. Compatible and differentiated design draws on the established forms, proportions, material palette, and patterns and applies them to new buildings, constructed in modern materials using modern design trends and aesthetics. The intent is for infill construction to become a cohesive part of the DHPD Overlay while not necessarily replicating buildings or designs that already exist.

For additional information regarding architectural element standards for the entire Plan Area, refer to DTSP Part II, Chapter 12, Section 12.6.3, "Architectural Elements."

Standards

S-1 New construction shall approximate the character of the Historic District by including details, façade organization, proportions, and designs that are compatible with those found in the DHPD Overlay.

S-2 Replication of historic elements in new construction shall not be permitted.

S-3 Storefronts on primary façades shall approximate the forms, materials, organization, and proportions of historic resources within the DHPD Overlay.

S-4 New construction shall use a wall-to-window ratio similar to that found on adjacent historic buildings. This ratio shall be applied both to commercial storefronts and on upper floors.

13.7.2 California Office of Historic Preservation

The California Office of Historic Preservation (OHP) administers federally and state-mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable resources.

The idea of an office of historic preservation began in 1953 with the establishment of the History Section of the Division of Beaches and Parks (the precursor to today's California Department of Parks and Recreation [State Parks]). Eventually, in 1975, the OHP was officially established within the offices of the Director of State Parks. The formation of the OHP was an outgrowth of the passage of the National Historic Preservation Act of 1966, which called for the creation of a state agency to implement provisions of the law, including preparation of a comprehensive historic preservation plan and a statewide survey of historical resources. Since the OHP's inception, its responsibilities have grown to include statewide oversight and implementation of a variety of federal and state preservation laws and departments.

The OHP administers a variety of statewide programs including the California Register, the Certified Local Government program, environmental compliance review, policy development, technical assistance, and public outreach.

- Office of Historic Preservation—ohp.parks.ca.gov/?page_id=1054

13.7.3 National Trust for Historic Preservation

The National Trust for Historic Preservation (National Trust) is a privately funded nonprofit organization that works to save America's historic sites, tell the full American story, build stronger communities, and invest in preservation's future. The National Trust provides technical guidance to a wide range of organizations, supports government lobbying efforts related to cultural resources, administers the Main Street America program, provides insurance solutions for owners of historic properties, and offers a continually evolving range of conferences, workshops, forums, and case studies to help guide preservation efforts at all levels.

- National Trust for Historic Preservation—savingplaces.org

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- National Trust for Historic Preservation—savingplaces.org

13.7.4 Historic Tax Credit Programs

Federal Historic Preservation Tax Incentives Program

The Federal Historic Preservation Tax Incentive Program encourages private-sector rehabilitation of historic buildings and is one of the nation's most successful and cost-effective community revitalization programs. The program is administered by NPS and the Internal Revenue Service in partnership with state historic preservation offices. In California, the OHP's Architectural Review and Incentives Unit provides consultation and architectural review based on conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- 20% Historic Rehabilitation Tax Credit—www.nps.gov/tps/tax-incentives/before-you-apply.htm
- Federal Historic Preservation Tax Incentives Program—ohp.parks.ca.gov/?page_id=25007

California State Historic Tax Credit

The California State Historic Tax Credit program was signed into law on October 9, 2019. The program is administered by the California Tax Credit Allocation committee and the OHP. Funding for the program is contingent upon annual budget allocation.

California State Historic Tax Credit—
ohp.parks.ca.gov/?page_id=27495

13.7.5 California Main Street America

Main Street America is a network of more than 1,600 neighborhoods and communities across the United States. In 1986, California joined this national movement to improve the quality of life in America's towns, cities, and neighborhoods by reinvigorating the economic health of local historic Main Street central business districts.

The California Main Street Program unites the forces of local economic redevelopment and historic preservation to build and enhance diverse downtown areas. By providing training and technical assistance, it is one of the most effective programs to help revitalize the historic commercial cores of towns and cities across the state. The California Main Street Program offers select cities and unincorporated towns a proven framework for preserving the historic character of downtown areas by attracting businesses, capital investors, and consumers. The program is administered through the OHP in partnership with the California Main Street Alliance. In turn, the California Main Street Program is part of a network of more than 1,600 neighborhoods and communities across the United States that compose Main Street America. This subsidiary of the National Trust provides guidance, trainings, coordination of national initiatives, and forums for members to engage in local revitalization efforts.

- California Main Street Program (OHP Website)—
ohp.parks.ca.gov/?page_id=23484#:~:text=The%20California%20Main%20Street%20Program%20unites%20the%20forces,cor%20of%20towns%20and%20cities%20across%20the%20state
- Main Street America - www.mainstreet.org/about-us
- California Main Street - www.californiamainstreet.org/home

13.7.6 Preservation Briefs

Preservation briefs provide information on preserving, rehabilitating, restoring, and maintaining historic buildings. These NPS publications help owners of historic buildings recognize and resolve common problems before beginning work. The briefs are especially useful to Historic Preservation Tax Incentive Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

- Preservation Briefs - www.nps.gov/tps/how-to-preserve/briefs.htm

13.7.7 Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation are the most commonly applied of the four approaches to historic preservation. Accessing the federal tax credits and other financial incentives requires adherence to these principles. Therefore, there are many sources of good guidance on how to apply the Standards for Rehabilitation to a range of building and project types. The following are all from the NPS and should be used as a starting point toward more fully understanding the rehabilitation approach.

- Secretary of the Interior's Standards for Rehabilitation—www.nps.gov/tps/standards/rehabilitation.htm
- Applying the Standards for Rehabilitation—www.nps.gov/tps/standards/applying-rehabilitation.htm
- Illustrated Guidelines for Rehabilitating Historic Buildings—www.nps.gov/tps/standards/rehabilitation/rehab/index.htm
- Interpreting the Standards Bulletins—www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm
- Planning Successful Rehabilitation Projects—www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab.htm

13.7.8 Historical Appropriate Paint Palettes

Many large-scale commercial paint companies offer specialized historical palettes for those who choose to paint their buildings with a color palette that may have been used during the building's history. These palettes may reference colors from a particular period, geography, or architectural style. In addition, the manufacturers often update these palettes to reflect modern trends in color selection and changes in paint technology, and to offer expanded ranges of colors. They offer a good place to begin color research, and offer a simplified and easy way to purchase appropriate paints.

More information can be found at the following sites regarding readily available commercial paints available in historical palettes.

- Benjamin Moore: <https://www.benjaminmoore.com/en-us/color-overview/color-palettes/historical-collection>
- Sherwin-Williams: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-collection/historic-collection>
- California Paints Historic and 20th Century Paint Digital Fan Deck: <https://www.californiapaints.com/find-my-color/digital-fan-deck>

13.8 Glossary of Terms

The following glossary of relevant terms used in this chapter is excerpted from the City's Land Use and Development Code.

14.02.050 Definitions.

Alteration means an exterior change, addition, or modification to an existing structure or site. This may include changes to the architectural details or the visible characteristics of a structure, such as a change in paint color or surface texture materials, or the grading, paving, or removal of natural features from the site, affecting the exterior visual character of the property.

Architectural feature is defined as an exterior building feature, including a balcony, canopy, column, doors, porches, roof, roof eave, soffit, windows, wing wall, and any other similar element that does not create an interior floor space.

Contributing building means a structure within an historic district which retains scale, mass, and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or it may be one of a grouping of background buildings that jointly contribute to the character of the area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the City. Contributing buildings shall also include structures that have strong historical ties to activities, events, or individuals important in the development of the City.

Cultural resources are prehistoric and historic materials, features, and artifacts, as determined by a qualified cultural resource specialist in compliance with the State Office of Historic Preservation regulations. Cultural resources include, but are not limited to, historic structures, archaeological sites, archeological isolates, and paleontological resources.

Designated Historic Building means any improvement on an individual site that has been recognized by the City of Vacaville for its historical significance through application of DHPD Overlay.

Elevation Style is a set of architectural features on the exterior of a house plan. An elevation style includes a combination of roof forms, exterior materials, colors, or other exterior architectural features that are distinct from other elevation styles used for the same house plan.

Historic resource means any resource that may have historic, cultural and/or architectural significance, locally, regionally, or nationally, including districts, ensembles, thematic groups, corridors, structures, bridges, buildings, sites, cemeteries, landscape features, signs, plaques, or archaeological sites or artifacts. A historic site is considered to be the location of a historic or archaeological event, activity, occupation, structure, object, or landscape feature, including existing buildings or structure on the site, which has historic significance.

Historic District means any area which has been recognized by the City of Vacaville for its historical significance through the application of the DHPD Overlay.

Improvement shall mean any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property or any part of such betterment.

Noncontributing building means a structure within an historic district that in its present condition does not contribute to the sense of time and place of the immediate area and the district. Noncontributing buildings may include buildings constructed after the time period featured in an historic district or buildings in which the historic characteristics have been irreparably modified. They may also include buildings that, while not contributing at present, may become contributing through the application of the design criteria.

Preservation means the identification, study, protection, restoration, rehabilitation, or enhancement of historical improvements.

State Historic Preservation Office (SHPO) means the California governmental agency charged with preserving and enhancing California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

14.18.020.010 Definitions.

Historic structure means any structure that is:

- A Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- B Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- D Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

- A Any project for improvement of a structure to correct existing violations or State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- B Any alteration of a historic structure; provided, that the alteration will not preclude the structure's continued designation as a historic structure.