



THE TOWN OF
DANVILLE

DESIGN
GUIDELINES
FOR
HERITAGE
RESOURCES





T H E T O W N O F
D A N V I L L E

DESIGN
GUIDELINES
FOR
HERITAGE
RESOURCES

May 2001

Prepared by:
Winter & Company
775 Poplar Avenue
Boulder, Colorado 80304

Acknowledgments

The following individuals contributed to the preparation of these Design Guidelines:

TOWN COUNCIL

Mike Doyle, Mayor
Dick Waldo, Vice Mayor

Newell Arnerich
Millie Greenberg
Mike Shimansky

HERITAGE RESOURCE COMMISSION

Jack Thompson, Chair
Gary DeAtley, Vice Chair
Nancy Adolphson
Irma Dotson

Randy Haberl
Lee Mattis
Kátja May
Lynn Osborn

TOWN STAFF

Joe Calabrigo, Town Manager
Rob Ewing, City Attorney
Steve Lake, Development Services Director
Kevin Gailey, Chief of Planning

Lead Staff

Christine McCann, Senior Planner
Bonnie Guttman, Associate Planner

CONSULTANTS

Winter & Company

Noré V. Winter
Brian W. Koenigberg, AICP
Betsy Shears
Karen Good
Linda Rathbun

RACESTUDIO

Bruce Race, FAIA, AICP

PHOTOGRAPHY CREDITS

Lynn Osborn
Museum of the San Ramon Valley
Irma Dotson
Town staff

HISTORIC OVERVIEW

A portion of the historic overview was provided by Irma Dotson.

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PLANNING COMMISSION
PARKS AND LEISURE SERVICES COMMISSION
ARTS COMMISSION
DESIGN REVIEW BOARD

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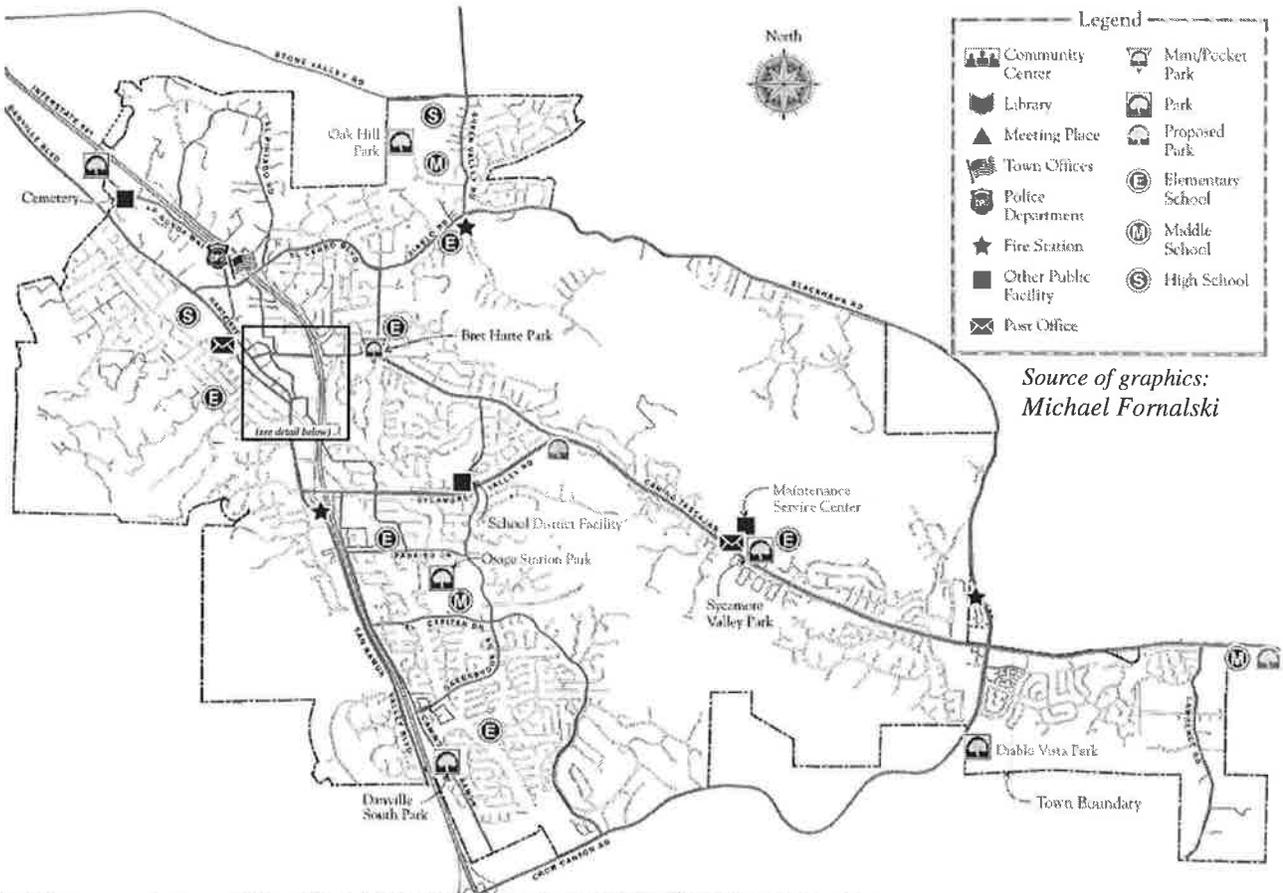
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Which Design Guidelines Apply to Your Project?

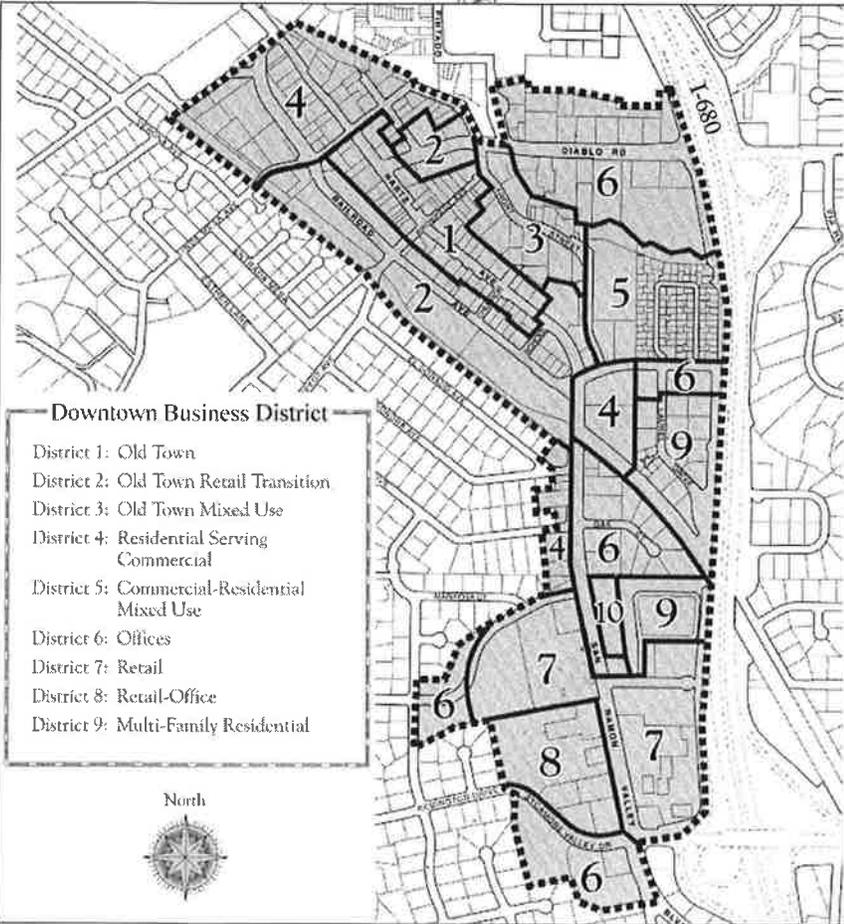
Use the chart below to identify the chapters that apply to the work being considered: the rehabilitation of a Heritage Resource, an addition to a designated Heritage Resource and/or the construction of a new structure on the site of a Heritage Resource.

USE THESE CHAPTERS

PROPOSED WORK	Introduction	1. Historic Preservation in Danville	2. Historic Overview	3. Architectural Styles	DESIGN GUIDELINES	4. Design Guidelines for Designated Heritage Resources	5. Design Guidelines for Additions	6. Design Guidelines for New Residential-Type Buildings	7. Design Guidelines for All Projects	8. Design Guidelines for Signs
Renovate or alter a designated Heritage Resource	✓	✓	✓	✓		✓			✓	
Add onto a designated Heritage Resource	✓	✓	✓	✓			✓		✓	
Construct a new building on the site of a designated Heritage Resource	✓	✓	✓	✓				✓	✓	
Site improvements	✓	✓	✓	✓					✓	
Construct or alter a sign	✓	✓	✓	✓						✓



Source of graphics:
Michael Fornalski



These design guidelines apply to Heritage Resources throughout the Town of Danville. The greatest concentration of these assets are located in the Downtown (map detail at left).

Downtown Danville General Plan and Downtown Business District Zoning Map: The Downtown Business District Ordinance applies to the shaded area shown to the left and provides standards for development within the district

INTRODUCTION

This guidebook presents design guidelines for Historically Significant Resources in Danville, California. This includes those properties designated as Heritage Resources, contributing properties in historic districts and all those properties listed in the Town's Survey of Historically Significant Properties.

This document provides guidelines for exterior alterations and new construction involving these sites. The guidelines will also be used by the Town staff and design review boards or commissions when reviewing development proposals involving those properties. While the guidelines formally apply to properties officially listed under local ordinance, they also generally apply to those properties that are located adjacent to them. Owners of other older properties are also encouraged to use them.

Background of Design Guidelines

What are Design Guidelines?

The guidelines convey community policies about the design of alterations to existing structures, additions, new construction and site work. However, they do not dictate solutions. Instead, they define a range of appropriate responses to a variety of specific design issues.

Why Have Design Guidelines?

Maintaining a high quality of life and retaining the small town charm and character that exists are important goals identified by the Town and its residents. Therefore, these guidelines and the design review process through which they are administered promote preservation of the historic, cultural and architectural resources that reflect the heritage of Danville. These resources are fragile and finite, and are vulnerable to inappropriate alteration and demolition. Recognizing this, the Town of Danville has established these design guidelines.

This document will also inform the community of the Town's design policies for its historic resources. The guidelines also provide Danville, through the Heritage Resource Commission, a basis for making informed and consistent policy decisions about design and historic preservation.

While the design guidelines are written for use by the layperson, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

Policy Base for Design Guidelines

In the *Town of Danville 2010 General Plan* the preservation of the Town's Heritage Resources is listed as a major concern of the citizens. The *Plan's* goals and policies that relate to historic preservation in Danville include:

- *Goal 1:* Assure that future development complements Danville's existing small town character and established quality of life.
 - *Policy 1.02:* Require that new development be consistent with the scale, appearance and small town character of Danville.
 - *Policy 1.12:* Consider utilizing historic or unique homes that are easily accessed by major streets for limited restaurant or bed and breakfast uses where safe vehicular access, effective buffering and neighborhood compatibility can be achieved.
- *Goal 2:* Integrate new development visually and functionally in a manner compatible with the physical character of the surrounding community.
- *Goal 3:* Maintain and enhance the Downtown retail areas as the central commercial area of Danville while providing for commercial, office, and residential uses of appropriate size to serve the needs of Danville residents.
 - *Policy 3.02:* Implement design guidelines for retail and office areas that provide for a small town character.
- *Goal 8:* Ensure the preservation and rehabilitation of historic and cultural resources and recognize such resources as an essential part of the Town's heritage.
 - *Policy 8.01:* The remodeling and renovation of historic buildings should respect the character of the building and its setting.

- *Policy 8.02:* New projects on sites in the Downtown area should be compatible with nearby historic buildings, historic Downtown street pattern and the area's historic, pedestrian-oriented character.

- *Policy 8.03:* Encourage the use of the State Historic Building Code for historic buildings and other structures that continue to the Town's historic character. Use flexibility when applying zoning regulations to historic sites and buildings.

- *Policy 8.04:* Where appropriate, retain physical elements of Danville that contribute to the aesthetic and historic character of the agricultural areas, such as barns, outbuildings, bridges, heritage trees, and fences.

Design Review in Danville

The Heritage Resource Commission

The Heritage Resource Commission (HRC) is a seven-member commission responsible for establishing criteria for identifying historic sites, inventorying and protecting these sites, and developing preservation incentives for property owners. The HRC makes recommendations to the Town Council regarding which sites should be designated as Heritage Resources. The appropriateness of an alteration, construction, rehabilitation, restoration or removal of improvements involving Heritage Resources are also determined by the HRC. They also have this authority and enforce these standards through the review of building permit and development plan applications. The review process provides an opportunity for public comment on proposed changes to Heritage Resources and the design of new buildings on Heritage Resource sites.

The Historic Design Review Committee

The Historic Design Review Committee (HDRC) is a five member committee made up of members from the HRC, Planning Commission and the Town's Design Review Board. HDRC is responsible for reviewing all development projects located on Heritage Resource sites and making advisory recommendations to the HRC.

Goals for Design Review

In general, the intended result of design review is to preserve the integrity of Heritage Resources in Danville when allowing both alterations to Heritage Resources and new construction on historic sites.

Goals for the Treatment of Designated Heritage Resources

- Preserve the integrity of each Heritage Resource, by preserving its character-defining features and by avoiding alterations that would remove or obscure its historic character.
- Enhance the perception of the original character of the Heritage Resource by restoring damaged historic features and reconstructing missing ones (where adequate documentation exists of what was there historically) and by removing non-contributing alterations, where appropriate.
- Preserve and enhance one's ability to perceive a sense of time and place in Danville during its period of historic significance.



Where appropriate, retain physical elements of Danville that contribute to the aesthetic and historic character of the agricultural areas, such as barns, outbuildings, bridges, heritage trees, and fences. The preservation of the historic cottage at 425 Hartz Avenue would meet this goal.

Development Review Process

Property owners, real estate agents, developers, tenants and architects should use these design guidelines when beginning a project that affects a Heritage Resource. This will help establish an appropriate direction for any project involving a Heritage Resource. The applicant should refer to these guidelines at the outset, to avoid planning efforts that may later prove to be inappropriate. Applicants are encouraged to contact Town Planning Staff for direction and guidance prior to developing plans for a historic site.

The guidelines are employed formally in three ways:

- First, HRC Staff will use the guidelines when advising property owners in administrative reviews and when making recommendations to the HRC and the HDRC;
- Second, the HDRC will use the guidelines during its formal design review meetings;
- Third, the HRC will use the guidelines in making decisions regarding design issues for all Heritage Resources.

The Commission will consider each application for design review on a case-by-case basis, to determine if an adequate number of the relevant guidelines have been met. However, there is no set number of guidelines that must be met to gain approval. In making its determination, the Commission's overall concerns are that the proposed work complies with the criteria in Danville's ordinance and that the integrity of a Heritage Resource is preserved. The design guidelines provide an objective basis for ensuring that these goals will be achieved.

Organization of the Document

This document is organized into this introduction and eight chapters:

- **Introduction.** This section provides the foundation and understanding for the preparation of this document.
- **Chapter 1: Historic Preservation.** This chapter provides an overview of historic preservation theory applicable to Danville.
- **Chapter 2: Historic Overview.** This chapter summarizes the basic history of the area.
- **Chapter 3: Architectural Styles.** This chapter describes different architectural styles and provides an overview of the planning and design features that influence historic character.
- **Chapter 4: Heritage Resources.** This chapter provides the design guidelines that apply to all rehabilitations or alterations to Heritage Resources in Danville.
- **Chapter 5: Additions.** This chapter provides the design guidelines for additions to Heritage Resources.
- **Chapter 6: New Residential-Type Buildings.** This chapter provides the design guidelines for the construction of a new building on the site with a Heritage Resource.
- **Chapter 7: All Projects.** This chapter provides the design guidelines that apply to any construction project, including rehabilitation, new construction and site work on Heritage Resources, and should be read by all users.
- **Chapter 8: Signs.** This chapter provides the design guidelines for the alteration of an existing sign or the construction of a new one.

Structure of Design Guidelines

Each design guideline in this document includes several components (i.e., background information, policy statement, additional information, and illustrations) that constitute the material upon which the HRC will make its determination of the appropriateness of a proposed project.

Design Element

The guidelines are grouped into pertinent design element categories (e.g., site planning, building materials, secondary structures). This allows the user to quickly select the specific guidelines that are relevant for an individual project.

Policy Statement

Each design element category has a policy statement that explains the HRC's basic approach to the treatment of that topic. This statement provides the basis for the more detailed design guidelines that follow. In cases where the detailed design guidelines do not appear to address the situation, this general policy statement shall serve as the basis for determining the appropriateness of the proposed work. *Policy statements are shown in a black box which precedes the introductory discussion of a design element.*

Background Information

Following the policy statement is a brief discussion of the issues typically associated with the specific design topic. This may include technical information as well as other relevant preservation theory.

Design Guidelines

Specific design guidelines are numbered in order to reference them during the design review process. The numbering system does not reflect a prioritization of the design guidelines.

Additional Information

The design guideline statement is followed by supplementary information that may include additional requirements, or may provide an expanded explanation. The supplementary information is listed as bulleted (•) statements.

Illustrations

Design guidelines are further explained with photographs and illustrations. The examples given should not be considered the only appropriate options, however. In most instances, other solutions exist that meet the intention of the design guidelines.

Sample of the format used in this document for design guidelines.

Treatment of Character-Defining Features

POLICY: *Preserve Heritage Resource features and details.*

Historic features, including original materials, architectural details, as well as window and door openings, contribute to the character of a structure and should be preserved when feasible. Continued maintenance is the best preservation method.

4.1 Protect and maintain significant stylistic features.

- The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
- Maintain character-defining features. Then, repair only those features that are deteriorated. Finally, replace only those features that are beyond repair.



Protect and maintain significant stylistic features.

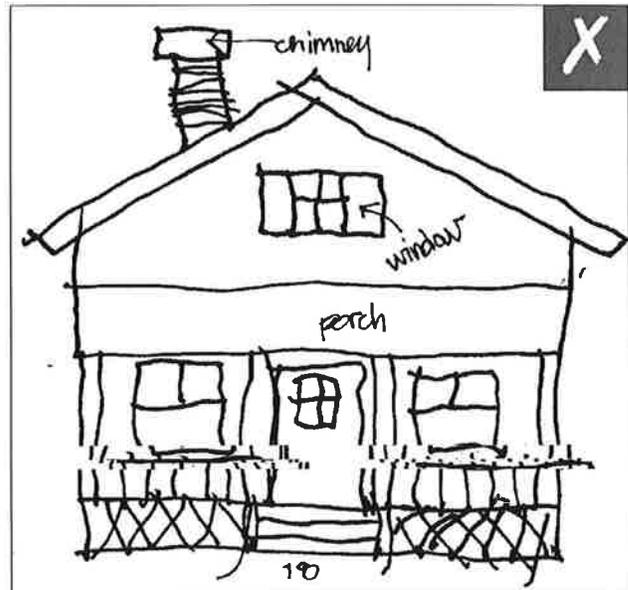
✓'s and ✗'s

In order to help the reader determine design approaches that are appropriate, many of the illustrations that supplement the policies and design guidelines are marked with either a ✓ or an ✗. Those illustrations marked with a ✓ are considered appropriate solutions to the design issue, whereas those illustrations marked with an ✗ are not acceptable. If there are any questions regarding the appropriateness of a potential design solution, contact HRC staff.

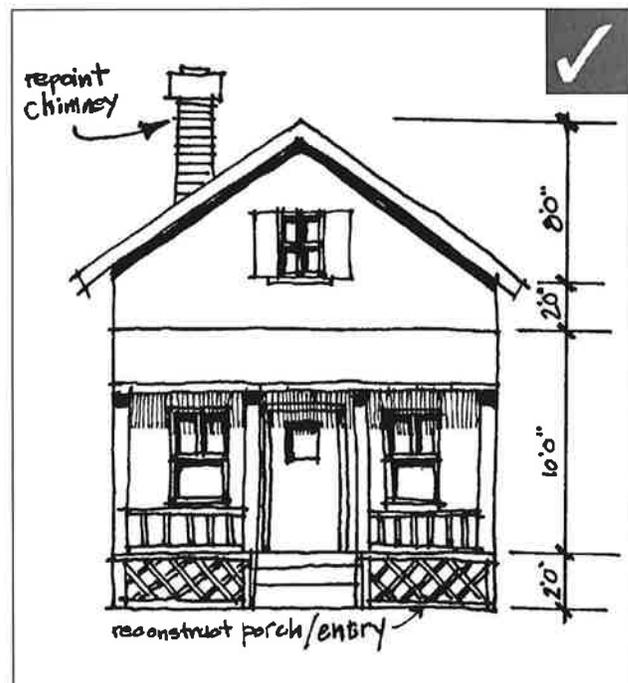
Required Submittal Documents

Adequate documentation is essential to provide a complete understanding of the work proposed. Applicants are encouraged to work with Town staff before a project is designed and an application is submitted. The final submittal requirements could vary, but may generally include the following:

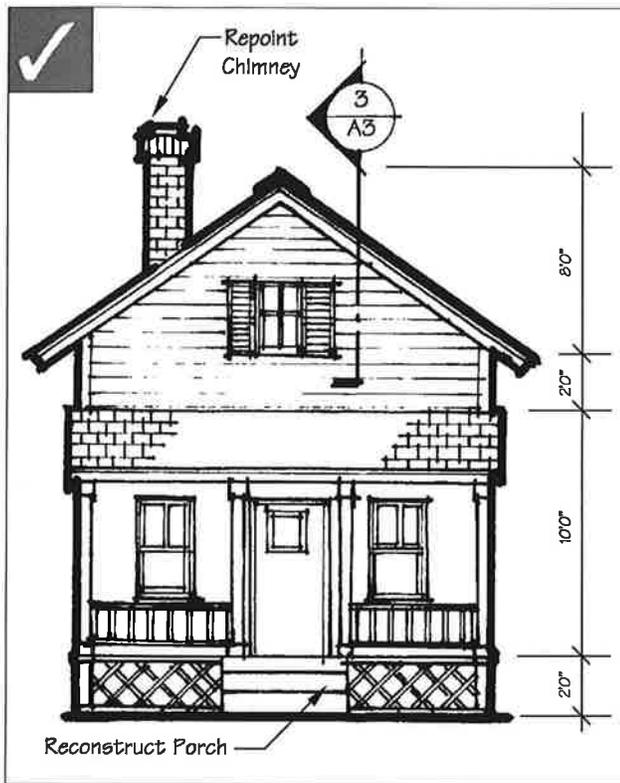
- Completed application form (including any historical information about the site)
- Payment of fee in effect at the time of application submittal (payable to the *Town of Danville*)
- Site photographs (Polaroids are okay) showing topography, vegetation, existing and adjacent structures, and views of and from the site
- A *Site Plan* drawn to scale, showing the existing and proposed conditions including adjacent development patterns (20 copies)
- An *Architectural Drawing*, drawn to scale (10 copies).
- One reduced set of the *Site Plan*, *Architectural Drawing*, and *Landscape Plan* (reduced to 11" x 17")
- Elevations showing relationship of proposed building(s) to adjacent structure(s) or existing Heritage Resources (photographs with the proposal superimposed may be included)
- A material sample board no larger than 2' x 2' mounted with samples of exterior materials to be used showing type, texture, and color
- Historic information, photographs or other documentation relating to the historical merits/significance of the site
- Structural report
- Detailed demolition plan (drawn to scale)
- Other such data as may be required.



Inappropriate drawing: The scale and character of this proposal are not clearly conveyed and there are no dimensions.



Appropriate drawing: While produced in freehand, this drawing adequately conveys the scale and character of the proposed work.



Any drawings should be produced to scale and executed in a manner that clearly depicts the character of the proposed work. While a professionally produced drawing is encouraged, it is not required, as the preceding sketches illustrate.

Appropriate drawing: Mechanically drafted to scale, this drawing best conveys the character of the proposed work.

C H A P T E R

1

HISTORIC
PRESERVATION



205 Railroad Avenue built circa 1891.

This chapter presents the following topics:

- The Concept of Significance p. 7
- The Period of Significance p. 7
- The Concept of Integrity p. 8
- The Secretary of the Interior's Standards p. 8
- Benefits of Preserving Heritage Resources p. 8
- Choosing a Preservation Approach p. 10
- Basic Preservation Principles p. 10
- Planning a Preservation Approach p. 11
- Design of Alterations p. 11

HISTORIC PRESERVATION

Historic preservation is an established part of town planning in Danville. Over the past decade, the community has initiated many preservation initiatives to protect the many Heritage Resources that remain as reminders of the past. While the Town remains dynamic and change continues to occur in response to varying community goals and economic conditions, preserving Danville's heritage remains a primary goal of the community.

Across the nation, thousands of communities promote historic preservation because doing so contributes to livability and quality of life and yields economic rewards. Many property owners are also drawn to historic resources because the quality of construction is typically quite high and the buildings are readily adaptable to contemporary needs. These same reasons apply in Danville.

The Concept of Significance

Heritage Resources may be significant because of their architectural values or historical associations. An architecturally significant building is one that represents the work of a noteworthy architect or builder, possesses high artistic value or that well represents a type, period or method of construction. An historically significant property is one associated with important persons, events or historical trends, or has local significance to the Town of Danville.

The Period of Significance

Each significant property also has a period of significance which is the time during which it gained its architectural and historical importance. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register of Historic Places, for example, generally requires that a property be at least 50 years old or have extraordinary importance before it may be considered for listing.

Most Heritage Resources in Danville date from a time that spans approximately 80 years (1860-1940). Throughout this period, the Town witnessed construction of a number of buildings and alterations that have become significant. In general, keep the following in mind:

- **Early alterations, additions and other construction more than 50 years old *may* have become historically significant and thus merit preservation.**

Many additions and alterations to buildings in Danville that have taken place in the course of time are themselves evidence of the history of building and therefore may merit preservation.

- **More recent alterations, additions and new construction that are not historically significant may be removed.**

For example, newer synthetic siding may presently obscure original masonry. In this case, removal of this alteration, and restoration of the original material is strongly encouraged. Most alterations, such as this, that are less than fifty years old lack historic significance.

The Concept of Integrity

In addition to dating from an historical period, a property also must have sufficient integrity: The majority of the building's structural system and materials should date from the period of significance and its key character-defining features also should remain intact.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The U.S. Secretary of the Interior publishes a set of standards for the rehabilitation of historic structures that forms the basis for many local preservation programs. The Town of Danville has adopted *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* as a basis for its guidelines. The Secretary's Standards appear in Appendix B and compliance with these standards is also required.

Benefits of Preserving Heritage Resources

Construction Quality

Lumber used in early Danville came from mature trees, was properly seasoned and typically was milled to "full dimensions," which often yielded stronger framing. These structures also were thoughtfully detailed and the finishes were generally of high quality—features that owners today appreciate. By comparison, in today's new construction, materials of such quality are rarely available and comparable detailing is expensive. The high quality of construction in Heritage Resources is therefore a "value" for many people.

Livability and Quality of Life

When groups of older buildings occur together, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of identity that is unique in the Downtown, an attribute that is rare and difficult to achieve in newer areas of town. This physical sense of place can also reinforce desirable community social patterns and contribute to a sense of security.



In addition to being from an historical period, a property also must have integrity. The top photo is the Danville Firehouse Building (circa 1924) as it appeared historically. The bottom photo (2000) is the same building at 340 Hartz Avenue although it has been significantly altered. Therefore, this building has not retained its historic integrity.

Economic Benefits

Historic resources are finite and cannot be replaced, making them precious commodities that many people seek. Therefore, preservation adds value to property. An indication of the success of the preservation of Heritage Resources is that an estimated 1,000,000 properties, both as individual landmarks and in historic districts, are under local jurisdictions across the country.

Rehabilitation projects also contribute more to the local economy than do new building programs because each dollar spent on a preservation project has a higher percentage devoted to labor and to purchase of materials available locally. By contrast, new construction typically has a higher percentage of each dollar spent devoted to materials that are produced outside of the local economy and to special construction skills that may be imported as well. Therefore, when money is spent on rehabilitating a building, it has a higher "multiplier effect," keeping more money circulating in the local economy.

Rehabilitating a Heritage Resource also can cost less than constructing a new one. In fact, the Design Guidelines for Heritage Resources presented in this document promote cost-saving measures: they encourage smaller and simpler solutions, which in themselves provide savings.

Adaptability

Owners also recognize that the floor plans of Heritage Resources easily accommodate changing needs. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of a structure's exterior. Open space often exists on a lot to accommodate an addition in the rear, if needed.

Incentives for Preservation

While these economic benefits are substantial, special incentives also exist to help offset potential added costs of appropriate rehabilitation procedures. Special zoning incentives may be available, such as increased floor area for additions, reductions in parking requirements and income tax credits offered from the state and federal government. Other incentives offered by the Town (as provided for in Section 32-72 of the Danville Municipal Code) may also be available. These include: development fee reductions, relaxation of land use and zoning regulations, design assistance, priority processing of permit applications, loan programs, grants for rehabilitation projects and a reduction in property taxes.



Owners also recognize that the floor plans of Heritage Resources easily accommodate changing needs. (425 Hartz Avenue)

Responsibility of Ownership

Ownership of a historic property carries both the benefits described above and also a responsibility to respect the historic character of the property and its setting. While this responsibility does exist, it does not automatically translate into higher construction or maintenance costs. Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of the Town at large. It also plays a vital role in helping to implement that policy through careful stewardship of the area's Heritage Resources.



Ownership of a historic property carries both the benefits described above and also a responsibility to respect the historic character of the property and its setting. (1085 San Ramon Valley Boulevard)

Choosing an Approach

Preservation projects may include a range of activities, such as maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features and construction of new additions. When planning a preservation approach, consider the definitions of the following terms:

1. **Maintenance.** 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. Such work is considered "maintenance." Property owners are strongly encouraged to maintain properties in good condition, so that more aggressive measures of rehabilitation, restoration or reconstruction are not needed.
2. **Preservation.** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, as well as the existing form and vegetative cover of a site is defined as "preservation." It may include initial stabilization work, as well as ongoing maintenance of historic building materials. Essentially, the property is kept in its current good condition.
3. **Rehabilitation.** "Rehabilitation" is 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 and cultural values. Rehabilitation may include the adaptive use of the building and additions may also occur.
4. **Renovation.** To "renovate" means to improve by repair, to revive. 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.
5. **Restoration.** To "restore," one reproduces the appearance of a building exactly as it looked at a particular moment in time. This process may include the removal of later work or the replacement of missing historic features. One should use a restoration approach for replacing missing details or features of a Heritage Resource when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.
6. **Remodeling.** To change the historic design of a building is to "remodel" it. The appearance is altered by removing original details and by adding new features that are out of character with the original. Remodeling is inappropriate for Heritage Resources.

Basic Preservation Principles

The following preservation principles apply in Danville:

- **Respect the historic design character of a building.**
Don't try to change its style or make it look older than it really is. Confusing the character by mixing elements of different styles is also inappropriate.
- **Seek uses that are compatible with the historic character of a building.**
Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site. An example of an appropriate adaptive use is the conversion of a residence into a professional office. This can be accomplished without radical alteration of the original architecture.

(Note that the Heritage Resource Commission does not review uses; however, property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the HRC.)

- **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 so that intervention is not required. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

- **Preserve any existing original site features or original building materials and features.**

Preserve original site features such as trees, lawns and grading. Avoid removing or altering original materials and features. Also, preserve original doors, windows, porches and other architectural features.

- **Repair deteriorated historic features, and replace only those elements that cannot be retained.**

Upgrade existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and that facilitate their replacement in the original configuration. Isolated areas of damage may be stabilized using consolidants. Epoxies and resins may be considered for wood repair and special masonry repair components also may be used.



Protect and maintain significant features and stylistic elements. (Danville Railroad Depot at 205 Railroad Avenue)

Planning a Preservation Project

The first step in planning a preservation project is to identify any significant features and materials of the structure. Retaining such details will greatly enhance the overall quality of the project. If they are in good condition, then selecting an appropriate treatment will provide for proper preservation. In making the selection, follow this sequence:

1. If a feature is intact and in good condition, maintain it as such.
2. If the feature is deteriorated or damaged, repair it to its original condition.
3. If it is not feasible to repair the feature, then replace it with one that is the same or similar in character (e.g., materials, detail, finish) to the original one. Replace only that portion which is beyond repair.
4. If the feature is missing entirely, reconstruct it from appropriate evidence.
5. If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features.

In essence, the least level of intervention is preferred. By following this tenet, the highest degree of integrity will be maintained for the property.

Design of Alterations

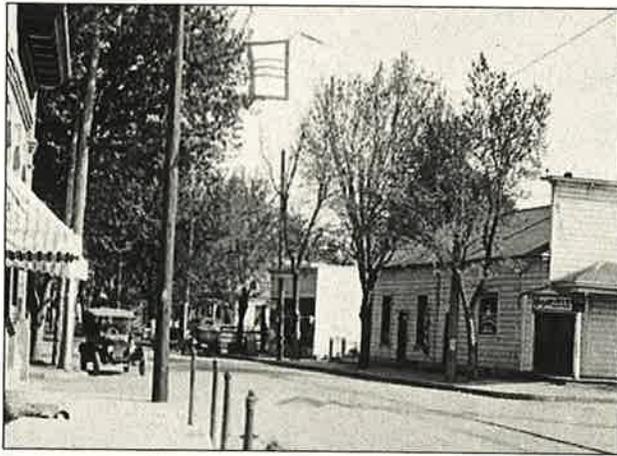
Alterations may be considered for Heritage Resources, however, these changes should occur in a manner that will not affect the integrity of the property. Because no two buildings will have the same design solution—especially when retrofitting a house to a commercial use—consider the following basic guidelines:

1. **Design any alterations to be compatible with the historic character of the property.**
 - Avoid alterations that would hinder the ability to interpret the original design character of the Heritage Resource.
 - Alterations that seek to imply an earlier historic period than that of the building are inappropriate.
2. **Avoid alterations that would damage historic features or materials.**

C H A P T E R

2

HISTORIC
OVERVIEW



Hartz Avenue, Danville, California (circa early 1900s).

This chapter presents the following topics:

- Brief History p. 13
- Downtown Streetscape p. 15
- Early Building Types p. 18
- Building Alterations & Additions p. 19
- The Automobile & Parking p. 21

HISTORIC OVERVIEW

Since its early history, Downtown Danville has seen change: be it through additions to buildings, or fires that caused areas to be rebuilt, or natural economic growth that brought about more construction. The features that most strongly define the area are seen at a “block level.” Throughout the Downtown, groups of buildings relate to each other in ways that define the character of the area. For example, traditional commercial buildings align at the sidewalk edge, and their primary entrances face the street; whereas, commercial buildings that were converted from buildings built for a residential use, have front yards, varying setbacks from the street and open space on their lots.

All these features are woven together by the streetscape, which is defined by street patterns, sidewalks and trees. Individual building features are also important to the character of Downtown. The mass and scale, form, materials and architectural details of the buildings are the elements that distinguish this area from other newer developments in the town and tell the story of its development.

Brief History

Spanish explorers first traveled through the San Ramon Valley of California in 1772. Franciscan missionaries arrived in the Valley some years later, seeking to convert the Native American population. The first settlers of European origin were residents of the Rancho San Ramon, one of several large Mexican land grants established in the 1830s. The Ranchos remained intact until the 1850s, when increasing immigration into California led to their subdivision. Little physical evidence of the Ranchos remains. During the early 1850s, pioneer settlers arrived in the present-day Sycamore Valley, planting grain, onions and orchards of peaches, apples and cherries. Rural settlement continued through the 1850s and 1860s, with a commercial area emerging along present-day Front Street.

In 1854, Daniel and Andrew Inman, two brothers from Tennessee, formed a partnership and purchased land in present-day Danville. In 1860, the growing community wanted a post office which necessitated the choosing of a name. Several names were suggested including Inmanville; all were rejected. The name of Danville was chosen in honor of Daniel Inman’s mother-in-law, Sarah Young, who had been born in Danville, Kentucky.



Over the years, changing ideas and needs have shaped Hartz Avenue. In fact, part of its personality is the historical evolution of properties. The top photograph shows how Hartz Avenue looked in the early 1900s, while the bottom image is Hartz Avenue in 2000.

By 1860, the Town of Danville had become an established center of commerce and culture for the surrounding agricultural areas. Production of cattle and grain, followed by fruit and nut growing, were dominant agricultural activities in these surrounding areas. It is during this early period of development when the frontier Victorian character of the community was established. In 1891, John Hartz subdivided his farm near the town center and laid out Hartz Avenue. Within a few years, Hartz Avenue became the new central business district, replacing Front Street. The local branch of the San Ramon Valley bank was the first business on Hartz Avenue, followed soon after by a drug store, a doctor's office, a saloon and a laundry. The Grange became the social and cultural hub of the community and its members became the Town's early civic leaders. Rail service was provided to Danville in 1891, after local farmers donated land and money for the right-of-way.

Several examples of this early period remain in Downtown Danville today. These include the Southern Pacific Railroad Depot (built in 1891) at 205 Railroad Avenue, the Danville Hotel (built in 1891) at 411 Hartz Avenue and the Village Theater (circa 1873) at 223 Front Street, which originally served as the Grange Hall.

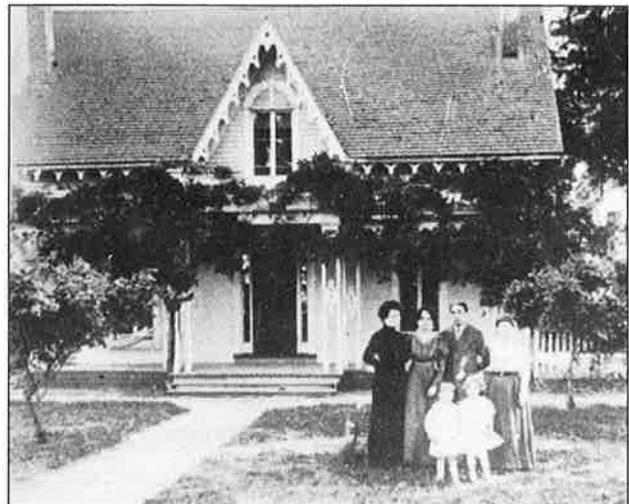
With the construction of the Bay Bridge in 1936 and the Caldecott Tunnel in 1937, central Contra Costa County became accessible to the large and growing employment centers in San Francisco and other parts of the Bay Area. A significant amount of residential development began to occur in the San Ramon Valley during the late 1940s. The first large residential subdivisions in Danville occurred during this period.



Several examples of Danville's early period remain in Downtown today, including the Southern Pacific Railroad Depot (built in 1891) at 205 Railroad Avenue.

Many of the Town's other historically significant structures were constructed during between 1900 and 1940, as Danville continued to evolve as a small, agriculturally-oriented town. Some of these important buildings that remain today include the Town Meeting Hall (originally built as a church in 1933) and the Veterans Memorial Building (built in 1924). This period in Danville's history was characterized by a variety of architectural styles and materials, creating the eclectic character that defines Old Town Danville today.

Reminders of early Danville history also can be found beyond downtown on former farms and ranches throughout the town. Notable examples include the Podva Farmhouse on Podva Road, the Mendenhall/Wood House on Camino Tassajara, Wood Ranch, the Baldwin/Elworthy/Livermore House on San Ramon Valley Boulevard, the Osborn House off Diablo Road and the Love House on Love Lane. Other historic features are the Alamo Cemetery at the end of La Gonda Way and the Danville Oak tree on Diablo Road.

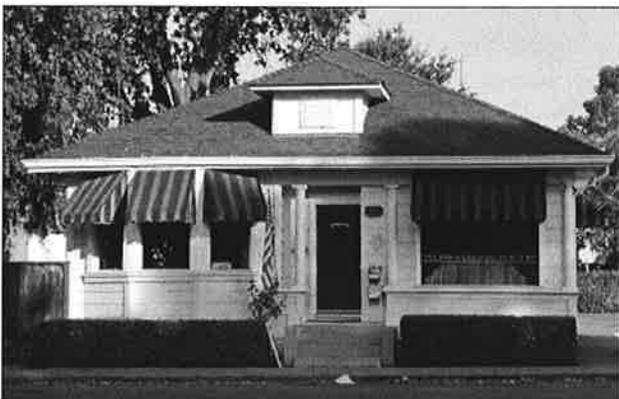


The Vecki House located at 169 Front Street (built in 1866), is an example of one of Danville's earliest buildings that still exists today (bottom photo).

During the 1950s and 1960s, Danville evolved into a pleasant, desirable residential community. The downtown areas, focused along Hartz Avenue and San Ramon Valley Boulevard, became the major commercial center of the San Ramon Valley. The completion of the I-680 freeway in 1968 greatly improved access to the area and led to increased amounts of residential development activity throughout the Valley. During the 1970s, major changes began to occur. Large new developments were proposed and construction began, including Blackhawk and the Bishop Ranch Business Park. The intensity of development and its associated pressures on existing residential and commercial areas led to increased concern among Danville residents about unforeseen and unwanted change. These concerns led to a successful effort to incorporate Danville in 1982.



Most residential buildings are one-story, modest wood frame cottages with painted wood clapboard siding. The houses are set back from the sidewalk with a grassy front lawn, and a walkway leading straight to the porch or other entry element. This house at 146 Diablo Road was built circa 1909.



Although residential in character, the majority of the houses in Downtown are now zoned for commercial uses, and have been adapted as such. Note that this house at 146 Diablo Road (2000), although slightly altered, is the same one as in the historic photograph above.

Danville continued to grow during the 1980s and 1990s, particularly on the east side of the I-680 freeway. A significant portion of this development had been approved by Contra Costa County, with the developed area subsequently annexed by the Town of Danville. Infill development and new commercial projects have been built in Downtown and in a limited number of other locations. Significant public improvements in the form of new parks and civic facilities have also been added to serve the growing population. The San Ramon Valley has matured into a major regional employment and business center. Growth is projected to continue during the coming years in the Tri-Valley region (Excerpted from the *Danville 2010 General Plan*).

Residential Streetscape

Although commercial in use, much of the Downtown is residential in nature. These characteristics date back to earlier times in Danville when the blocks surrounding the commercial core were residential neighborhoods. Therefore, the following streetscape elements contribute to the area's overall single-family dwelling character.

Whereas traditional commercial buildings form a "building wall" because they are located at the sidewalk edge, most residential building types in the Downtown have relatively small front yards. Yards were typically grass, with portions planted with shrubbery, flowering bushes and native plants. For example, houses along Hartz Avenue were historically set back between five and fifteen feet from the street edge.

Because of these setbacks, a progression of walking experiences is also encountered along the streets with residential characteristics. This begins with the public sidewalk and continues with a semi-public straight walkway that leads to each building entry—which in most cases is a front porch that faces the street. Buildings were also set back from side property lines, which also contrasts from typical commercial buildings that were built from lot line-to-lot line. This setback created side yards of similar depths from house to house.

Most houses have a front porch or other entry element, that faces the street and helps to identify the primary entrance. This is one of the most important features of the area and should be respected. Porches establish a human scale for each building. They provide

ventilation for a house, and a living or gathering place for community interaction. Different kinds of porches seen in the area include undercut or projecting, full front, partial, corner, wrap-around or duplex with two separate entries.

In general, plantings are lush in the front yard. Although few houses have formal landscape designs, most contain a combination of street trees, planting beds and shrubs. In fact, because landscape designs are often personal endeavors, it is often true that the residential landscaping is as diverse as its residents. Most properties also lacked fences in front yards. If used, they were typically less than four feet in height and relatively transparent, allowing views into the front yard. Wood picket may have been used, although wire fences were likely predominant.

The “mass” of a structure is its overall building volume or bulk, as it is perceived from the public way. The “scale” of a structure is its perceived size and proportion. A building conveys a human scale if it includes materials and components that are expressed in terms of human proportions. Overall, buildings in the district are relatively small in mass because much of the existing housing stock was constructed as single family dwellings. Most were built with one or one-and-one-half stories, a few were designed with two stories.

A limited range of building materials dominates the neighborhood. Finished wood, in the form of clapboard siding, porch columns and porch decking appears most frequently. Concrete and brick are used primarily for the building foundations and brick was sometimes used for porch supports. Stucco was also seen on a few homes.

Building form may be defined as the shape of the building, and the shape and pitch of the roof. Many building forms in the neighborhood are based on historical precedent and, in some cases, the architectural style may dictate a building form. For example, a Queen Anne Cottage may have asymmetrical massing with a complex roof structure. However, most houses are typically rectangular with a gabled, hipped or flat roof.

Because most of the early buildings were simple in design, the key features are fairly basic (see the *Architectural Styles* starting on page 23). In some cases, architectural details, such as ornamental porch posts

or brackets, were used. Details express specific architectural styles, and include windows, doors, decorative shingles, brackets and columns. These architectural details provide visual interest, enliven the pedestrian experience, and convey the popular notions of late nineteenth and early twentieth century architecture.

Commercial Streetscape

A similar pattern of features (as the residential streetscape features just described) composes the streetscape of the commercial blocks in the Downtown.

Commercial storefronts are aligned with the sidewalk’s edge. Buildings were constructed flush with the front property line to allow pedestrians visual access to goods displayed in storefront windows and swift physical access into the shops.

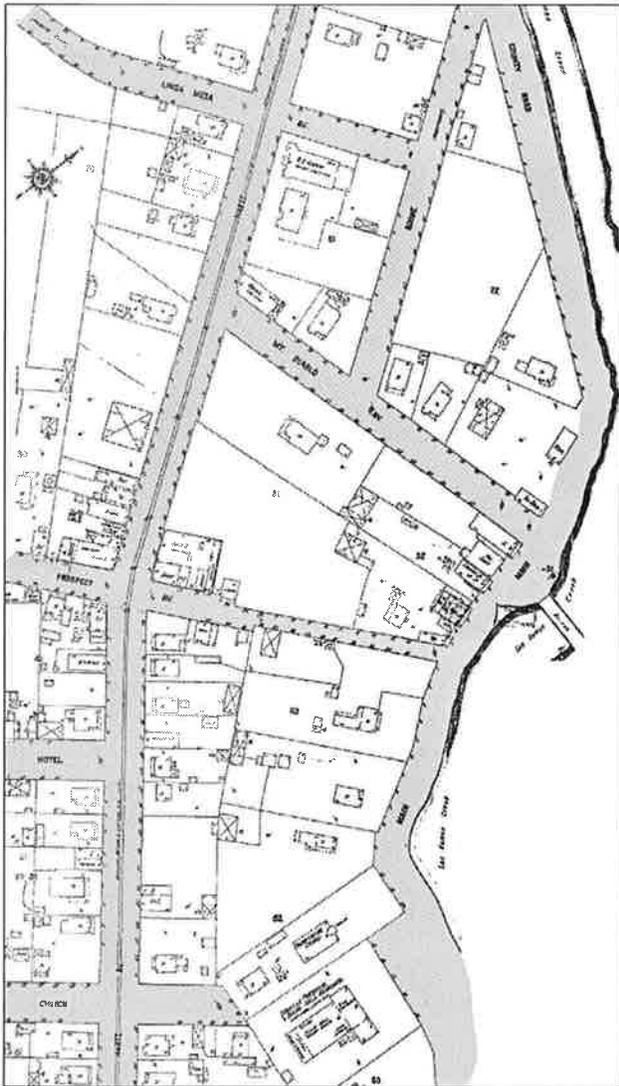
These commercial buildings were generally built with shared (party) walls and did not have side yard setbacks. Wider streets and sidewalks, goods and services on display and high density construction all provide visually interesting and rich experiences in the Downtown.

Sidewalks in the commercial core are much different than their counterparts elsewhere in the Downtown. They tend to be wider and extend from the street to the building edge to accommodate a greater number of pedestrians and the display of goods and services.

Several different street grids intersect in the Downtown. This is mostly due to the development of the area over a long period of time, with influences from the horse and buggy, the railroad and the automobile. Front Street, one of the earliest streets, was laid to follow San Ramon Creek, since water was an important feature of a commercial area during the 1850s. With the coming of the railroad, new streets were platted to follow the train tracks, and as streets were extended, they followed the topography of the valley and a street tree pattern developed.

Today, street patterns can be seen in the routing of traffic around the Downtown, in both commercial and residential areas. The narrow streets that occur typically in residential areas contribute to a pedestrian scale; whereas, wider streets tend to create a more public atmosphere that is often commercial in character.

The typical commercial streetscape also contains elements not found along residential streets, including new sidewalks with brick pavers, street lights, waste receptacles, directional signs and more street trees are all new features of the Downtown streetscape. Stop lights and telephone poles rise above the street. Commercial streetscapes create a lively and interesting environment for shopping, dining and entertainment. The lush streetscape is also a part of the tradition in Downtown. Trees line many of the streets. In recent years, public streetscape improvements have also been made to enhance the pedestrian experience.



Different street grids intersect in Downtown Danville, as evidenced by this Sanborn fire insurance map from 1917. The earliest streets (right side) were laid to follow San Ramon Creek (circa 1850s). With the coming of the railroad, new streets were platted to follow the train tracks, and as streets were extended, they followed the topography of the valley.

The commercial type buildings also relate to a human scale since they do not rise above two stories and are constructed with materials and components that are expressed in human proportions (e.g., a single brick can be held in one's hand). Patterns are also created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths along the street create a rhythm that contributes to the visual continuity of the area.

The simple detailing found on commercial structures also greatly contributes to the character of the neighborhood. In particular, arched windows, corbelled brick and cornice moldings occur frequently. These details have depth in that they cast shadow lines and add a three-dimensional quality to the facade. These elements form a composition that has variations of light and dark, solid and void, and rough and smooth surfaces.



As the town developed along the creek in its early history, a commercial center began to appear along Front Street. (circa mid 1800s)



Sidewalks with brick pavers, street lights, waste receptacles, directional signs and more street trees are all new features of the Downtown streetscape.

Early Building Types

As the town developed along the creek in its early history, a commercial center began to appear along Front Street. These early commercial buildings were wood frame with clapboard siding, with small display windows on the first floor, central doors, gable roofs with false-front storefronts and were located at the sidewalk or street edge with no setback. Even as the commercial center of Danville shifted from Front Street to Hartz Avenue, this prototype continued. Then, as construction technology shifted away from wood framed commercial buildings to brick, load-bearing construction, so to did the character of Downtown's buildings. Around the turn-of-the-century, the so-called traditional commercial storefront building began to appear, with its large plate glass display windows; kickplates below and transom windows above the storefront; recessed entries; decorative cornices, pediments and midbelt cornices; and vertically oriented upper-story windows, when more than one floor was used.



Occasionally other types of buildings were seen in the commercial core, such as stables, machinery shops, civic buildings, banks, hotels, railroad depots and churches. This building on the northeast corner of Prospect Avenue and Hartz Avenue is the same as that in the top photograph after a significant addition. This building no longer exists.

Occasionally other types of buildings were seen in the commercial core. Stables, machinery shops, civic buildings, banks, hotels, railroad depots and churches are different architecturally, and provided accents along the street.

Residential uses surrounding the original Downtown developed with a building tradition that was quite different from those of the central business district. Most of these residential buildings, as seen today, are one-story, modest wood frame cottages with painted wood clapboard siding and are located along Hartz and Prospect Avenue. The houses are set back from the sidewalk with a grassy front lawn, and a walkway leading straight to the porch or entry element. Outbuildings, including barns, sheds and garages, are



Early commercial buildings (circa mid 1800s) were wood frame with clapboard siding, with small display windows on the first floor, central doors and gable roofs with false-front storefronts.



This wood frame storefront (circa 1890s) exemplifies all the components of a traditional commercial building, with its large plate glass display windows; kickplates below the storefront; transom windows above the storefront; recessed entry; and decorative cornice. Compare with the early commercial buildings in the above photograph.

typically detached from main structure and located to the rear of a lot. The materials used for these buildings are much simpler than those of a house and have simple detailing, if any. Also, detached secondary structures are typically smaller and simpler in character, and are seen to the rear of residential house lots. The continued use of these secondary structures is a unique opportunity to provide more building space on a site, and is encouraged.

Although residential in character, the majority of the houses in and around the Downtown are now zoned for commercial uses, and have been adapted as such. For the most part, these houses have been converted to office, retail or restaurant space while retaining their character as residential-type structures.

Building Alterations & Additions

Many historic buildings have experienced additions over time, as need for additional space occurred, particularly with a change in use. In some cases, an owner would add a wing for a new bedroom, or expand the kitchen. An early addition typically was subordinate in scale and character to the main building, however. The height of the addition was usually positioned below that of the main structure and it was often located to the side or rear, such that the primary facade remained predominate. An addition was often constructed of materials that were similar to those in use historically.

In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure. If these alterations are designed to be in proportion with the historic character, they may have the least design impact on the structure as compared with other approaches.

In other cases, an additional level also may be added, usually to a one-story structure. When this occurs, it should be designed such that the historic proportions of the building are retained. Generally, locating an addition such that it is set back from the front is the best approach.

This tradition of adding on to historic buildings is anticipated to continue. It is important, however, that new alterations and additions be designed in such a manner that they preserve the historic character of the primary structure.

Historic Alterations

Some early alterations and additions may have taken on historic significance of their own. One constructed in a manner that was compatible with the original building and that is associated with the period of historic significance may merit preservation in its own right.

In contrast, more recent additions usually have no historic significance. Some later additions detract from the character of the building, and may obscure significant features. Removing such non-contributing additions may be considered to restore the original character.



Some alterations have occurred that have completely changed the character of the historic building. Consider the changes made to the historic fire station located at 340 Hartz Avenue, by comparing the lower photograph (2000) with the historic condition as seen in 1924 (top photo).



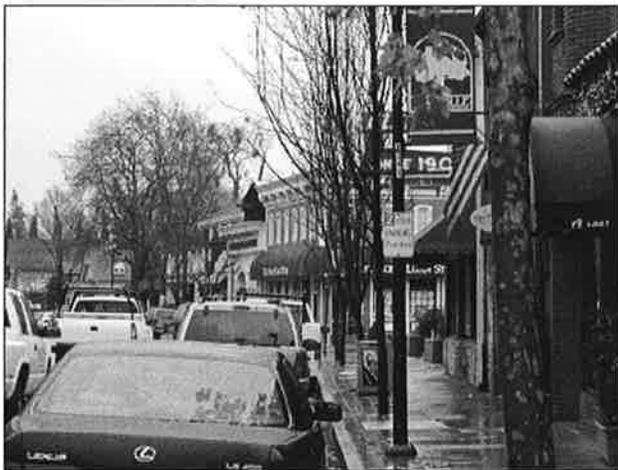
For the most part, many of these houses that have been converted to office, retail or restaurant space retain their character as residential-type structures. (top photo: 439 Hartz Avenue; bottom photo: 571 Hartz Avenue)

Changing the historic solid-to-void ratio, by adding lots of new glass on the primary facade of a house, would be an inappropriate alteration. Compare the before (top) and after (bottom) conditions of this residence converted to a retail use on Hartz Avenue.

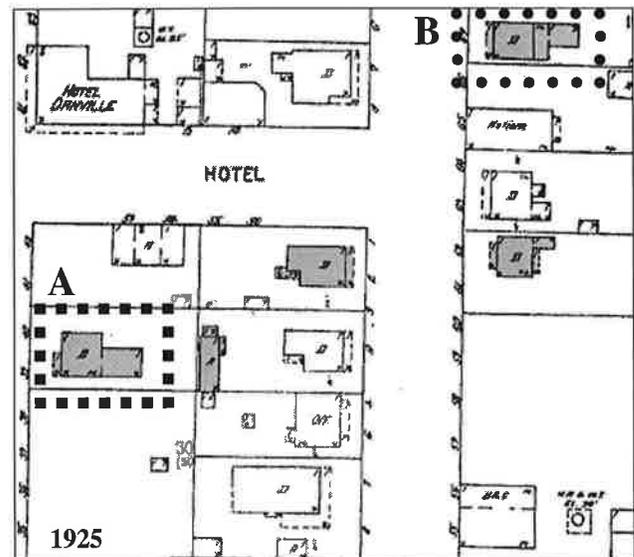
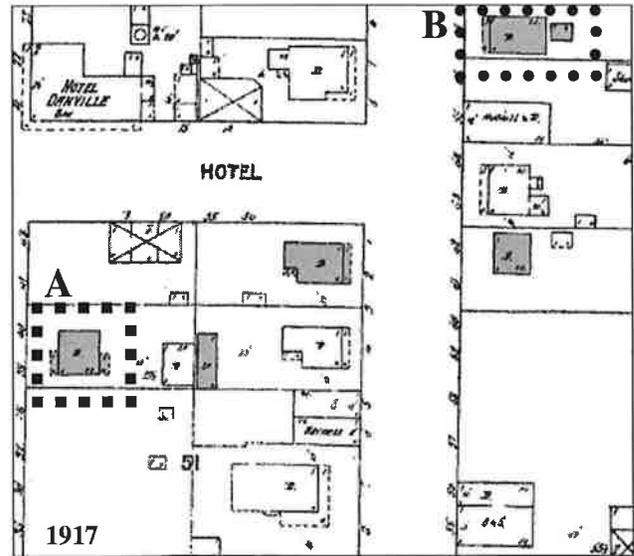
The Automobile & Parking

Because many people did not widely own automobiles until the 1930s, the automobile was not part of the Downtown's early history. Therefore, property owners have addressed this modern need by parking on the street and by providing some parking lots on the interior of blocks.

In many residential instances, parking was accommodated on-site. This included small, simple wood-frame garages that were detached and located to the side or rear of a lot, and accessed by a long drive running adjacent to the house.



Property owners have addressed the modern need of the automobile by parking on the street and by providing some parking lots on the interior of blocks. (top photo: Hartz Avenue; bottom photo: 268 Rose Avenue)



Compare the 1917 Sanborn fire insurance map detail (top) with one from 1925 (bottom) to see how buildings were altered and added onto. Those buildings with notable changes are highlighted.

CHAPTER
3
ARCHITECTURAL
STYLES



Danville Hotel, built in 1891.

This chapter identifies the following architectural styles:

- Gothic Revival p. 23
- Italianate p. 24
- Vernacular p. 24
- Folk (Frontier) Victorian p. 25
- Stick p. 25
- Queen Anne Cottage p. 26
- Traditional Commercial Storefronts p. 26
- Craftsman Bungalow p. 27
- Spanish Eclectic p. 28

ARCHITECTURAL STYLES

This chapter is a brief overview of the most frequently seen historic types and styles of architecture in Danville. Most Heritage Resources within Danville range in date from 1860 to 1940 and display a diverse range of features. However, the architecture in Danville is best expressed in terms of stylistic influences rather than mainstream architectural styles; whereas, many of the buildings in Downtown exhibit characteristics from more than one architectural style. Most buildings were often built in the "vernacular," as opposed to being of a distinct, or pure, style. Property owners should review the following descriptions carefully. The guidelines that follow make reference to the key features described in this chapter. These characteristics merit preservation in rehabilitation projects and should be respected when considering work on Heritage Resources.

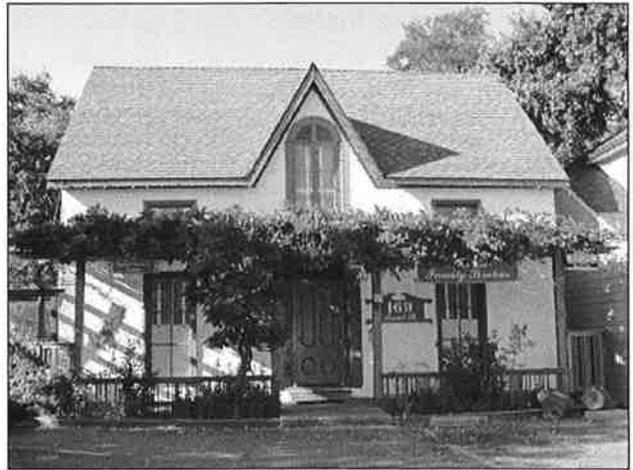
Gothic Revival

circa 1840-1880

The Gothic Revival style was part of the Romantic movement that valued emotion over rational thought. As a rejection of classicism the most vocal proponent of this style, Andrew Jackson Downing, emphasized vertical lines, deep colors and the use of applied ornament.

Characteristics

- steeply pitched roof
- cross gable roof plan, or side gable roof plan with central cross gable over the door
- clapboard or plaster siding
- quoins
- decorative barge board along eaves of main gables and dormers
- two-over-two, double-hung sash windows
- pediments over windows
- bay windows
- lancet windows
- elaborate porch railings: turned posts, cut-out boards



A Gothic Revival building typically has a steeply pitched roof with cross gable roof plan. A central cross gable over the door is also common. This example is found at 169 Front Street and was built in 1866.

Italianate

circa 1840-1885

The Italianate style, along with other styles of the Picturesque Movement such as Gothic Revival and the Victorian Era, were a reaction to the formal classicism of the Greek Revival. Popularized by Andrew Jackson Downing's pattern books published in the 1840s and 1850s, this style began to introduce more exuberant detailing to structures, such as rounded windows, decorative brackets and elaborate window hoods.

Commercial Characteristics

- two or three stories
- rusticated quoins
- decorative paired brackets
- double doors with glass panels
- tall narrow windows

Residential Characteristics

- low pitch hipped roof
- overhanging eaves
- decorative paired brackets
- arched or curved windows



The Italianate style began to introduce more exuberant detailing, such as rounded windows, decorative brackets and elaborate window hoods. (100 School Street)

Vernacular

circa 1870-1940

Sometimes categorized in architectural surveys as “other,” “no style” or “folk houses,” a simple vernacular building type strives only to be functional. Its purpose is to provide space without any interest in fashion. These buildings have simple designs, some of which remained common for decades, that enhances the unique character of Danville and contributes to the Downtown's sense of place as an historic area. Many were based on popular styles of the time, but the vernacular structures were much simpler in form, detail and function.

Characteristics

- hipped roof over the main block; projecting wing with front-facing gable
- front-facing open porch, extending the length of the building; porch extending the length of the projecting wing
- simple round columns
- wood, double-hung windows
- clapboard wood siding, or shingles
- simple detailing, if any



Vernacular building types strive only to be functional. The buildings are constructed of simple designs, some of which remained common for decades. (Danville Hotel, 411 Hartz Avenue)

Folk (Frontier) Victorian

circa 1870-1910

Folk Victorian buildings are similar to vernacular structures, with the exception that some Victorian details, such as spindlework porch details and jigsaw cut trim, have been added.

Characteristics

- one and two stories
- gabled, cross-gabled, hipped or pyramidal roof forms
- front-facing, open porches
- wood, lap siding
- brackets and spindlework on porches



Folk Victorian buildings are similar to vernacular structures, with the exception that some Victorian details have been added. This example is found at 439 Hartz Avenue and was built circa 1910.

Stick

circa 1880-1890

The Stick style is generally considered a transitional design between the Gothic Revival and the Queen Anne periods. Where early Gothic Revival homes had highly ornate detailing applied to the doors, windows and cornices, the Stick style stressed the wall surface itself as the decorative element. This style is purely defined by its decorative detailing—the characteristic, multi-textured wall surfaces and roof trusses whose "stickwork" somewhat mimics the exposed structural members of Medieval half-timbered houses. Varied patterns of wood siding and shingles are typically applied in the square and triangular spaces created by this "stickwork."

Characteristics

- combinations of materials (for example, horizontal siding can be seen on the first story and shingles are used on the second)
- shingles as embellishments on gable ends and dormer walls
- horizontal wood siding giving the building a repetition of light and shadow and textural richness
- fancy scroll cut woodwork, especially around gables and porches
- cornerboard and bargeboard trim
- squared bay windows



The Stick style is purely defined by its decorative detailing—the characteristic multi-textured wall surfaces and roof trusses whose "stickwork" somewhat mimics the exposed structural members of Medieval half-timbered houses. The Railroad Depot, at 205 Railroad Avenue, typifies this style.

Queen Anne Cottage

circa 1885-1905

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture of its namesake's reign (1702-1714). In the United States, it developed from a desire to identify a national style. Both the Centennial Exposition, held in Philadelphia in 1876, and the popularity of New England coastal towns exposed Americans to their colonial, architectural past.

Queen Anne cottages are of wood frame construction, have clapboard siding and often feature wood, fishscale or diamond-shaped shingles on the gable ends. Other prominent features of Queen Anne cottages are porches which wrap from the front to the side of the house and large, one-over-one, double-hung windows.

Characteristics

- irregular, asymmetrical massing
- bay windows, towers, turrets, dormers, gables—anything that protrudes from the wall and the roof
- varying wall textures
- extensive ornament, such as wooden scroll work on porches and gables, complicated brick patterns, ornate metal railings
- windows with leaded or stained glass
- windows with large panes of glass surrounded by small panes
- tall brick chimneys



Queen Anne cottages enliven the streetscape with their asymmetry, steep roofs, multiple gables and fanciful decoration. This example is found at 1085 San Ramon Valley Boulevard (circa 1890s).

Traditional Commercial Storefronts

circa 1890-1920

The commercial storefront of the late 19th and early 20th centuries is the most common type of building found today in most commercial districts throughout the country. Usually limited to four stories in height, this commercial building is divided into two distinct bands. The first floor is more commonly transparent, so goods can be displayed, while the second story is usually reserved for a residential or storage space. Although construction of these buildings began as early as 1850 and continued until 1950, the majority were constructed at the turn-of-the-century. Many carry Italianate detailing.

Characteristics

- cast-iron supported storefronts
- large display windows
- transom lights
- kickplate
- recessed entry
- double doors
- tall second-story windows
- cornice



The commercial storefront of the late 19th and early 20th centuries is the most common type of building found today in most commercial districts throughout the country. (360, 370 & 376 Hartz Avenue)

Craftsman Bungalow

circa 1905-1940

Craftsman bungalows were originally inspired by two California brothers—Charles Sumner Green and Henry Mather Green—who practiced in Pasadena from 1893 to 1914. Its immense popularity in the United States springs from a rejection of the constraints of the Victorian era and the Arts and Crafts movement. It also lends itself well to both modest and impressive house designs.

The Craftsman style usually has one or one and one-half stories and gently pitched, broad gable roofs. They often have multiple gabled roofs, with a large gable area over the main portion of the dwelling and smaller gables over porches or partial second stories. The Craftsman style usually has a large porch which extends across the entire front of the house. Tapered stone or brick piers support the roof of the porch. Craftsman homes are characterized by natural building materials and colors and by visual evidence of their structural elements.

Characteristics

- low-pitched gabled roof
- one-over-one, double-hung windows, or one-light, fixed window; fixed transom
- prominent lintels and sills
- wide eaves
- a rectangular plan with one or two stories
- exposed rafters, brackets—anything to evoke the structural composition of the building
- wooden shingles or shakes and stucco
- full-width front porch
- thick, tapered porch posts
- rectangular bay windows
- casement windows
- tripartite (divided into thirds) windows
- wooden doors with panels and windows in the upper third
- wing walls from the porch
- dormers that follow the line of the roof
- concrete or brick foundations generally extend one to two inches beyond the wall



Craftsman buildings often have multiple gabled roofs, with a large gable area over the main portion of the building. They usually have a large porch which extends across the entire front of the building. This example is found at 154 E Prospect Avenue (circa 1930s).



The Craftsman style usually has thick, tapered porch posts. This example is at 402 Hartz Avenue.



The use of red tile roofs and round-arched openings typify the Spanish Eclectic style. (345 & 349 Hartz Avenue)

Spanish Eclectic Revival

circa 1915-1935

This style was popularized by the Panama-California Exposition, held in San Diego in 1915. The exposition was widely publicized, and the use of architectural examples from the Spanish Colonies encouraged Americans to realize that their country had a rich Spanish heritage, as well as an Anglo-Saxon past.

Characteristics

- use of stucco, often with a textured pattern
- cross- or side-gabled roof
- use of tile roofs, usually red
- use of wrought-iron for railings
- decorative wall surfaces, using tile or low-relief terra cotta sculpture
- round-arched openings

C H A P T E R
4
HERITAGE
RESOURCES



100 School Street built circa 1890.

This chapter presents design guidelines for the following design elements:

- Treatment of Character-Defining Features p. 29
- Building Materials p. 31
- Windows and Doors p. 33
- Porches p. 35
- Roofs p. 36
- Adaptive Use p. 39
- Commercial Facades p. 40
- Building Relocation p. 44
- Seismic Retrofitting p. 46

HERITAGE RESOURCES

The following design guidelines shall apply to sites designated as Heritage Resources in Danville. They are also recommended for use by property owners of other older buildings that are not officially designated by the Town. The Heritage Resource Commission will use these design guidelines in formal reviews of proposed changes to historic properties. They can also be used by property owners and their architects, when developing designs for alterations to and strategies for rehabilitation or repair of Heritage Resources and/or their features.

Treatment of Character-Defining Features

POLICY: *Preserve Heritage Resource features and details.*

Historic features, including original materials, architectural details, window and door openings, contribute to the character of a structure and should be preserved when feasible. Continued maintenance is the best preservation method.

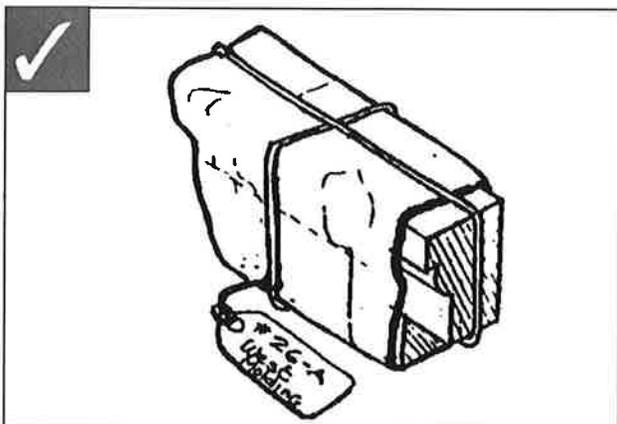
4.1 Protect and maintain significant stylistic features.

- The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials.
- Maintain character-defining features. Then, repair only those features that are deteriorated. Finally, replace only those features that are beyond repair.

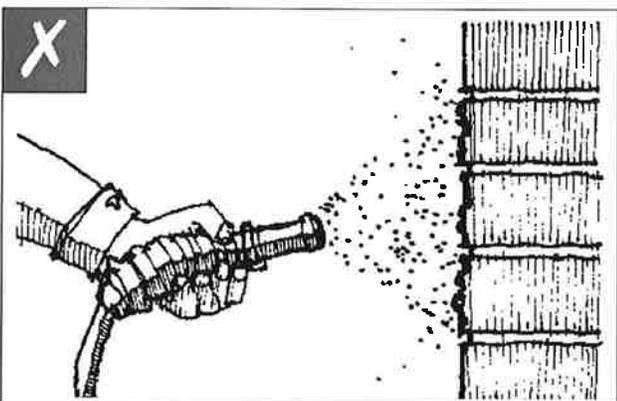
The California State Historic Building Code (SHBC) also contains information and design standards for accessibility, door widths, energy conservation, and earthquake stabilization. This code should be consulted for most rehabilitation projects. For more information about the SHBC visit the California Department of General Services, State Architect website. www.dsa.dgs.ca.gov/SHBSB/shbsb_main.asp



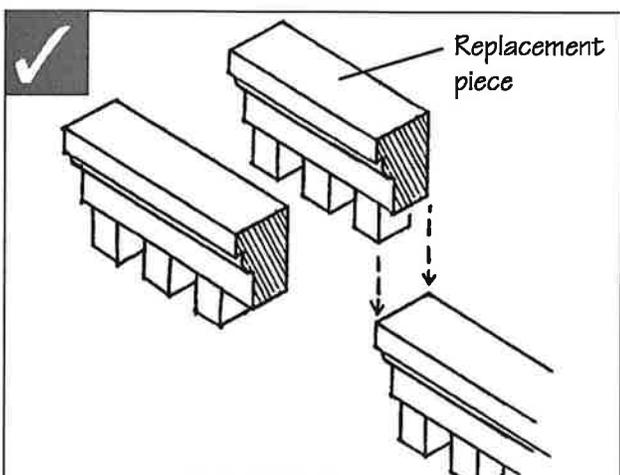
Protect and maintain significant stylistic features, such as this gable end detail found at 90 Railroad Avenue.



When disassembly of an historic feature is required in a restoration procedure, document its location so that it may be repositioned accurately.



Use approved technical procedures for cleaning, refinishing and repairing historic materials. Harsh cleaning methods, such as sandblasting, can damage the historic materials and change their appearance.



Where replacement is required, remove only those portions that are deteriorated beyond repair.

4.2 Avoid removing or altering significant architectural features.

- Preserve features such as original doors, windows and porches in their original form and position.
- Turned columns, brackets and jigsaw ornaments, are also examples of architectural features that should not be removed or altered.
- Preserve original siding material as well.

4.3 When disassembly of an historic feature is necessary for its restoration, minimize damage to it.

- Document the location of an historic feature so it may be repositioned accurately. Always devise methods of accurately replacing the disassembled materials in their original configuration.

4.4 Use approved technical procedures for cleaning, refinishing and repairing historic materials.

- When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair and special masonry repair components also may be used.

POLICY: Replace historic features in-kind when restoration is not an option.

While restoration of the original feature is the preferred alternative, in-kind replacement is also an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should occur only if the existing historic material is beyond repair.

4.5 Replacement of missing or deteriorated architectural elements should be accurate.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.
- 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.

4.6 When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.

- This is appropriate when inadequate information exists to allow for an accurate reconstruction.
- The new element should be similar to comparable features in general size, shape, texture and finish.

Building Materials

POLICY: *Preserve primary historic building materials whenever feasible.*

In Danville, wood and brick were used for commercial-type buildings. Wood lap siding predominantly was seen on residential-type buildings. Historic building materials and craftsmanship add textural qualities as well as visual continuity and character to the streetscape and should be preserved.

4.7 Retain and preserve original wall and siding materials.

- Historically, brick, stone and wood siding were the dominant building materials in Danville. Plaster did occur occasionally.
- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only the siding that is deteriorated and must be replaced.

4.8 Don't cover or obscure original facade materials.

- If original materials are presently covered, consider exposing them once more.
- Covering of original facades not only conceals interesting details, but also interrupts the visual continuity along the street.
- Any material—such as vinyl, aluminum, stucco, imitation brick and even wood—is inappropriate as a covering of historic materials.



When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.



Consider removing later covering materials that have not achieved historic significance. Compare the top photo with the one below, after the synthetic siding was removed. Note how the lap dimensions on the original siding are much smaller. (St. Charles, MO)



Repair wood features by patching or piecing-in new wood elements that match the original. (Georgetown, CO)

4.9 When replacement of facade material is needed, use materials similar to those employed historically when feasible.

- If substitute materials must be used, they should match the original in appearance as closely as is possible.
- Retaining later covering materials that have not achieved historic significance is discouraged. Asphalt siding that covers original wood siding is considered to be inappropriate.

POLICY: *Preserve masonry in its original condition.*

Many of the commercial-type buildings in Danville were built of brick or stone.

4.10 Preserve masonry features that define the overall historic character of the building.

- Examples are walls, porch piers and foundations.
- Brick or stone which was not painted historically should not be painted.

4.11 Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color, when feasible.

- Original mortar, in good condition, should be preserved in place.

4.12 Repoint mortar joints where there is evidence of deterioration.

- Duplicate the old mortar in strength, composition, color, texture, joint width and profile.

Please consult the *Preservation Briefs* series published by the National Park Service (NPS) for more information about the repair or replacement of historic building materials and architectural features. *Preservation Briefs* are available from the Town of Danville or may be found online at the NPS website. www2.cr.nps.gov/tps/briefs/presbhom.htm

POLICY: *Protect wood siding and other wood surfaces with a painted finish.*

Frame buildings were usually painted to protect the wood. To preserve the wood, its painted or stained finish should be maintained.

4.13 Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.

- Avoid the removal of damaged wood that can be repaired.
- If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.

4.14 Always prepare a good base for painting.

- Prior to painting remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.

4.15 Use compatible paints.

- Some latex paints will not bond well to earlier oil-based paints without a primer coat.

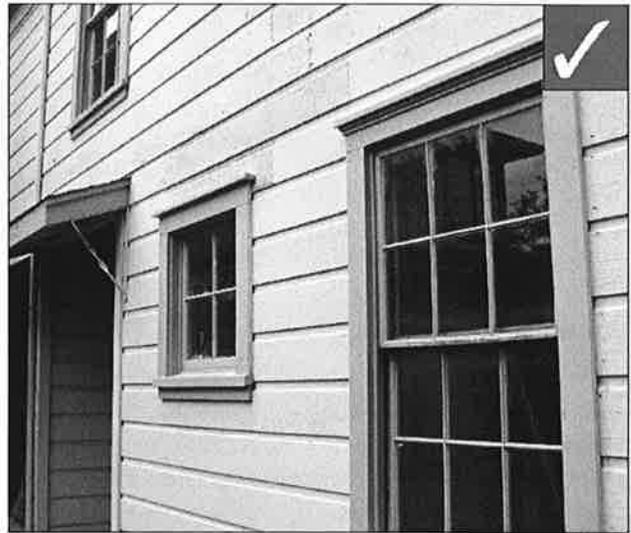
Windows and Doors

POLICY: *Preserve the size and shape of windows and doors because they significantly affect the character of a structure.*

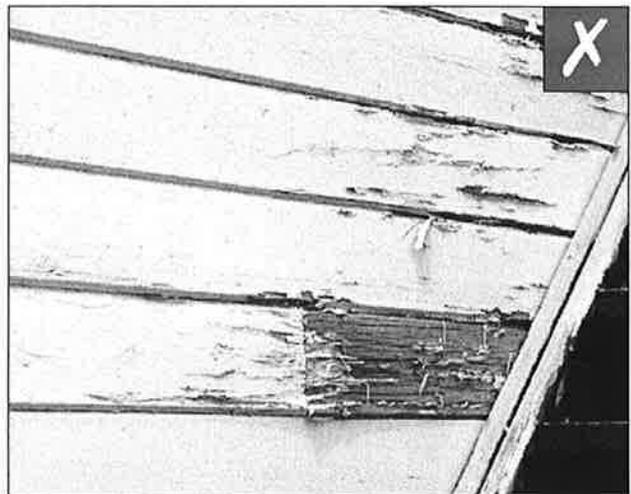
Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They also cast shadows that contribute to the character of the building.

4.16 Preserve the functional and decorative features of original windows and doors.

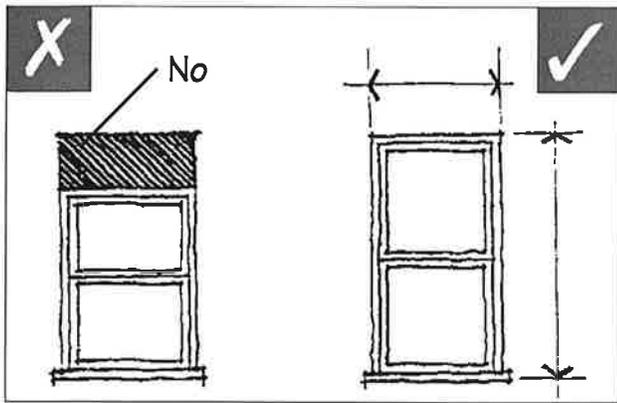
- Repair frames and sashes by patching, splicing or reinforcing.
- Use original windows, doors and their hardware when they can be repaired and reused in place.



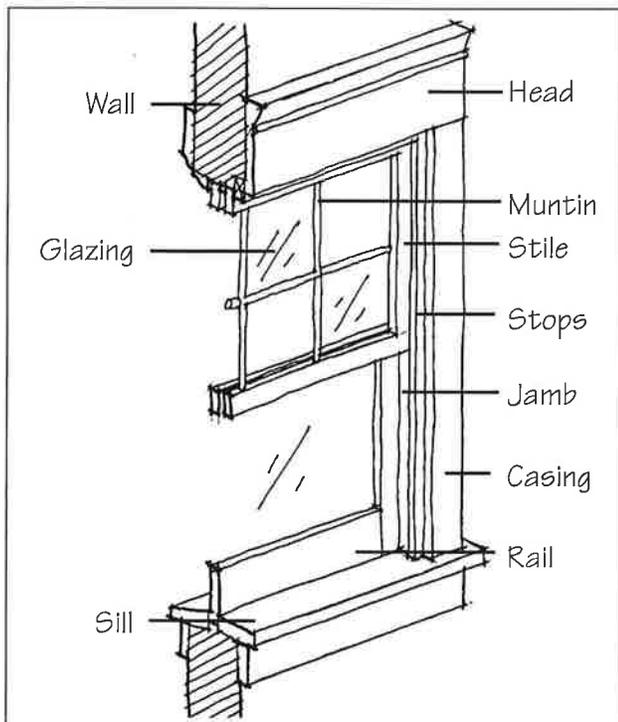
Protect wood siding and other wood surfaces with a painted finish.



Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible. (Georgetown, CO)



A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height is twice the dimension of the width.



Typical double-hung window components.

4.17 Maintain original window and door proportions.

- Altering the original size and shape is inappropriate.
- Do not close down an original opening to accommodate a smaller window.
- Restoring original openings which have been altered over time is encouraged.

4.18 Do not add new window or door openings on character-defining facades.

- This is especially important on primary facades.
- Greater flexibility in installing new windows or doors may be considered on side and rear elevations.

4.19 A replacement window or door, if necessary, should be similar to those seen traditionally.

- Match a replacement window or door to the dimensions and finishes of those historic ones. Wood windows and doors were used historically.
- Vinyl or metal clad windows may be considered, but should have a matte, non-reflective surface and have trim dimensions similar to those windows seen traditionally.

4.20 If energy conservation is a concern, do not replace original single pane glass with double pane, or thermal pane glass.

- In some cases, owners may be concerned that an older window is less efficient in terms of energy conservation. However, most heat loss is associated with air *leakage* through gaps in an older window that are the result of a lack of maintenance, rather than loss of energy through the single pane of glass found in historic windows.
- The most cost-effective energy conservation measures for most historic windows include the replacement of the glazing compound, the repair of wood members and the installation weather stripping. These steps will dramatically reduce heat loss while preserving historic features.

Porches

POLICY: *Maintain a porch in its original condition and form.*

A porch is often one of the most important character-defining elements of a residential facade. Porches help to provide visual interest to a building, and can influence its perceived scale, protect entrances and pedestrians from rain and provide shade in summer. Although typically open to the air, some porches have been enclosed in one manner or another. This treatment is inappropriate.

4.21 Maintain an original porch, when feasible.

- Replace missing posts and railings where necessary.
- Avoid using wrought iron posts and railings.
- Avoid using a porch support that would be substantially smaller than other supports on the porch or than that seen historically.

4.22 When porch replacement 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.
- A porch should use similar materials to that of the primary structure.

4.23 Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

- Brick or wood columns are best for most structures in Danville.



Preserve an original porch. Avoid using a porch support that would be substantially smaller than other supports on the porch or than seen historically. (Memphis, TN)



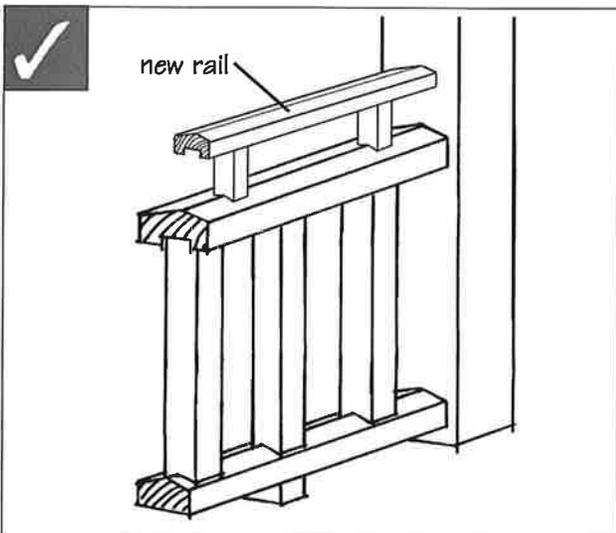
This porch has experienced an inappropriate alteration; wrought iron supports have replaced wood piers. Compare it with its "twin" in the photo below. (Spartanburg, SC)



When repairing a porch or constructing a new one, use supports that are of adequate size. The design of this porch was based on neighboring buildings of similar character and age. (Spartanburg, SC)



Where a porch must be enclosed, use transparent materials and place them behind the balusters and balustrade to preserve the visual character of the porch, similar to what was done at 111 West Prospect Avenue.



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



Most residential roof forms (as seen here on the Mendenhall House Camino Tassajara, built circa 1852) are pitched, such as gable, hipped, mansard and gambrel roofs. Most commercial buildings, on the other hand, have flat, or slightly sloping roofs.

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

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

4.25 Porch railings lower than 36 inches in height shall be augmented or corrected to raise their effective height to 36 inches per the Uniform Code for Building Conservation (UCBC) Section 405.

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

Roofs

POLICY: Preserve the original form and scale of a roof.

The character of the roof is a major feature for most Heritage Resources. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types. Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of the building.

4.26 Preserve the original roof form.

- Most residential roof forms are pitched, such as gable, hipped, mansard and gambrel roofs. Most commercial buildings, on the other hand, have flat, or slightly sloping roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing.
- Often repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, try to match the color, material, and pattern of the old as closely as possible.

4.27 Regular maintenance and cleaning is the best way to keep a roof in good shape.

- It's worth getting on the roof to look for breaks, or holes in the roof surface, and to check the flashing for open seams.
- Watch for vegetation such as moss or grass which indicates accumulated dirt and retained moisture and can lead to damaged roof, gutter or downspout materials.

4.28 Preserve the original eave depth.

- 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 therefore inappropriate.
- Boxing in exposed roof rafters is also inappropriate.

4.29 Minimize the visual impacts of skylights and other rooftop devices.

- The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. They should be lower than the ridgeline.
- Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight or a solar panel on a front roof plane should be avoided.

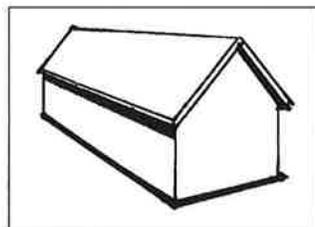


Preserve the original eave depth.

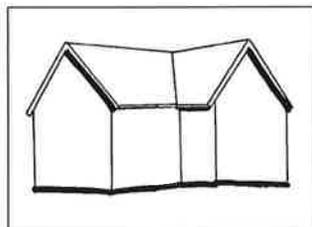


The addition of features such as skylights or solar panels should not be installed in a manner such that they will interrupt the plane of the historic roof. (Ft. Collins, CO)

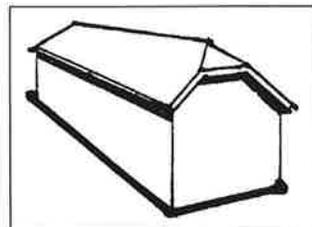
Typical Roof Types



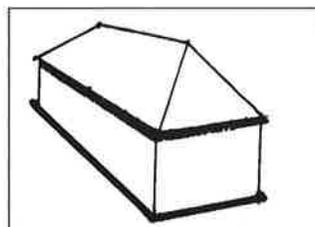
Gabled roof



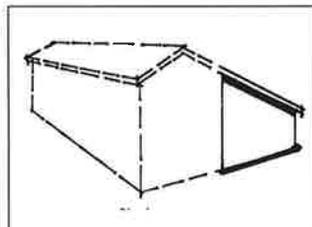
Cross-Gabled roof



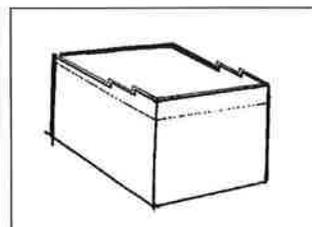
Clipped Gable roof



Hipped roof



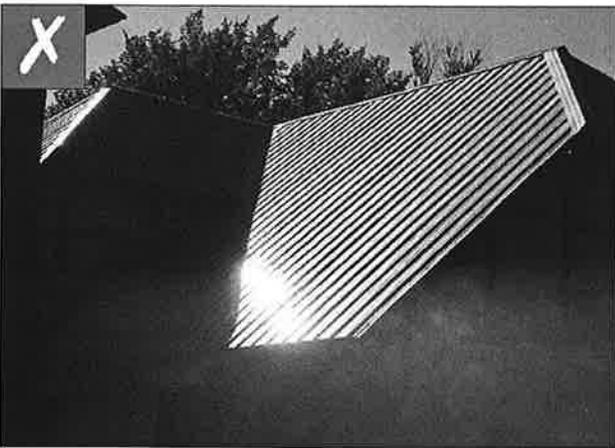
Shed roof



Flat roof



Composition shingles are an acceptable roofing material. (Napa, CA)



A metal roof is not appropriate. (Durango, CO)

POLICY: *Use roof materials in a manner similar to that seen historically.*

A variety of roof materials exist. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time.

4.30 Preserve original roof materials.

- Avoid removing roof material that is in good condition. Replace them with similar materials only when necessary.

4.31 Replacement roof materials for a Heritage Resource 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.
- Where replacement is necessary, use similar materials to that seen historically. Wood is generally appropriate, however, newer materials may be considered that are similar in appearance.

4.32 A metal roof is not appropriate.

- Many modern metal roofing materials do not have proportions that are appropriate to the historic character of an Heritage Resource, and are inappropriate.

Adaptive Use

POLICY: *Respect the historic character of a residential-type building when adapting it to a commercial use.*

Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." For example, converting a residential-type building to an office is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new function.

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

- Building uses that are closely related to the original use are preferred. An example would be the conversion of a residential-type building to an office. This can be accomplished without radical alterations to either the interior or exterior of the structure.
- Avoid altering porches and original windows and doors.

4.34 Minimize the visual impact of parking areas.

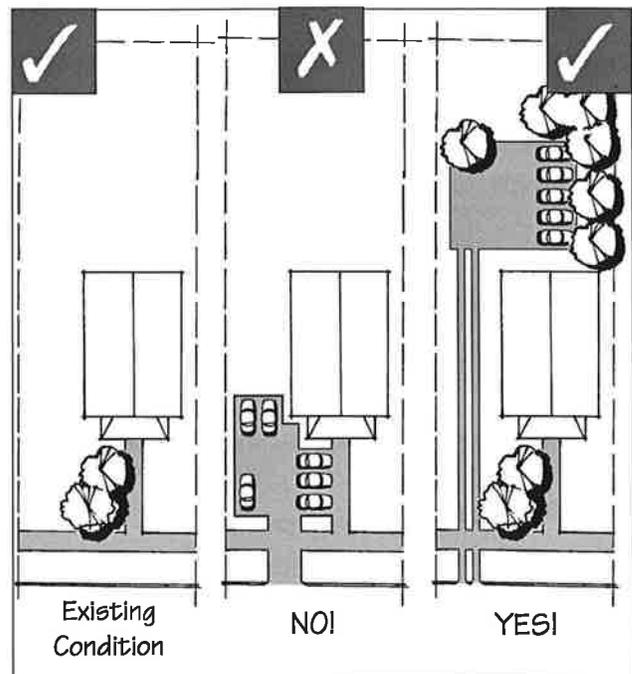
- A parking area should be located to the rear of a site.
- Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building.
- Consider using ribbon paving to minimize the amount of hard surface paving.



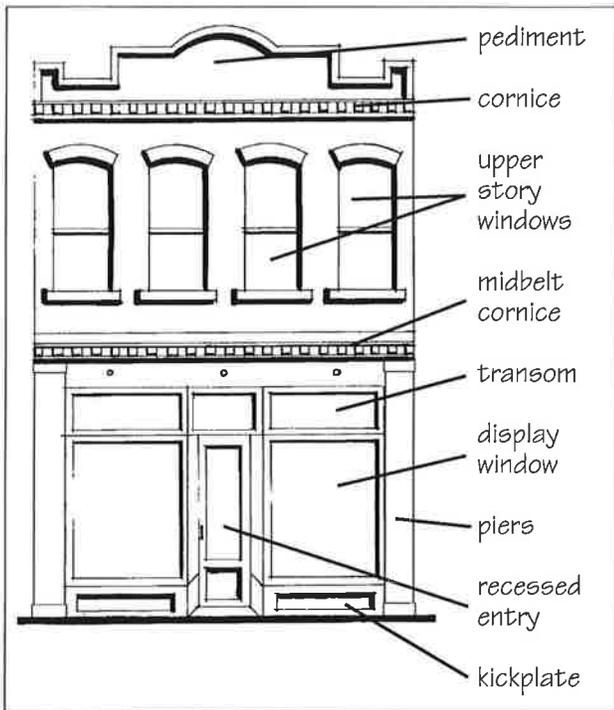
Although locating parking behind a structure is preferred, the adaptive use of this residence has made use of the original garage as an art studio. This is another acceptable approach. (Sarasota, FL)



A successful adaptive use project, such as this structure at 911 San Ramon Valley Boulevard built in 1870, will maintain the residential characteristics of a building while clearly identifying itself as a business.



Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building.



Typical commercial storefront components.



Traditionally, storefront commercial buildings—like this one at 360, 370 and 376 Hartz Avenue—relate to the street and the pedestrian in the same manner: with a clearly defined primary entrance and large windows that display goods and services offered inside.

Commercial Facades

POLICY: *Maintain a storefront and all of its character-defining features.*

Traditionally, storefront commercial buildings relate to the street and the pedestrian in the same manner: with a clearly defined primary entrance and large windows that display goods and services offered inside. The repetition of these standard elements creates a visual unity on the street that should be preserved.

Ornamentation and elements such as cornices and parapets are original components that “dress up” a building and give it a sense of style and character. Ornamental items might include hood molds or other trim at doors and windows, plaques and medallions; signboards or sign panels, date or name stones, or cornices. Cornices are the horizontal projecting elements, usually found at the top of a building wall and sometimes just above the storefront as well, that provide a visual break in or termination to the wall.

4.35 For a commercial storefront building, a rehabilitation project should preserve these character-defining elements:

- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
- **Transom:** The upper portion of the display window, separated by a frame.
- **Kickplate:** Found beneath the display window. Sometimes called a bulk-head panel.
- **Entry:** Usually set back from the sidewalk in a protected recess.
- **Upper-story windows:** Windows located above the street level. These usually have a vertical orientation.
- **Cornice molding:** A decorative band at the top of the building.
- These features should not be altered, obscured or removed.
- This will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows.

4.36 If a storefront is altered, restoring it to the original design is preferred.

- If evidence of the original design is missing, use a simplified interpretation of similar storefronts. The storefront still should be designed to provide interest to pedestrians.
- Note that, in some cases, an original storefront may have been altered early in the history of the building, and may itself have taken on significance. Such alterations should be preserved.

4.37 Alternative designs that are contemporary interpretations of traditional storefronts may be considered.

- Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
- However, the new design should continue to convey the character of typical storefronts, including the transparent character of the display window.
- Greater flexibility in treatment of rear facades is appropriate. However, care should be taken to preserve storefronts on those buildings which have traditional commercial storefronts on more than one facade, such as a corner building.



If a storefront is altered, restoring it to the original design is preferred. (Compare with the two photos of the same building below.)



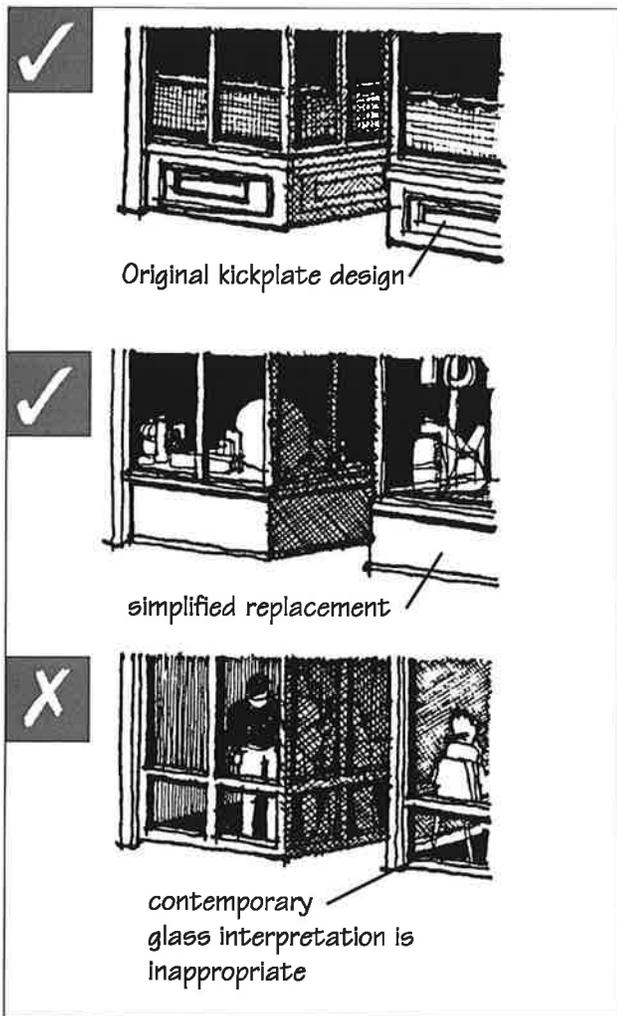
Using historic photographs can help in determining the original character. (Compare with below.)



If evidence of the original design is missing, use a simplified interpretation of similar storefronts such as this new building on Hartz Avenue. The storefront still should be designed to provide interest to pedestrians.



This rehabilitation preserves surviving details and reconstructs missing ones. (Fort Collins, CO)



Retain the kickplate as a decorative panel. If the original is missing, develop a compatible replacement design.

4.38 Maintain recessed entries where they are found.

- The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale.
- These recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances. Typically, recessed entries were set back between three to five feet.
- Restore the historic recessed entry if it has been altered.
- Avoid doors that open onto the sidewalk and interfere with pedestrian traffic.

4.39 Where entries were not recessed historically, maintain them in their original position.

- However, one may also need to comply with other code requirements, including door width, swing and construction.

4.40 Retain the kickplate as a decorative panel.

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

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

- Wood is an appropriate material for replacements on most styles. However, ceramic tile and masonry may also be considered when appropriately used with the building style.

4.42 Retain the original shape of the transom glass in historic storefronts.

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

4.43 Preserve the character of the cornice line.

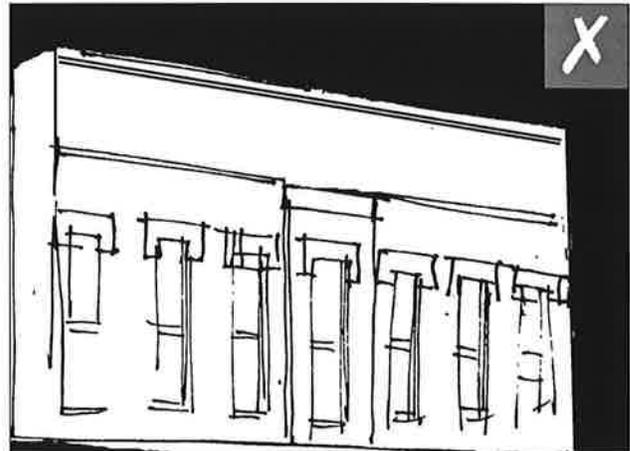
- Most historic commercial buildings have cornices to cap their facades.

4.44 Reconstruct a missing cornice when historic evidence is available.

- Use historic photographs to determine design details of the original cornice.
- Replacement elements should match the original in every detail, especially in overall size and profile. Keep sheet metal ornamentation well painted.
- The substitution of another old cornice for the original may be considered, provided that the substitute is similar to the original.
- A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.

4.45 A parapet wall should not be altered, especially those on primary elevations or highly visible facades.

- When a parapet wall becomes deteriorated, there is sometimes a temptation to lower or remove it. Avoid doing this because the flashing for the roof is often tied into the parapet, and disturbing it can cause moisture problems.
- Inspect parapets on a regular basis. They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
- Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.



When a building is missing its cornice, consider the two options presented below.



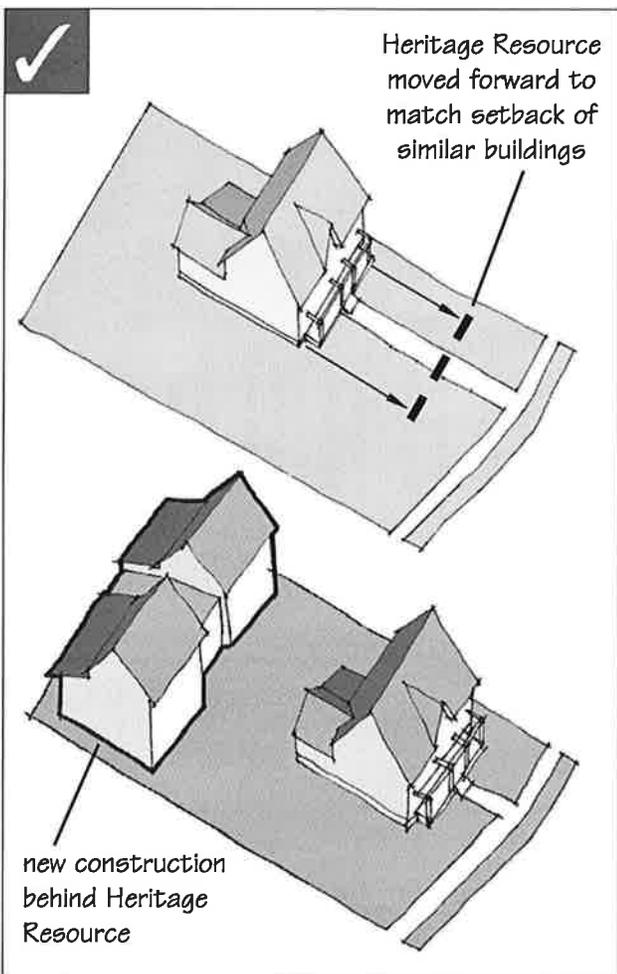
Reconstruct a missing cornice when historic evidence is available.



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



Before a building is moved, a plan must be in place to secure the structure, provide a new foundation and to restore it. (the Danville Railroad Depot being moved in 1996)



If a Heritage Resource is located in the rear of a site (top image), shifting it towards the front property line may accommodate construction of a new, detached structure (bottom image). Doing this may better preserve the scale of the original structure, as opposed to demolishing the structure and replacing it with a larger development.

Building Relocation

POLICY: *Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.*

A part of a Heritage Resource's integrity is derived from its placement on its site and therefore its original position is important. Generally, moving a structure from where it has historically been located will compromise its integrity. However, there may be cases when relocation will not substantially affect the integrity of a property and its rehabilitation can be assured. Early Sanborn Company fire insurance maps suggest that some structures were shifted on their sites or relocated historically to make room for more buildings. Today, however, such relocation must be considered very carefully and on a case-by-case basis.

In limited circumstances, it may be possible to reposition a structure on its original site if doing so will accommodate other compatible improvements that will assure preservation of the Heritage Resource. For example, if a Heritage Resource is located in the middle or rear of a site, shifting it towards the front property line may accommodate construction of an addition or a new, detached structure. Doing this may better preserve the scale of the original structure, as opposed to erecting a large addition, or worse, demolishing the structure and replacing it with a larger development.

4.46 Proposals to relocate a Heritage Resource will be considered on a case-by-case basis.

- It must be demonstrated that relocation is the best preservation alternative.
- Before a building is moved, a plan must be in place to secure the structure, to provide a new foundation and to restore the house.
- A building that is to be relocated must be carefully rehabilitated to retain original architectural details and materials. This must occur as the first phase of any relocation project.
- The design of a new structure on the site should be in accordance with the guidelines for new construction contained in Chapter 6.
- In general, moving a building to an entirely different site or neighborhood is not appropriate.

4.47 A structure must remain within the boundaries of its historic parcel.

- If a Heritage Resource straddles two lots, then it may be shifted to sit entirely on one of the lots. Any new development on the vacant lot should be designed in an historically sensitive manner.

4.48 Site the structure in a position similar to its historic orientation.

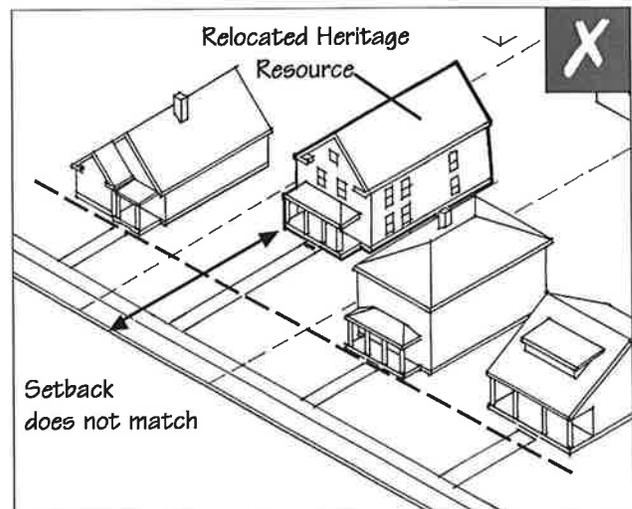
- It should face the same direction and have a relatively similar setback.
- It may not, for example, be moved to the rear of the parcel to accommodate a new building in front of it.

4.49 A new foundation should appear similar in design and materials to the historic foundation.

- A simple, concrete foundation is appropriate in most situations.
- Consider screening a new, exposed concrete foundation. Extending the siding down over it or painting it to match the color of the siding would be appropriate.

4.50 When rebuilding a foundation, locate the structure at its approximate historic elevation above grade.

- Raising the building slightly above its original elevation is acceptable. However, lifting it substantially above the ground level is inappropriate.
- Changing the historic elevation is discouraged, unless it can be demonstrated that it enhances the resource.



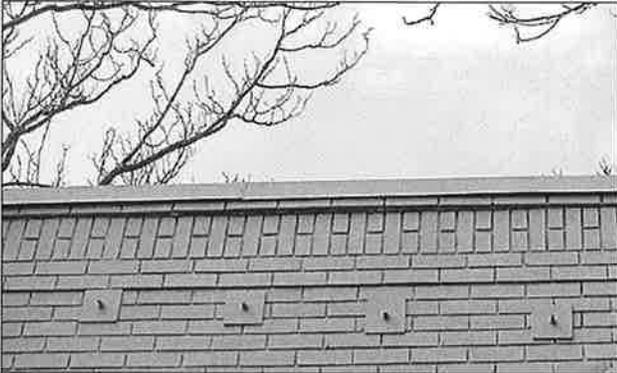
In areas where building setbacks are uniform, a relocated Heritage Resource should be placed in general alignment with its neighbors.

Seismic Retrofitting

POLICY: *When retrofitting a Heritage Resource to improve its ability to withstand seismic events, any negative impacts upon historic features and building materials should be minimized.*



Horizontal forces of earthquakes can cause damage to a historic structure.



Execute seismic retrofitting of a Heritage Resource so that it has the least impact on the structure's character.

Many Heritage Resources were built during times when there was less knowledge of seismic design and building codes were less restrictive. This makes them vulnerable to destruction in earthquakes. However, today there are methods of reducing the risk of earthquake damage. If carefully planned and executed, these retrofitting techniques can upgrade the safety of a building, while at the same time being sensitive to the historic fabric. By upgrading such features as foundations, floors, ceilings, walls, columns and roofs, property owners can improve the resiliency of their Heritage Resources. This will ensure increased personal safety and protection of their investments.

The first step in retrofitting a Heritage Resource is to investigate the building and identify its weak points and features that can be strengthened and reinforced.

4.51 Execute seismic retrofitting of a Heritage Resource so that it has the least impact on the structure's character.

- Building materials used in seismic retrofitting should be located on the interior and/or blended with other existing architectural features.
- Preserving an ornamental detail by bracing it is preferred over removing it. Brace a masonry chimney when feasible, for example.
- See also: "Controlling Disaster: Earthquake-Hazard Reduction for Historic Buildings." Information Series, National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington D.C. 20036. 1992.
- See also: "Strengthening Wood Frame Houses for Earthquake Safety." Bay Area Regional Earthquake Preparedness Project.

C H A P T E R
5
A D D I T I O N S



571 Hartz Avenue built circa the early 1900s.

This chapter presents design guidelines for the following design elements:

- Preservation of Additions p. 47
- Design of an Addition p. 48
- Roof-top Additions p. 50

5

ADDITIONS TO A
HERITAGE RESOURCE

Many buildings have experienced additions over time. In some cases, an owner would add a wing for a new office, or expand the kitchen. In other cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

The tradition of adding on to buildings is anticipated to continue in Danville. It is important, however, that new additions be designed in a manner that respects the character of the original structure. It is also recommended that designers, architects and contractors become well-versed on the intent and purpose of these design guidelines.

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts.

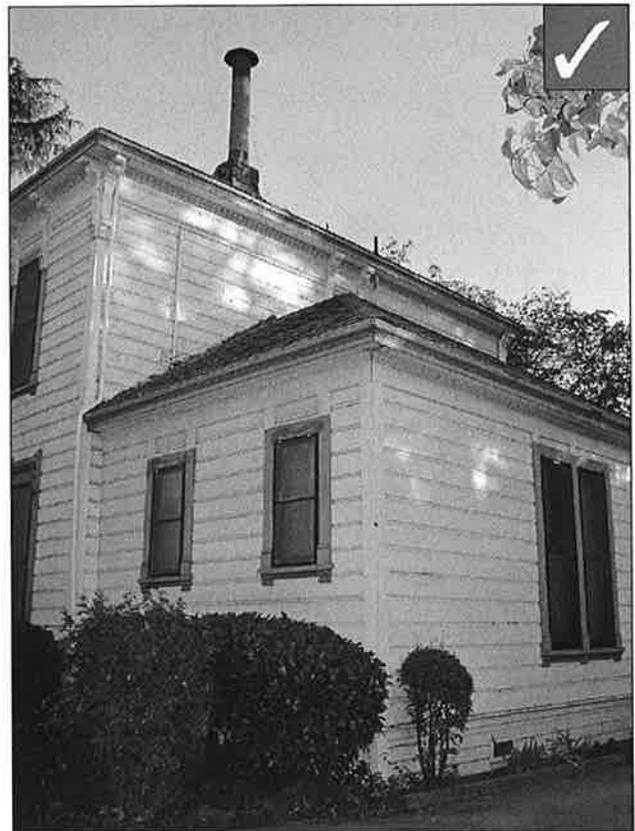
It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features.

POLICY: Preserve additions that may have developed significance in their own right.

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood.

5.1 Preserve an older addition that has achieved historic significance in its own right.

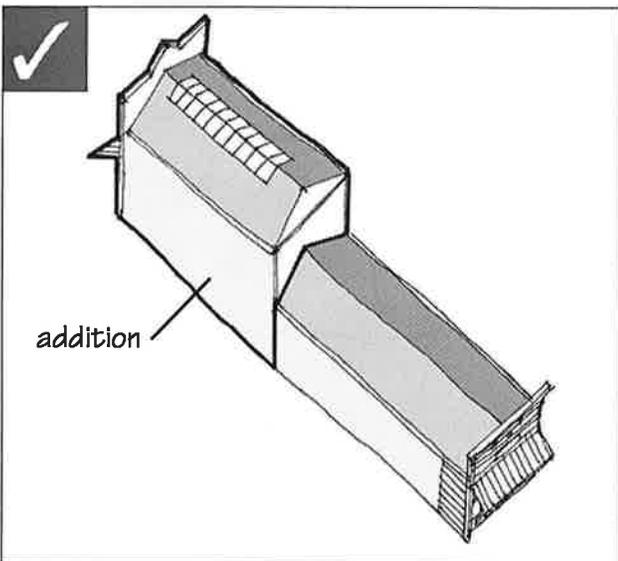
- For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.



Preserve an older addition that has achieved historic significance in its own right. This historic rear addition is on the Podva House at 100 School Street.



Design a new addition such that the original character can be clearly seen. This addition to the front of a Heritage Resource is inappropriate. (Salt Lake City, UT)



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

5.2 A more recent addition that is not historically significant may be removed.

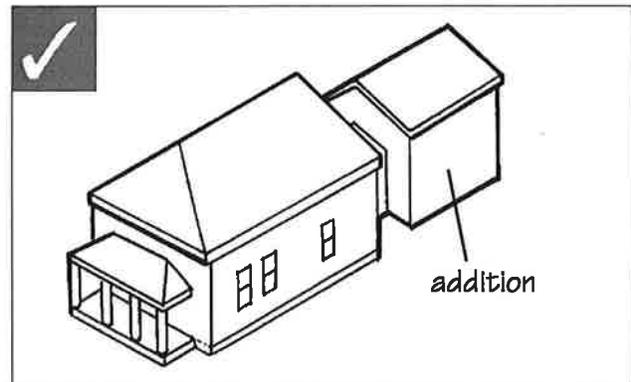
- For example, a sun room or greenhouse may have been added within the last several decades which has not achieved historic significance. In this case, removal of this addition and restoration of the original facade would be encouraged.

POLICY: *Design an addition to be compatible with the primary structure.*

When planning an addition, consider the effect the addition will have on the building itself. When creating an addition to a Heritage Resource, the new work should be recognized as a product of its own time and yet the loss of the building's historic fabric should be minimized. A design for a new addition that would create an appearance inconsistent with the historic character of the building should be discouraged.

5.3 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.
- Locating an addition at the front of a structure is inappropriate.
- An addition should be set back at least 10 feet from a primary facade.
- In some instances, an addition placed to the rear of a structure may also need to provide a secondary entrance or storefront element. This applies particularly along Hartz Avenue where several buildings have a secondary frontage along the Clock Tower parking lot.



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

5.4 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

- When preserving original details and materials, follow the guidelines presented in *Chapter 4: Design Guidelines for Individual Historic Properties*.

5.5 An addition should be compatible in scale and character with the primary structure.

- An addition should relate to the Heritage Resource in mass, scale and form. It should be designed to remain subordinate to the main structure.
- While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the Heritage Resource.
- An addition should be simple in design to prevent it from competing with the primary facade.

5.6 Use building materials that are compatible with those of the primary structure.

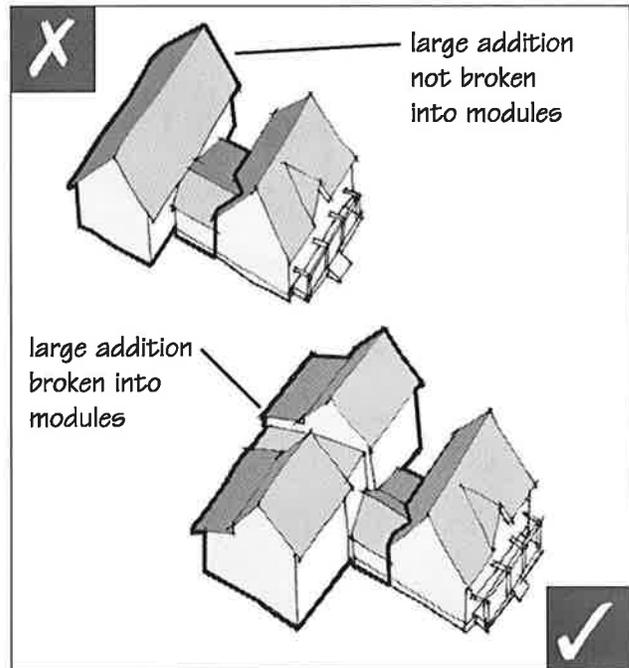
- See also *Chapter 7: General Design Guidelines for a discussion of appropriate materials*.



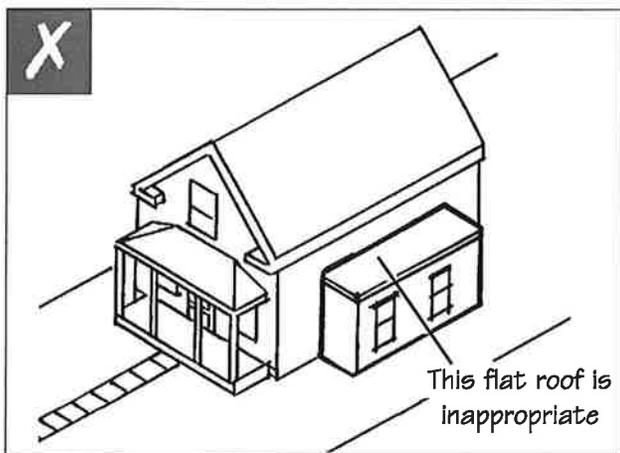
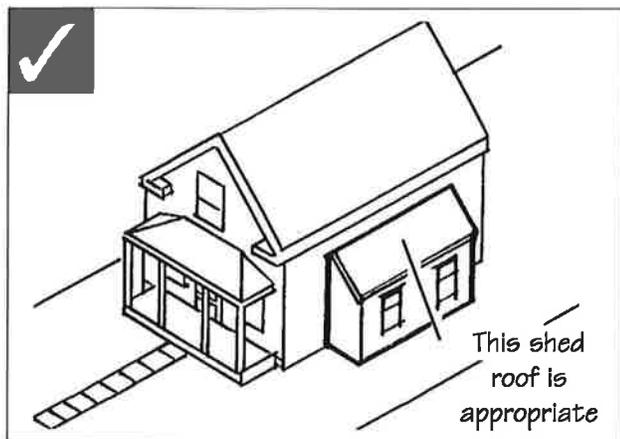
Design an addition to be compatible in size and scale to the main building. This addition appears to be in scale with the original building because it is separated with a smaller connecting structure. (Napa, CA)



While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building with a smaller connecting structure. (Sketch by Barry & Volkmann Architects)



For a larger addition, break up the mass of the addition into smaller modules that relate to the Heritage Resource.



Use roof forms and roof pitches on additions that are compatible with the primary structure.



Set a rooftop addition back from the front of the building. This will help maintain the original profile of the building. (Boulder, CO)

5.7 Use windows that are similar in character to those of the main structure.

- If the original windows were a wood, double-hung style, for example, then new windows that appear similar to them would be preferred.

5.8 The roof form of a new addition should be in character with that of the primary building.

- A basic rectangular building form is preferred.
- Typically, gable, hip and shed roofs are appropriate for residential-type building additions. Flat roofs are appropriate for commercial buildings.
- If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.

POLICY: *Design a roof-top addition that does not visually overpower the primary structure.*

Additional space can be created in a number of ways. It can be as simple as adding dormers to an attic; or, it can be as complex as adding a "pop-top," or new floor. If these alterations are designed to be in proportion with the main structure, they may have a smaller design impact on the structure as compared to other approaches. In some cases, an additional level may be considered, usually to a one-story building. When this occurs, it should be designed such that the historic proportions of the main structure are retained.

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

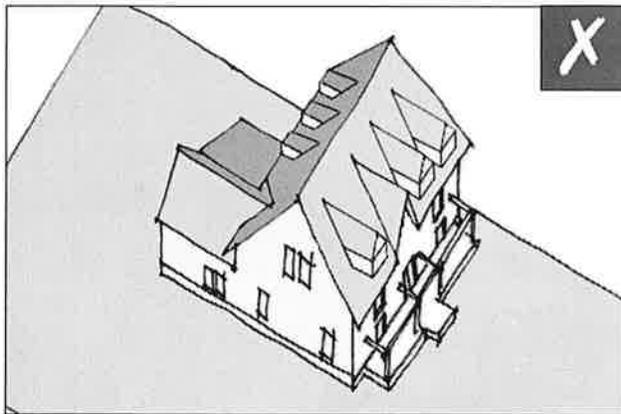
- The addition should not overhang the lower floors of the primary building.

5.10 Set a rooftop addition back from the front of the building.

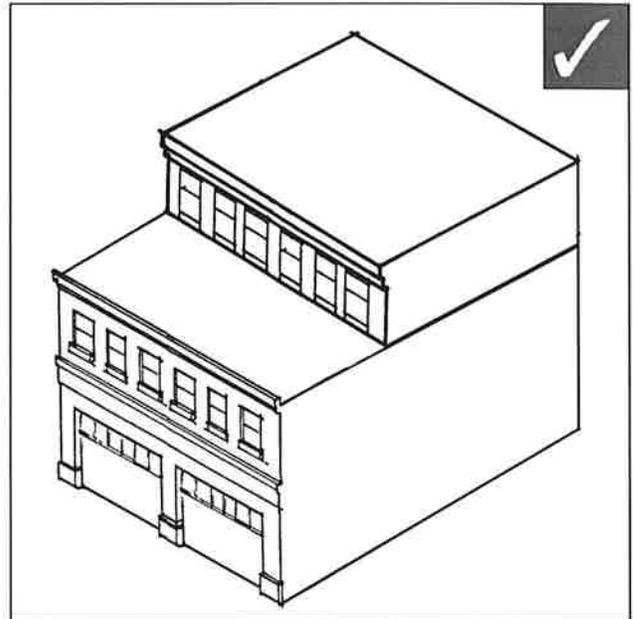
- This will maintain the building's original profile.

5.11 When adding a dormer, it should be in character with the primary structure's design.

- A dormer should be subordinate to the overall roof mass and should be in scale with older ones on similar structures.
- The dormer should be located below the ridge line of the primary structure.
- The number and size of dormers should not visually overwhelm the scale of the primary structure.



The number and size of dormers should not visually overwhelm the scale of the primary structure.



An addition may be set back to preserve the perception of the historic scale of the building.

C H A P T E R

6

NEW
CONSTRUCTION



350 Railroad Avenue

This chapter presents design guidelines for the following design elements:

- Site Design p. 54
- Building Mass, Scale and Form p. 57
- Building Materials p. 59
- Architectural Character p. 60
- Secondary Structures p. 61

NEW CONSTRUCTION

This chapter presents design guidelines for the construction of a new building on a site containing an existing Heritage Resource. When additional building space is needed on a Heritage Resource site, many options are possible.

Background

Designing a building to fit within the historic character of the property requires careful thought. First, it is important to realize that Heritage Resources remain dynamic, with alterations to existing structures and construction of new buildings occurring over time.

Preserving a Heritage Resource does not mean it must be "frozen" in time, but it does mean that, when new building occurs, it should be in a manner that reinforces the basic visual characteristics of the site. This does not imply, however, that a new building must look old. In fact, imitating historic styles is generally discouraged.

Rather than imitating older buildings, a new design should relate to the fundamental characteristics of the Heritage Resources while also conveying the stylistic trends of today. It may do so by drawing upon basic ways of building that make up a part of the character of the property. Such features upon which to draw include the way in which a building is located on its site, the manner in which it relates to the street, 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 individual architectural styles and, therefore, it is possible to be compatible with the historic context of the town while also producing a design that is distinguishable as being newer than the Heritage Resources.

It is also important that a new building in close proximity not impede one's ability to interpret the character of the Heritage Resource; therefore, a new structure should be compatible in scale, site relationship, and style. Simplicity and modesty in design are encouraged.

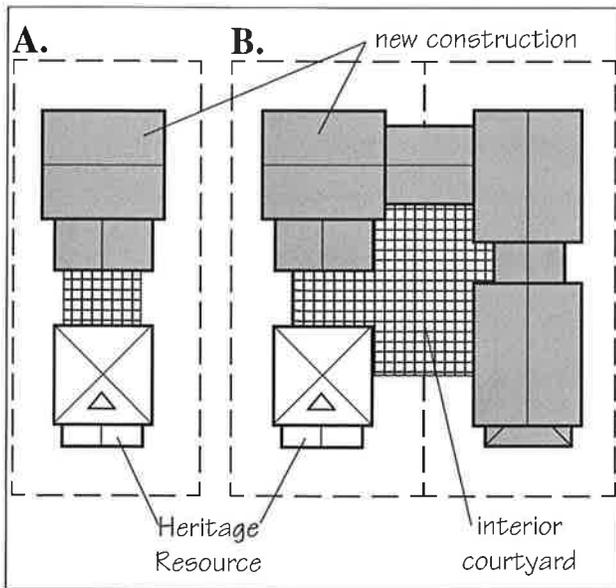
Consider the following question to determine an appropriate course of action:

When a Heritage Resource exists on a lot, how can more building space be provided?

- Where the Heritage Resource is located towards the front of the lot, consider an addition to the rear of the structure or a new building located to the rear of the lot.
- Where the Heritage Resource is located towards the rear of the lot, consider moving the structure towards the street, and then design an addition or new structure located to the rear.
- When the Heritage Resource is located on one of several adjacent lots, consider new building(s) that would not obscure the Heritage Resource from view. Such a development should, however, reflect the traditional scale of the Heritage Resource while also respecting historic building alignments.

The following design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the HRC will base its decisions. This chapter is organized into four sections dealing with the following issues:

- Site design
- Building mass, scale and form
- Building materials
- Architectural character



These design guidelines apply to any new construction project that involves an individual Heritage Resource. These sketches illustrate two possible scenarios:

- First, in case study A, an individual Heritage Resource exists towards the front of a lot and a new residential-type building is constructed behind it. The new construction steps down in scale to relate to that of the Heritage Resource.
- In case study B, an individual Heritage Resource exists on one of two adjacent lots. However, a large development is planned for both lots. Rather than removing the Heritage Resource, the new construction is located on its site in a similar manner to those Heritage Resources in the surrounding context and is broken into smaller modules that reflect the traditional scale that is also seen.

Also note that both of these scenarios might be possible when a Heritage Resource is moved on a site to accommodate a larger new development.

Site Design

POLICY: Locate a new building behind a Heritage Resource, when feasible.

All Heritage Resources significantly contribute to the design character of Danville and should be preserved. Where new construction will occur on the site of a Heritage Resource it should **not** be located in front of it, blocking views to the resource.

6.1 Locate a new building to the rear of a site.

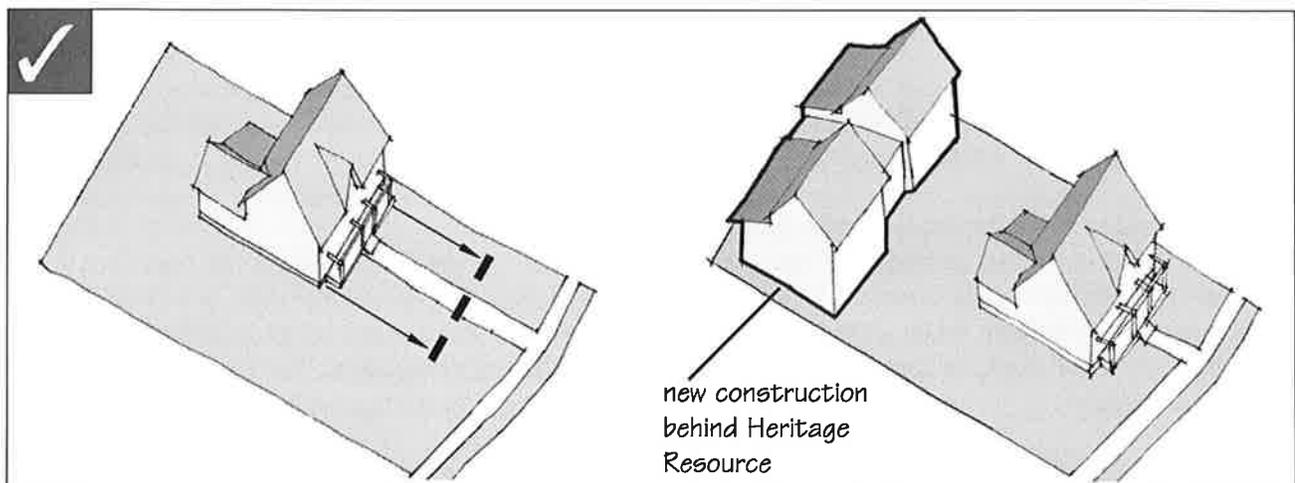
- Also consider stepping the building up or down in height to match that of the Heritage Resource.
- A new structure also may be located to the side of a Heritage Resource where setbacks allow.
- Note that other applicable zoning regulations may also apply.

6.2 In cases where a Heritage Resource is located to the rear of a site it may be considered for relocation.

- In such an instance, see also the design guidelines for "Building Relocation" in Chapter 4: Design Guidelines for Heritage Resources.

6.3 Clearly identify the primary entrance of a new building.

- Orient the front of a new building towards the street or other public entry space. A walkway should lead straight back to a building's entrance.
- Consider providing a second entry that faces an alley, where it exists.



Locate a new building to the rear of a site. In cases where the Heritage Resource is located to the rear of a site it may be considered for relocation.

POLICY: *Maintain the traditional character of a building's site.*

The progression of space on a property is an important characteristic in Danville. Especially since many of the Heritage Resources have residential characteristics, such as grassy front, side and rear yards. These site characteristics are important and should be respected when new construction occurs.

6.4 Maintain an attractively landscaped yard where residential characteristics existed historically.

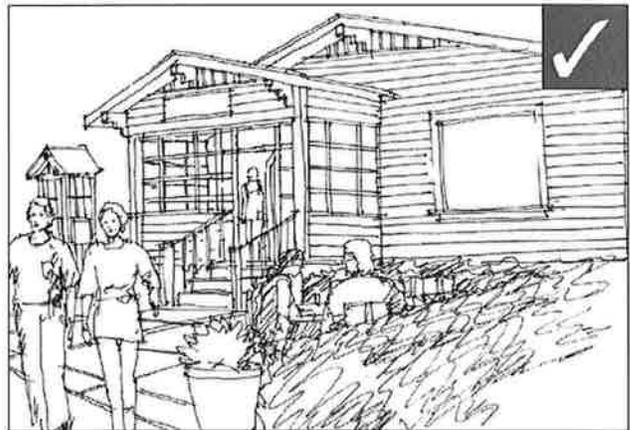
- Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.
- Do not pave this area with concrete so it effectively serves a parking lot.
- Avoid using this space for large amounts of product displays that may overwhelm or visually compete with the Heritage Resource.
- The use of rock and gravel is discouraged and, if used, should only occur as an accent element.

6.5 Maintain the visual connection of the building to the street.

- A walkway should lead straight from the sidewalk to the main entry.



Do not pave this area with concrete so it effectively serves a parking lot. (Memphis, TN)



Maintain an attractively landscaped yard where residential characteristics existed historically.



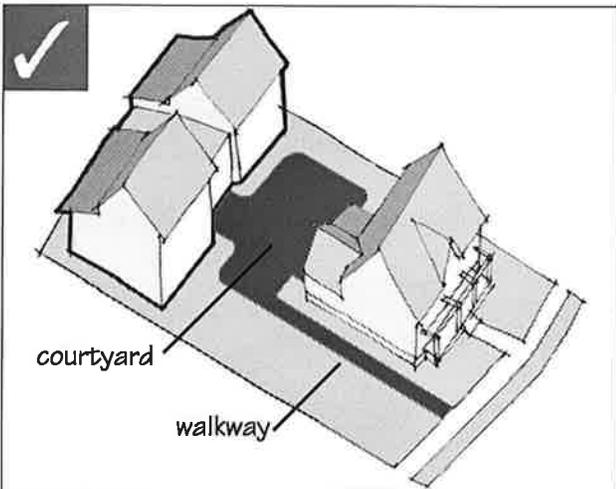
Clearly identify the primary entrance of a new building. (350 Railroad Avenue)



Provide a courtyard space between a Heritage Resource and new construction. This is especially encouraged where the uses between the buildings are closely related. (Boulder, CO)



Maintain the line of building fronts in a block, as seen on the 500 block of Hartz Avenue.



Create clearly identifiable pedestrian walkways to the interior portions of a lot where new construction occurs behind a Heritage Resource. Also consider providing courtyard space between a Heritage Resource and new construction.



Providing outdoor activity spaces for pedestrians is strongly encouraged. (Railroad Center, Danville, CA)

6.6 Maintain the line of building fronts in a block.

- The front yard setback of a building should match the established range of adjacent buildings.
- Where the setbacks are uniform, a building should be placed in general alignment with its neighbors.
- In those areas where setbacks vary slightly but generally fall within an established range, a building should be within ten feet of the typical setback in the block.

6.7 Create clearly identifiable pedestrian walkways to the interior portions of a lot where new construction occurs behind a Heritage Resource.

- Also consider providing courtyard space between a Heritage Resource and new construction. This is especially encouraged where the uses between the buildings are closely related.
- Providing outdoor activity spaces for pedestrians is strongly encouraged.

POLICY: If necessary, design a fence to be in character with those seen traditionally.

Using fences to define a yard is not a strong historic tradition in Danville. Typically, fences were seen enclosing side and rear yards. They were low and appeared semi-transparent. Wood pickets or thin metal members were typical. Although their use is discouraged, they may be needed. For this reason, these design guidelines are provided on an advisory basis.

6.8 If a fence is to be used in a front yard, then it must be low to the ground per planning and zoning code requirements and it should have a transparent quality, allowing views into the yard.

- Transparent elements, such as wrought iron, wood picket and twisted wire, are appropriate.
- Chain link, vinyl fencing, split rail and solid "stockade" fences are not allowed.
- Consider using shrubbery to soften the appearance of a fence.

Building Mass, Scale & Form

POLICY: *Design a new building to reinforce a sense of human scale in Danville.*

The mass and scale of residential-type buildings are important design issues in Danville. The traditional scale of buildings—originally designed as single family houses—still dominates some areas of Downtown Danville, which enhances the pedestrian-friendly character of the streets. To the greatest extent possible, new construction should maintain this human scale. While new buildings are typically larger than many older houses, new construction should not be dramatically larger and cause the visual continuity and small town character of Danville to be compromised.

6.9 A new building should convey a sense of human scale. Consider the following techniques:

- Use building materials that are of traditional dimensions.
- Provide a one-story porch that is similar in size to that seen traditionally.
- Use a building mass that is similar in size to that seen traditionally.

6.10 A new building should not be significantly larger than those single-family structures seen traditionally.

- A new building should not be greater than two stories in height.
- Subdividing the mass of a larger building into smaller "modules" that are similar in size to buildings seen traditionally is encouraged.
- Other, subordinate modules may be attached to the primary building form.

6.11 Step a larger building down in height as it approaches a Heritage Resource.

- This will diminish the impact a new structure may have on a smaller Heritage Resource.



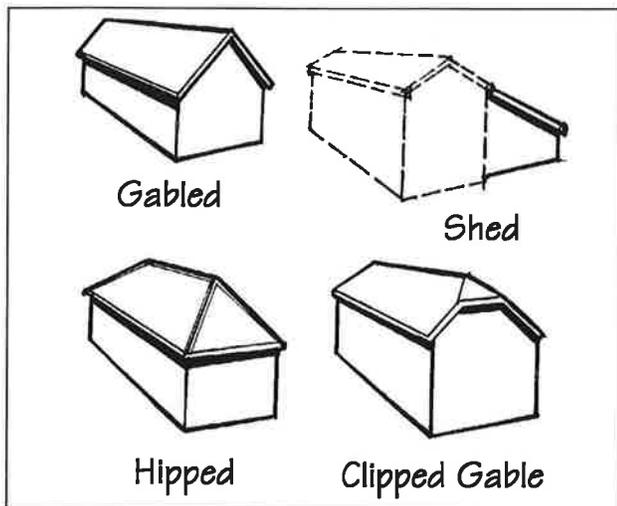
A new building should appear similar in mass to that of a single family structure seen traditionally in Danville, such as the one on the right.



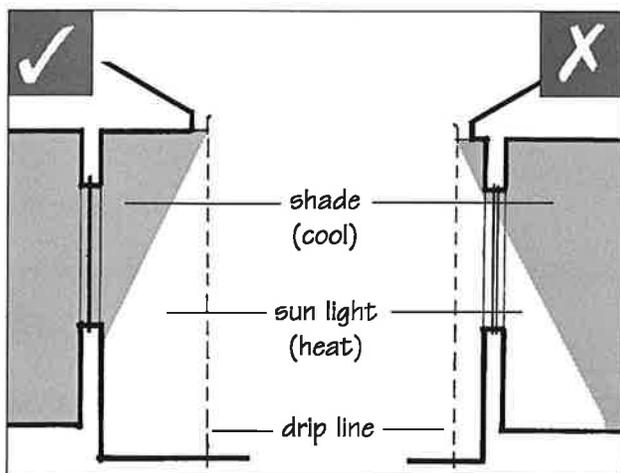
Subdivide larger masses into smaller "modules." This multifamily development is divided into smaller building elements that are similar in size to single-family residences seen traditionally. (Boulder, CO)



Subdivide larger masses into smaller "modules." This single-family residence is broken into modules so it will not dominate the scale of the neighborhood. (Lafayette, CO)



Pitched gable and hip roofs are encouraged where they exist on surrounding Heritage Resources.



Eaves on historic buildings (left) are typically much deeper than those seen today in new construction (right). This tradition should continue.



Use building forms that are similar to those of residential buildings seen traditionally, such as the Podva farmhouse built circa 1880.

POLICY: *Use building forms that are similar to those of residential buildings seen traditionally.*

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

6.12 Simple rectangular building forms with sloping roofs are preferred.

- "Exotic" building forms that would detract from the visual continuity of the streetscape are discouraged.

6.13 Pitched gable and hip roofs are encouraged where they exist on surrounding Heritage Resources.

- Shed roofs are appropriate for porches or on small additive forms attached to a building.

6.14 Dormers break up the perceived scale of a roof and are encouraged.

6.15 Eave depths should be similar to those seen historically.

- Eaves on historic buildings are typically much deeper than those seen today in new construction. This tradition should continue, however.
- Deep eaves provide shade during hot summer months and are therefore desirable in warm climates.
- Deep eave depths also shed water farther away from the foundation (i.e., the drip line) keeping unwanted moisture away from the building.

Building Materials

POLICY: *Use building materials that appear similar to those used traditionally in Danville.*

Building materials of a new structure should be compatible with adjacent Heritage Resources. They should appear similar to those seen traditionally to establish a sense of visual continuity.

6.16 Horizontal lap siding should be applied in a manner similar to that seen historically.

- New materials should relate to the lap exposure, texture and finish of traditional wood siding.
- The use of trim boards, that show depth and typify high-quality construction, is encouraged.
- All wood siding should have a weather-protective, painted, finish.
- Use of reflective materials is not allowed.

6.17 Use masonry that appears similar in character to that seen traditionally.

- Masonry was not typical of residential-type buildings, so its use is not encouraged.
- Brick should have a modular dimension similar to that used traditionally.
- Stucco may also be appropriate on building styles that typically incorporate these materials.

6.18 Other non-traditional materials are generally not appropriate, but will be considered on a case-by-case basis.

- Alternative materials (such as aluminum or vinyl siding, Dryvit, Masonite and hardiboard) should appear similar in scale, proportion, texture and finish to those used traditionally.
- They also should have a proven durability in locations that have a similar climate.

POLICY: *Use roof materials that are similar to those used traditionally.*

6.19 Roof materials should convey a scale and texture similar to those used traditionally.

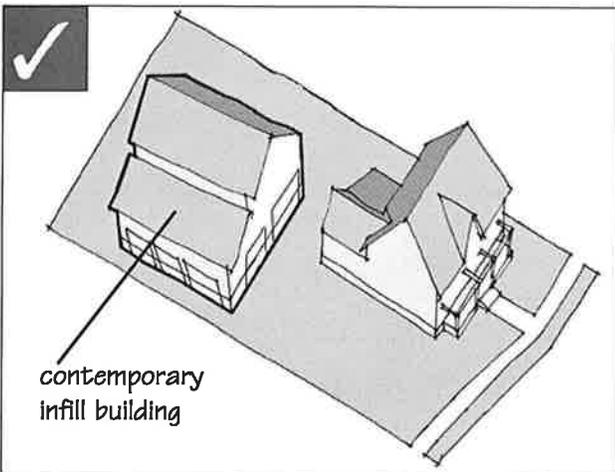
- Roof materials should be earth tones and have a matte, non-reflective finish.
- Tile may also be considered if it is integral to an architectural style.



Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally. This synthetic wood siding conveys a lap dimension similar to that used historically and is appropriate. (top photo: Port Royal, SC; middle photo: Sarasota, FL; bottom photo: Steamboat Springs, CO)



Using contemporary interpretations of historic styles is strongly encouraged for new buildings. Although these infill bungalows so not have raised foundations, they do relate to many of the design traditions seen historically in Danville and would be appropriate. (Little Rock, AR)



Where a new building is located behind a Heritage Resource, consider designing it to reflect barn forms or other outbuildings that may have existed historically.



Using contemporary interpretations of historic styles is strongly encouraged for new buildings. As seen at 680 Hartz Avenue.

Architectural Character

POLICY: *Design a new building to be visually compatible with nearby Heritage Resources.*

Features such as one-story porch elements which define entries, columns, posts and brackets contribute to the sense of character of the street and add visual interest to pedestrians. Their continued use in new construction is encouraged.

6.20 Use simplified interpretations of architectural features that are common to traditional buildings in Danville.

- These include porch columns, balustrades, brackets, rafter ends, windows, doors and other trim elements.
- Historic details that were not found in Danville are not appropriate.
- See also Chapter 3: Architectural Styles for more information about the design character of residential-type buildings.

6.21 Using contemporary interpretations of historic styles is strongly encouraged for new buildings.

- A new building should accurately convey the evolution of the town and not mimic historic architectural styles. A new building should not be designed to look old.
- A new building should be complementary and compatible to the streetscape. Modern or futuristic styles that are incompatible, or "jarring," to the streetscape are inappropriate.
- A range of options are available when designing a new building. For example, where a new building is located behind a Heritage Resource, consider designing it to reflect barns or other outbuildings that may have existed historically.

Secondary Structures

POLICY: *Locate a new secondary structure to the rear of the lot, behind the primary structure.*

Another alternative for providing additional building space on a site is through the use of secondary structures. Although much smaller than the primary structure on a lot, a secondary structure can easily accommodate a variety of uses. When seen historically, sheds, garages and carriage houses were relatively simple and located towards the rear of a lot.

6.22 If an historic secondary structure exists, then its preservation is encouraged.

- When treating an historic secondary structure, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. *See also Chapter 4: Design Guidelines for Individual Heritage Resources for preservation of a secondary structures.*
- A secondary structure may be considered for removal when it does not date from the period of significance of the primary structure.

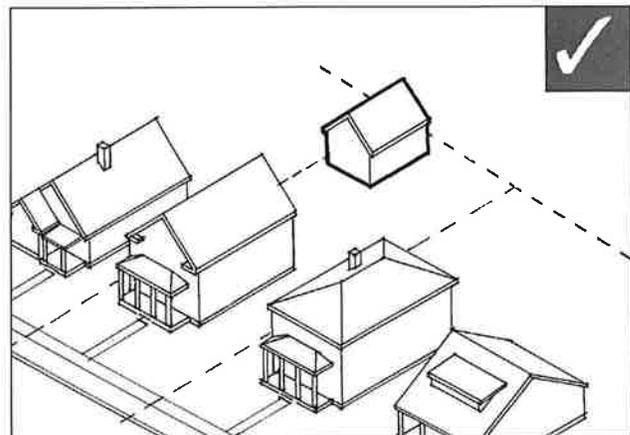
6.23 A new secondary structure should be located in back of the primary structure.

6.24 A secondary structure should be simple in form and character.

- A secondary structure that relates to the general architectural character of the primary building is preferred.
- Basic rectangular forms, with hip or gable roofs, are appropriate.



Owners also recognize that the floor plans of Heritage Resources easily accommodate changing needs. (120A West Linda Mesa)



If an historic secondary structure exists, then its preservation is encouraged.

CHAPTER
7
ALL
PROJECTS



201 Front Street built circa 1933.

This chapter presents design guidelines for the following design elements:

- Site and Building Lighting p. 63
- Landscaping p. 64
- Mechanical Equipment and Service Areas p. 65
- Accessibility p. 66
- Parking p. 67
- Building Color p. 68

ALL PROJECTS

This chapter presents the design guidelines for all projects involving individual Heritage Resources. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the HRC will base its decisions.

Site and Building Lighting

POLICY: *Minimize the visual impacts of site, street and architectural lighting.*

The character and level of lighting that is used on a building is a special concern. Traditionally, exterior lights were simple in character and were used to highlight entrances and walkways. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low in intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused light should be continued.

7.1 Use lighting for the following:

- To accent architectural details
- To accent building entrances
- To illuminate sidewalks
- To accent signs

7.2 Exterior lights should be simple in character and low in intensity.

- The design of a fixture should be simple in form and detail.
- Lights that cast a color similar to that of daylight are preferred. Metal halide and mercury vapor lights are discouraged.
- All exterior light sources should have a low level of luminescence.



Minimize the visual impacts of site, street and architectural lighting. (Beaufort, SC)



Lighting should be used to accent building entrances and to illuminate sidewalks. (Beaufort, SC)



The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged. This can be seen at the Railroad Depot (built in 1891).



The use of trees and flowering plants is encouraged, as shown here in the Front Street mini-park in Danville, CA.

For more information regarding downtown streetscape or beautification projects, consult the following documents:

- *Town of Danville Old Town Beautification Plan*, prepared by Dillingham Associates, February 1990.
- *Danville Streetscape Beautification Guidelines*, prepared by David L. Gates & Associates, April 1987.
- *Streetscapes/Entry Points: Design Guidelines*, prepared by David L. Gates & Associates, 1984.

7.3 Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

- The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged.
- Lighting should be carefully located so as not to shine into residential living space (on or off the property) or into public rights-of-way.

7.4 Minimize the visual impacts of site and architectural lighting.

- Unshielded, high intensity light sources (such as halogen bulbs) and those that direct light upward are inappropriate.
- Timers or activity switches are strongly encouraged to prevent unnecessary sources of light late at night.
- Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are strongly encouraged.
- Do not wash an entire building facade in light.
- Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.

Landscaping

POLICY: Encourage the use of trees and flowering plants.

Located in the heart of the San Ramon Valley, Danville has a rich array of landscape materials, most are indigenous to the area, that grow readily in the California climate. Trees and flowering plants help provide interest to pedestrians, as well as shaded protection from the sun, as they walk along the street. Therefore, the use of street trees and planters is strongly encouraged.

7.5 Use indigenous plant materials when feasible.

- Pursuant to the Town's streetscape and beautification plans, locate street trees in larger planting areas, such as buffer strips adjacent to parking lots and/or pocket parks.
- Provide underground irrigation systems, when feasible.
- Use flowers to provide seasonal colors.

7.6 Install new street trees to enhance the pedestrian experience.

- Existing street trees should be preserved, when feasible.
- Any new development should include street trees.
- Replace trees that are diseased or have past their life cycle.

7.7 Provide electrical service for string lights.

- Concealing electrical service under eaves or along building roof lines is strongly encouraged.

Mechanical Equipment & Service Areas

POLICY: *Minimize the visual impacts of mechanical equipment and service areas.*

Utility service boxes, telecommunication devices, cables and conduits are among the variety of equipment that may be attached to a building which can affect the character of the area. Trash and recycling storage areas also are concerns. To the greatest extent feasible, these devices should be screened from public view to minimize or avoid negative effects on Heritage Resources.

7.8 Minimize the visual impact of mechanical equipment from the public way.

- Screen equipment from view.
- Do not locate window air conditioning units on the building's primary facade.
- Use low-profile mechanical units on rooftops that are not visible from the street.
- Locate telecommunication devices out of public view, to the extent feasible, and in compliance with other regulations.

7.9 Screen a satellite dish to reduce their visibility.

- Use landscaping to screen a satellite dish that is mounted on the ground.
- A satellite dish should not be mounted to the front of a structure.



Use low-profile mechanical units on rooftops that are not visible from the street. (Hartz Avenue)



Do not locate window air conditioning units on a building's primary facade. (Oskaloosa, IA)



Minimize the visual impact of trash storage and service areas. Dumpsters should be screened from view. (350 Railroad Avenue)



The guidelines introduced herein should not prevent or inhibit compliance with accessibility laws. (Danville Railroad Depot at 205 Railroad Avenue)

7.10 Minimize the visual impacts of utility connections and service boxes on Heritage Resources.

- Locate them on secondary walls, when feasible.

7.11 Locate standpipes and other service equipment such that they will not damage historic facade materials.

- Cutting channels into historic facade materials damages the historic building fabric and is inappropriate.
- Avoid locating such equipment on the front facade.

7.12 Minimize the visual impacts of trash storage and service areas.

- Locate service areas away from major pedestrian routes; typically place them at the rear of a building.
- Dumpsters should be screened from view.

Accessibility

POLICY: Encourage a high-degree of accessibility for all persons.

The Americans with Disabilities Act (ADA) mandates that places of public accommodation be accessible to all users.

7.13 The guidelines introduced herein should not prevent or inhibit compliance with accessibility laws.

- All new construction shall comply completely with ADA.
- Owners of historic properties also should comply to the fullest extent, while also preserving the integrity of the character-defining features of their buildings.
- Special provisions for historic buildings exist in the law that allow some alternative solutions in meeting the ADA standards. For example, some building owners have placed ramps within interior spaces so as not to interfere with the historic storefront.
- Consult with the State Historic Preservation Office (see Town staff for contact information) for more information regarding compliance or alternative solutions in meeting the ADA.

Parking

POLICY: *Minimize the visual impacts of a parking lot.*

New parking lots should be designed to be attractive, compatible additions to the streetscape. Using high quality materials, providing a sense of scale in architectural details and providing active uses at the sidewalk edge are methods that can mitigate the potentially negative impacts of new parking facilities.

Please note that the following design guidelines for parking should be used in conjunction with the development standards presented in *Division 4 "Parking Standards" of Section 32-45 of the Town of Danville Municipal Code*.

7.14 Locate a surface lot behind a building or in the interior of a block whenever possible.

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

7.15 Site a parking lot so it will minimize gaps in the continuous building wall of a block.

- Where a parking lot shares a site with a building, place the parking at the rear of the site or beside the building.
- Look for opportunities to develop shared or joint use parking lots with adjacent properties.

7.16 Where a parking lot abuts a public sidewalk, provide a visual buffer.

- This may be a landscaped strip or planter.

7.17 Minimize the visual impacts of a parking structure.

- Cars in a parking structure should be screened from view from the street.
- Where a parking structure would be located at or near the street edge, the street frontage(s) should be reserved for commercial uses. This may be accomplished by locating the parking below grade with commercial space above, or by "wrapping" parking at grade with a row of commercial spaces.
- Design a parking structure so as to allow space for active uses of the sidewalk.



Locate a surface lot in the interior of a block whenever possible, as seen here at the Railroad Center, where a driveway leads to parking at the side.

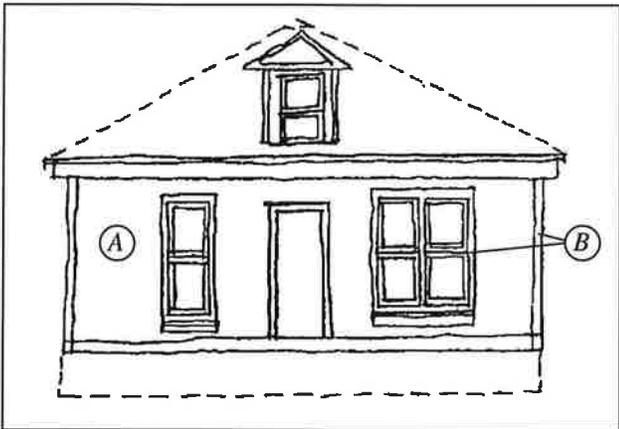


Where a parking lot abuts a public sidewalk, provide a visual buffer. This may be a landscaped strip or planter. Use a combination of trees and shrubs to create a landscape buffer. (top photo: Bellingham, WA; bottom photo: 146 Diablo Road)

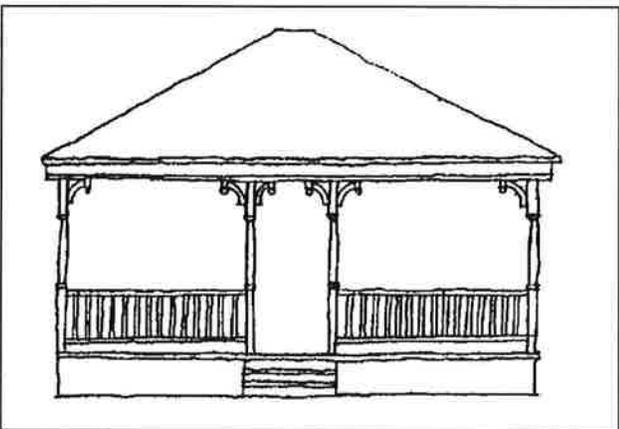


When designing your own color scheme, consider the entire composition:

- a) The back plane of the main facade is a major surface for which a scheme should be devised, and
- b) A color scheme for the front plane, composed of a porch in this case, also should be designed.



Apply a base color to the main plane of the facade (A). Next, apply the first trim color to window frames and edge boards (B).



When developing a color scheme, use a limited number of colors. Apply one or two colors to porch elements; avoid making the scheme too busy. Consider using a different shade of the first trim color—or even matching it exactly for porch trim.

Building Color

POLICY: *Use colors to create a coordinated color scheme for a building.*

7.18 The facade should “read” as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building is preferred.
- Using only one or two accent colors is also encouraged, although precedent does exist for using more than two colors for certain architectural styles, such as the Queen Anne.

7.19 Base or background colors should be muted.

- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
- Use matte finishes instead of glossy ones.

7.20 Reserve the use of bright colors to accent building features only.

- Contrasting accent colors may be used to highlight entries.
- Muted earthtone colors are preferred.

CHAPTER

8

SIGNS



This chapter presents design guidelines for the following design elements:

- Sign Design p. 70
- Appropriate Sign Types p. 71
- Sign Materials p. 72
- Sign Content p. 73
- Sign Lighting p. 74

SIGNS

Historically, signs that were mounted on the exterior advertised the primary business of a building. Typically, this use occupied a street level space and sometimes upper floors as well. In the case of a large structure that included several businesses on upper floors, the name of the building itself was displayed on an exterior sign. Tenants relied on a directory at the street level.

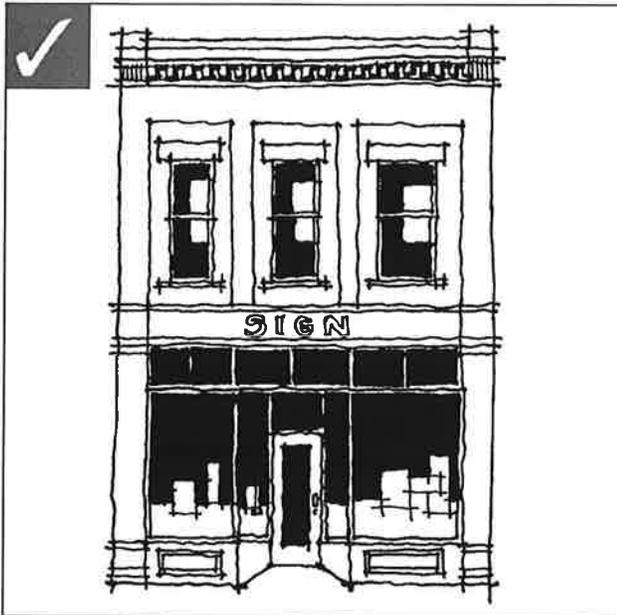
The earliest signs had no lights, but in time a variety of methods were used. Even so, throughout the history of the area, signs have remained subordinate to the architecture. In addition, signs were mounted to fit within architectural features. In many cases, they were mounted flush above the storefront, just above moldings. Others were located between columns or centered in “panels” on a building face. This method also enabled one to perceive the design character of individual structures.

Traditionally, a variety of signs were seen throughout Danville. Six different types occurred:

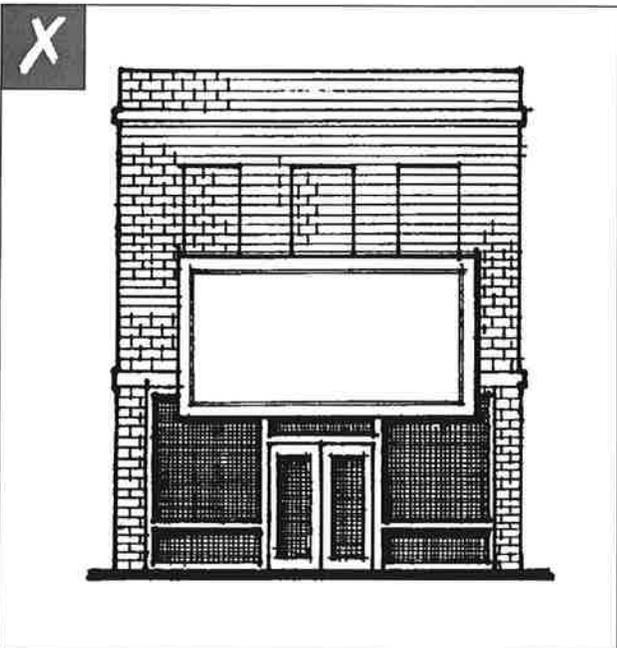
- Small, freestanding signs mounted on a pole or post; located near the sidewalk because the primary structure or business was setback from the street (e.g., an area with residential character); printed on both sides
- Small, horizontally-oriented rectangular signs attached flat against a residential-type building porch; printed on one side only
- Medium-sized, square or rectangular-shaped signs that projected from a commercial-type building above the awnings or canopies; printed on both sides
- Small, horizontally-oriented rectangular signs that protruded from a commercial-type building below the awnings or canopies but above pedestrians’ heads; printed on both sides
- Medium- to large-sized, horizontally-oriented rectangular signs attached flat against a commercial-type building, above and/or below the awnings; printed on one side only
- Window signs, painted on glass; used at the street level and on upper floors



Traditionally, a variety of signs were seen throughout Danville, including small, horizontally-oriented rectangular signs attached flat against a residential-type building porch, such as these seen at 402 Hartz Avenue.



The overall facade composition, including ornamental details and signs, should be coordinated.



A sign should be subordinate to the overall building composition.

Signs

POLICY: *Design a sign to be in balance with the overall character of the property.*

A sign typically serves two functions: first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, the building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. All new signs should be developed with the overall context of the building and of the area in mind.

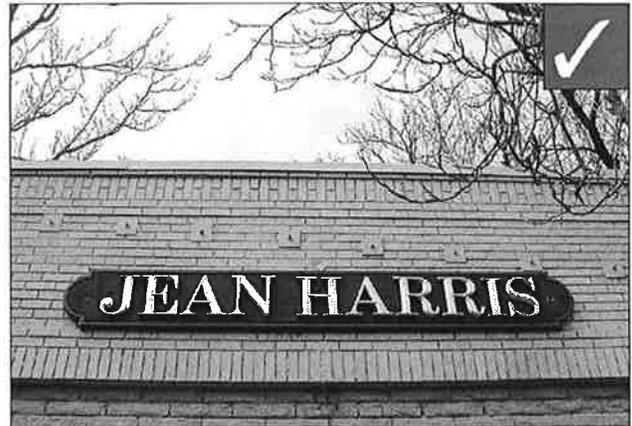
The Town of Danville has an enforced sign ordinance and requires a sign permit for all signs and a sign plan as part of a Development Plan application for all development projects. Consult Section 32-98 Sign Control, of the Municipal Code for requirements for the size, number and placement of signs.

8.1 Consider the building front as part of an overall sign program.

- Coordinate a sign within the overall facade composition.
- A sign should be in proportion to the building, such that it does not dominate the appearance.
- Develop a master sign program for the entire building; this should be used to guide individual sign design decisions.
- A sign should be subordinate to the overall building composition.
- A sign should appear to be in scale with the facade.
- Locate a sign on a building such that it will emphasize design elements of the facade itself. On a Heritage Resource a sign should not obscure architectural details or features.
- Mount a sign to fit within existing architectural features. Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.
- *See also Sections 32-98.12 and 32-98.13 of the Danville Municipal Code.*

8.2 A flush-mounted wall sign may be considered.

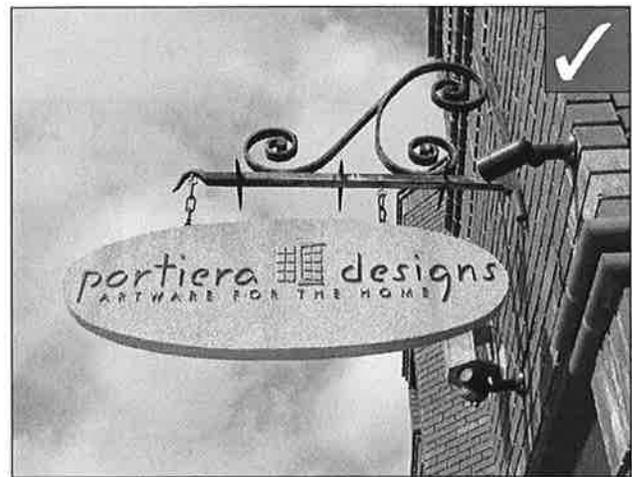
- When feasible, place a wall sign such that it aligns with others on the block.
- When planning a wall sign, determine if decorative moldings exist that could define a “sign panel” and show depth. If so, locate a flush-mounted sign such that it fits within a panel formed by moldings or transom panels. When mounted on a building with historic significance a sign should not obscure significant facade features.
- See also Section 32-98.14(b) of the Danville Municipal Code.



A flush-mounted wall sign may be considered. (Prospect Avenue, Danville, CA)

8.3 A projecting sign may be considered.

- A small projecting sign should be located near the business entrance, just above the door or to the side of it.
- A large projecting sign should be mounted higher, and centered on the facade or positioned at the corner.
- A projecting sign is easier for a pedestrian to read than other sign types and is encouraged.
- Note that other requirements exist for a sign that overhangs the public right-of-way.
- See also Section 32-98.14(e) of the Danville Municipal Code.



A projecting sign may be considered. (Hartz Avenue, Danville, CA)

8.4 A window sign may be considered.

- A window sign may be painted on the glass, hung just inside a window or etched in the glass.
- See also Section 32-98.14(f) of the Danville Municipal Code.



A window sign may be painted on the glass, hung just inside a window or etched in the glass. (Hartz Avenue, Danville, CA)



A window sign may be considered. (Prospect Avenue, Danville, CA)



Freestanding or pole mounted signs may be considered in areas where the primary structure or business is set back from the street. (Hartz Avenue, Danville, CA)



Where several businesses share a building, coordinate the signs. (Boulder, CO)

8.5 Freestanding or pole mounted signs may be considered in areas where the primary structure or business is set back from the street.

- A freestanding sign may be used in the front yard of a residential type structure with a commercial use.
- See also Section 32-98.14(g) of the Danville Municipal Code.

8.6 A directory sign may be considered.

- Group small, individual signs on a single panel as a directory to make them easier to locate.

8.7 Sign materials should be compatible with that of the building facade.

- Carved wood signs are preferred.
- Painted wood or metal signs may be considered if they include shadow lines or some other technique that shows depth.
- Unfinished materials, including unpainted wood, are discouraged because they are out of character with the context.
- Highly reflective materials that will be difficult to read are inappropriate.



Sign materials should be compatible with that of the building facade. Carved wood signs are preferred. (Prospect Avenue, Danville, CA)

8.8 Using a symbol for a sign is encouraged.

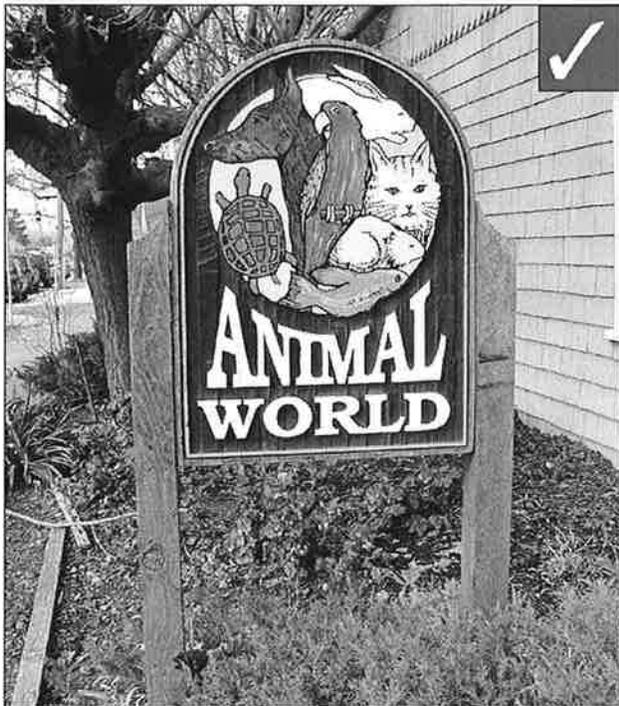
- A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.
- Note that any symbol sign is counted as part of the allowable signage square footage in a sign program.

8.9 Use colors for the sign that are compatible with those of the building front.

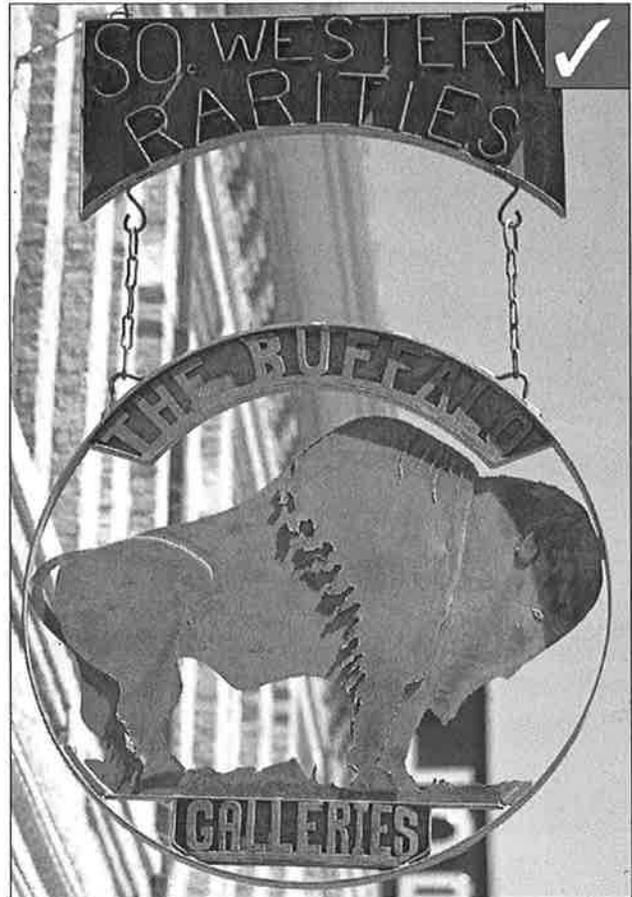
- Also limit the number of colors used on a sign. In general, no more than three colors should be used.

8.10 A simple sign design is preferred.

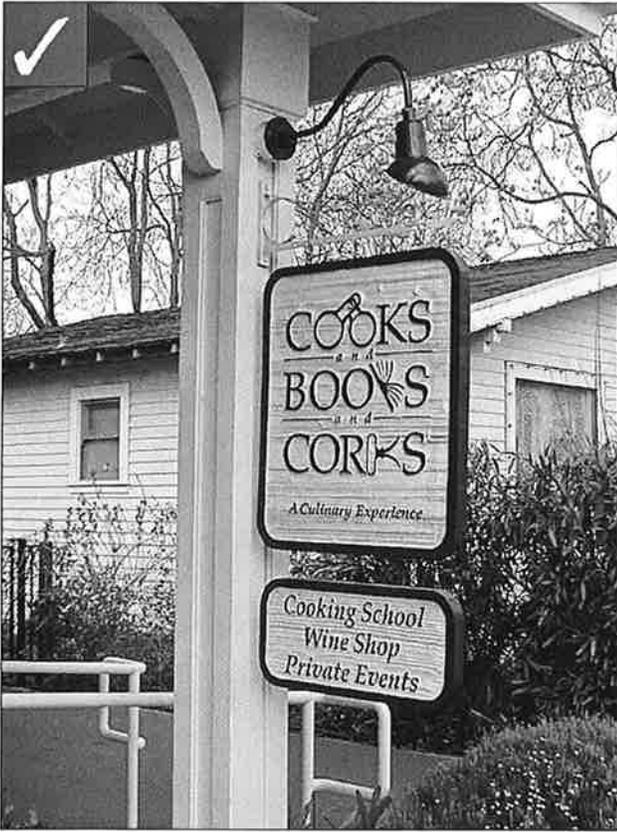
- Typefaces that are in keeping with those seen in the area traditionally are encouraged. Select letter styles and sizes that will be compatible with the building front.
- Avoid hard-to-read or overly intricate typeface styles.



A simple sign design is preferred. (Railroad Avenue, Danville, CA)



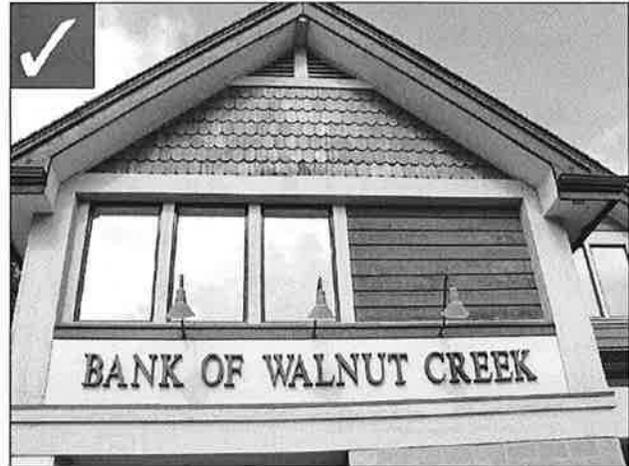
Symbol signs add interest to the street, are quickly read and are remembered better than written words. (Durango, CO)



Lighting that is directed at a sign from an external, shielded lamp, is preferred. (Prospect Avenue, Danville, CA)

8.11 Lighting that is directed at a sign from an external, shielded lamp, is preferred.

- A warm light, similar to daylight, is preferred.
- Internal illumination of an entire sign panel is not allowed in old Town.
- However, internal illumination may be considered on a case-by-case basis. If used, a system that backlights sign text only is preferred.
- See also Section 32-98.19 of the Danville Municipal Code.

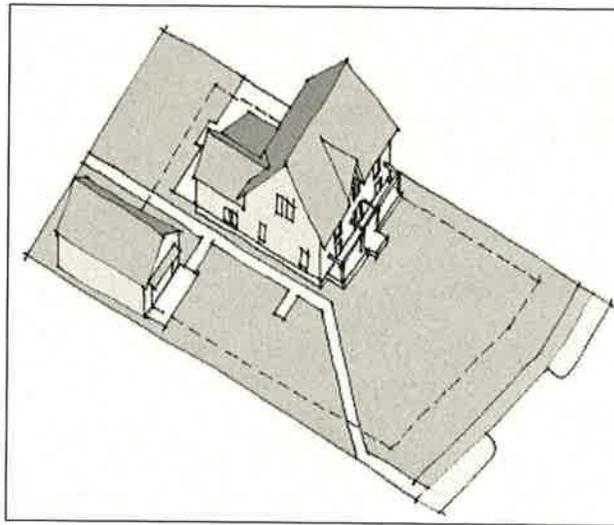


Lighting that is directed at a sign from an external, shielded lamp, is preferred. (Hartz Avenue, Danville, CA)

C H A P T E R

9

APPENDIX



This chapter presents supplementary information related to the preceding design guidelines:

- Interpretation of Terms Used in this Document p.75
- The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings p. 76
- Glossary of Terms p. 77
- Applying the Guidelines p. 81

A

INTERPRETATION OF TERMS

These definitions apply to terms related to compliance in the preceding text.

Appropriate. In some cases, a stated action or design choice is defined as being "appropriate" in the text. In such cases, by choosing the design approach referred to as "appropriate," the reader will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed "appropriate" by the HRC.

Consider. When the term "consider" is used, a design suggestion is offered to the reader as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it. In other cases, the reader is instructed to evaluate the ability to take the course recommended in the context of the specific project.

Context. In many cases, the reader is instructed to relate to the context of the project area. The "context" relates to those properties and structures adjacent to, and within the same block as, the proposed project.

Contributing - Architecturally, historically or geographically significant buildings or structures are generally considered to be "contributing" to a local district.

Guideline. All "guidelines" that are relevant to a project under consideration by the Town should be met, in order to be in compliance with Section 32-72 of the Danville Municipal Code.

Heritage Resource. In the context of this document, a "Heritage Resource" is a structure, site, improvement or natural feature that has been individually designated, designated as a contributing property in an historic district or is a property listed on the Town's Survey of Historically Significant Resources, pursuant to Section 32-72 of the Danville Municipal Code.

Historic. In general, an "historic" building is one that is at least 50 years old or older, associated with significant people or events or conveys a character of building and design found during the period of significance.

Historically Significant Resource. A structure, site improvement or natural feature identified by survey of the Town as being significant to the history and/or development of the Town that meets the criteria for designation as a Heritage Resource set forth in Section 32-72 of the Danville Municipal Code.

Inappropriate. Inappropriate means impermissible. When the term "inappropriate" is used, the relevant design approach will not be allowed. For example, one guideline states: "Signs that are out of character with those seen historically, and that would alter the historic character of the street, are inappropriate."

Non-contributing. Recent buildings and those 50 years old or older which have lost their integrity are considered "non-contributing." These buildings do retain value as commercial properties, but do not possess the significance and/or physical integrity necessary to be considered a Heritage Resource.

Preferred. In some cases, the reader is instructed that a certain design approach is "preferred." In such a case, the reader is encouraged to choose the design option at hand. However, other approaches may be considered.

Primary facade. The primary facade is the principal elevation of a building, usually facing the street or other public way.

Should. If the term "should" appears in a design guideline, compliance is required. In cases where specific circumstances of a project make it impractical to do so, the HRC may determine that compliance is not required if the applicant demonstrates how the related policy statement still will be met.

B

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC BUILDINGS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated by documentary and physical evidence.
 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic building and its environment would be unimpaired.
- Alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

C

GLOSSARY OF TERMS

Alignment. The arrangement of objects along a straight line.

Appurtenances. An additional object added to a building; typically includes vents, exhausts hoods, air conditioning units, etc.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.

Association. As related to the determination of “integrity” of a property, *association* refers to a link of a Heritage Resource with a historic event, activity or person. Also, the quality of integrity through which a Heritage Resource is linked to a particular past time and place.

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard. A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

Composition Shingles. See asphalt shingles.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Design. As related to the determination of “integrity” of a property, *design* refers to the elements that create the physical form, plan, space, structure and style of a property.

Doorframe. The part of a door opening to which a door is hinged. A doorframe consists of two vertical members called *jamb*s and a horizontal top member called a *lintel*.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Dormer. A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, “head-on” drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or “eaves,” sides of a pitched roof. The rain gutter is often mounted on it.

Feeling. As related to the determination of “integrity” of a property, *feeling* refers to how a Heritage Resource evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Form. The overall shape of a structure (i.e. most structures are rectangular in form).

Frame. A window component. See window parts.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Glazing. Fitting glass into windows and doors.

Head. The top horizontal member over a door or window opening.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. A property retains its integrity, if a sufficient percentage of the structure date from the period of significance. The majority of a building’s structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.

Lap Siding. See clapboards.

Location. As related to the determination of “integrity” of a property, *location* refers to a Heritage Resource existing in the same place as it did during the period of significance.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Material. As related to the determination of “integrity” of a property, *material* refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a Heritage Resource.

Module. The appearance of a single facade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Opaque Fence. A fence that one *cannot* see through.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Panel. A sunken or raised portion of a door with a frame-like border.

Parapet. An upward extension of a building wall above the roofline, sometimes ornamented and sometimes plain, used to give a building a greater feeling of height or a better sense of proportion.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Period of Significance. Span of time in which a property attained the significance.

Porch Piers. Upright structures of masonry which serve as principal supports for porch columns.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Property. Area of land containing a single historic resource or a group of resources.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

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

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Semi-Transparent Fence. A fence that one can see partly through.

Setting. As related to the determination of "integrity" of a property, *setting* refers to the physical environment of a Heritage Resource.

Shape. The general outline of a building or its facade.

Side Light. A usually long fixed sash located beside a door or window; often found in pairs.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size. The dimensions in height and width of a building's face.

Stile. A vertical piece in a panel or frame, as of a door or window.

Stabilization. The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Traditional. Based on or established by the history of the area.

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Transparent Fence. A fence that one *can* see through.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Parts. The moving units of a window are known as *sashes* and move within the fixed Frame. The *sash* may consist of one large *pane* of glass or may be subdivided into smaller panes by thin members called *muntins* or *glazing bars*. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called *mullions*.

Workmanship. As related to the determination of “integrity” of a property, *workmanship* refers to the physical evidence of the crafts of a particular culture, people or artisan.

D

APPLYING THE GUIDELINES

A fundamental concern for many of the "residential type" Heritage Resources in Downtown is their adaptive use as viable commercial properties. The design guidelines present many different design solutions for such a project, and should be consulted. A series of case studies have also been developed in conjunction with the design guidelines to help a property owner understand their intent. The following case studies illustrate how the Design Guidelines for Heritage Resources in Danville, California, can be applied to "real-life" situations.

In the first case study, a "residential" Heritage Resource—at 169 Front Street—is to be "updated" to meet the site's optimum potential for commercial development.

- In some cases the property owner may not wish to increase the amount of commercial space, however. Rather, they may wish to focus their efforts on repairing existing materials and details, while only expanding the amount of on-site parking. Scenarios 1 and 1A demonstrate how this may occur.
- In other cases, an addition may be needed to expand the amount of commercial building area. Scenario 2 illustrates how this may occur by moving the Heritage Resource towards the front of the site; while Scenario 2A demonstrates how this may be done without moving the resource.
- In other instances, a property owner may wish to create even more commercial building area than that provided with an addition in Scenarios 2 and 2A. Scenarios 3 and 3A illustrate how new construction might be handled on the site of a Heritage Resource.

In the second case study, a "commercial" Heritage Resource—at 375 Hartz Avenue—is also to be expanded to meet the site's optimum build out. However, in this instance the only option being considered is a two story addition to the rear of the building, that replaces a smaller cement block building.

In the third case study, another "residential" Heritage Resource—at 425 Hartz Avenue—will be expanded to meet increased needs for more commercial space. The large addition (designed by Barry & Volkmann Architectural Productions) is separated from the main house by a smaller "connecting" structure to minimize the overall impact of the development.

In order to help the reader determine how the following design approaches meet the intent of this document, each case study includes a list of relevant design guidelines and policies marked with either a ✓ or an ✗. Those marked with a ✓ are considered appropriate design solutions, whereas those marked with an ✗ do not meet the intent of the design guideline or policy statement.

169 FRONT STREET CASE STUDY

169 Front Street is the oldest remaining house in Downtown Danville and was built along the Town’s first commercial street. Built in 1868, the Gothic farmhouse sits adjacent to San Ramon Creek. The two-story house has a single story shed-roof rear addition and a carriage house. The front yard has been paved for parking and there are no large trees or significant landscaping on-site. However there are two large oak trees on an adjacent site that overhang the lot on the north.

The house is located within the Danville Downtown Business District. A new commercial project has been developed to the north, and was set back to spare the two large oak trees. On the south is a two-story 1970s vintage office building. There is another older converted house and narrow parcel located immediately west. If the narrow parcel is acquired, the lot can provide alley access to the rear of the site.

As a farmhouse, the building was originally viewed "in-the-round" in context of the creek and surrounding landscape. As the town developed, the property acquired residential neighbors that oriented towards streets, had front yards and generous lots. Over time Downtown’s commercial area expanded. Infill buildings were built to the sidewalk and other houses were demolished or converted to commercial uses.



Site Development	
Site Area:	8,937 SF
Building Area:	
Farmhouse	2,021 SF
Carriage House	<u>527 SF</u>
Total Area	2,548 SF
Existing Floor Area Ratio (FAR)	
with carriage house:	0.285
without carriage house:	0.226
Maximum Allowable FAR:	0.65
Maximum Allowable Area:	5,809 SF
Required Setbacks	
Front:	10'-0"
Side:	5'-0"
Rear:	20'-0"
Parking Requirements	
Office Uses:	1/225 SF
Retail Uses:	1/250 SF
up to 25% allowed off-site	

Development Issues

There are a variety of site planning and architectural design issues facing development of the site. These include the location of the farmhouse, setbacks and lot coverage, relationship to new development, location of parking, the architectural compatibility of new buildings, and renovation of the historic structure.

(Re)Location of Building

Developing the site to its optimal potential is difficult due to the location of the farmhouse. It is located, more or less, in the middle of the site leaving awkward dimensions for parking and new buildings.

Lot Coverage and Setbacks

As a residential building, the farmhouse had yard space on all sides. Redeveloping the site for commercial use presents a challenge due to the need for on-site parking. Site setbacks also become part of the issue depending on the location of the project in relation to the street.

Location of Parking

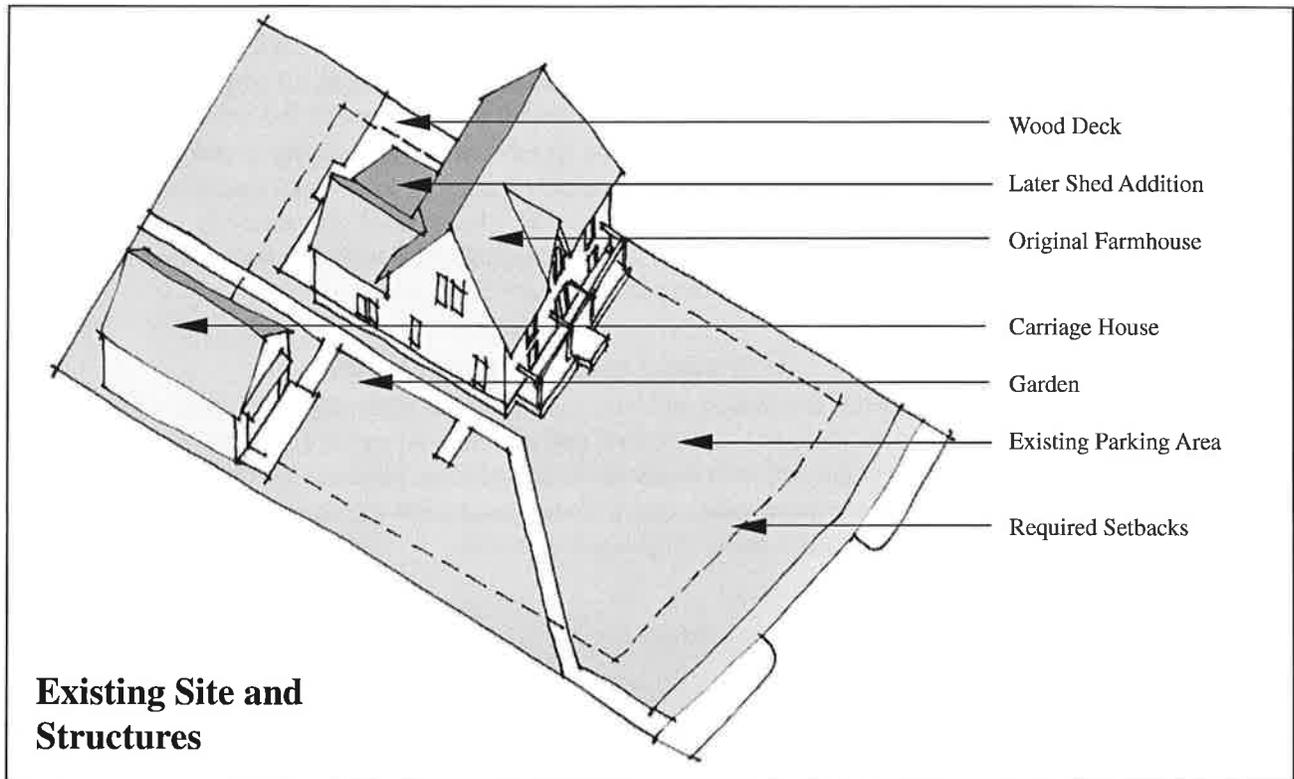
The front yard of the farmhouse has been paved for parking. The development of the site will require a percentage of on-site parking and an in-lieu contribution to the downtown parking district for off-site spaces. If the structure is relocated, parking can be placed to the rear of the site. Gaining alley access from the west would make it easier to accommodate parking. In all cases, the visibility of parking should be minimized. Front yard parking lots should be avoided or be done with quality materials such as stone pavers and landscape screens.

Relationship to New Development

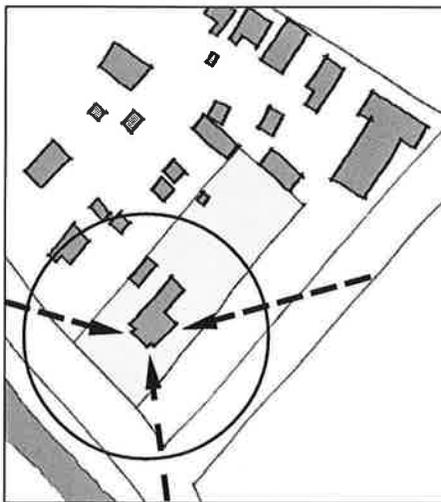
New structures will have to fit both the site and be a compatible scale with the historic building. The height, spacing, massing and design will need to respect the farmhouse while considering how outdoor spaces are used and viewed.

Architectural Compatibility

The simple style of the Gothic farmhouse can be easily overwhelmed by a new contemporary structure. And, new buildings should not visually block the historic house.



Existing Site and Structures



1925 Sanborn Map: Traditional Patterns



2000 Aerial: Commercial District Pattern

CHANGING NEIGHBORHOOD

The 169 Front Street context has changed from a scattered pattern of houses to a more intensely developed commercial district. The lots and setbacks are smaller, buildings are larger, and there is a variety of building shapes and architectural styles.

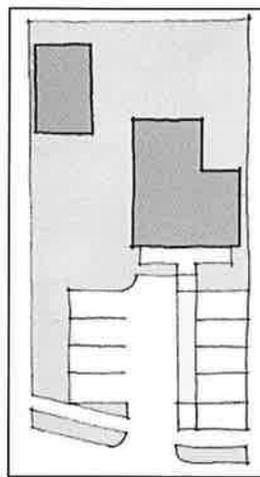
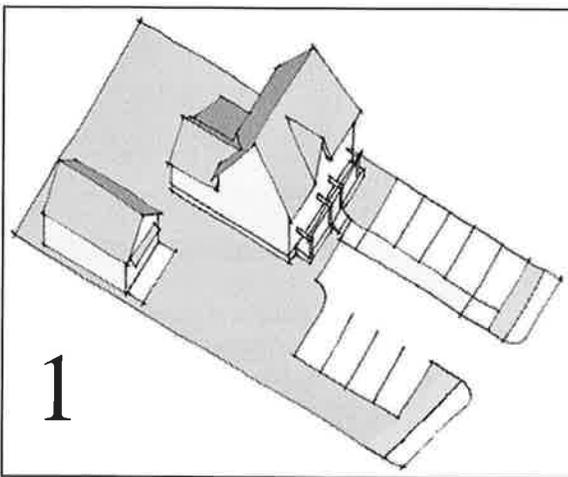
The farmhouse was originally viewed "in-the-round". Now, commercial development hides all but the front elevation.

Development Scenarios

Three development scenarios have been prepared to analyze various site configurations for purpose of discussion. The variables include site access (from Front Street or a potential alley), moving the existing farmhouse, demolishing the carriage house, developing additions to the farmhouse, or developing a new building. The amount of parking created by the scenarios is critical to the amount of office or retail space that can be developed on the site. Due to the requirement to keep the farmhouse on the site, none of the scenarios create enough parking to yield the maximum building area allowed by the zoning (0.65 FAR with 19 cars on-site). However, Scenario 3 and 3A presume up to 50% of the required parking would be provided off-site.

Scenario 1: Renovate Historic Farmhouse and Carriage House

The first scenario assumes the existing farmhouse and carriage house are renovated. This will maintain the current 2,548 square feet on site. Assuming this is for office use, nine on-site parking spaces will be required. Scenario 1 places the parking in the front yard with access from Front Street. Scenario 1A uses the rear alley to park five cars leaving four spaces in the front yard using a shared drive with the site to the north. Front yard parking should be played down with visually softer shapes and materials.



PROGRAM SUMMARY

Building Area: 2,548 SF

Parking: 12 total, 9 on-site

FAR: 0.285

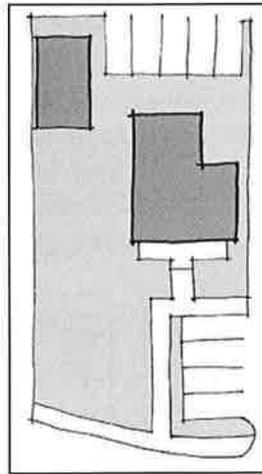
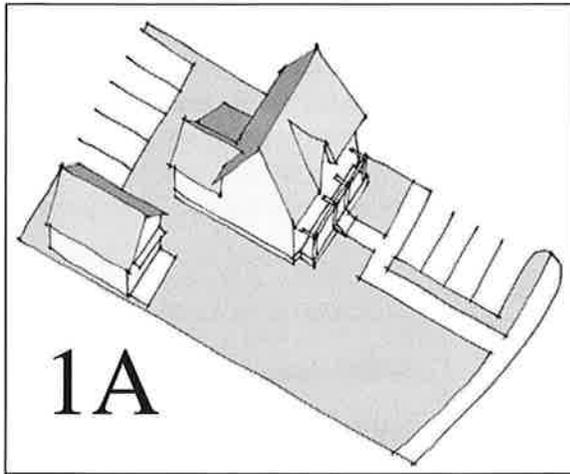
Features:

Parking in front yard

Drive access from Front Street

How do the Design Guidelines apply to Scenario 1?

- ✗ Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
- ✓ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- ✗ Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.
- ✓ Guideline 6.4 (p. 55): Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.
- ✓ Guideline 7.16 (p. 67): Where a parking lot abuts a public sidewalk, provide a visual buffer.

**PROGRAM SUMMARY**

Building Area: 2,548 SF

Parking: 12 total, 9 on-site

FAR: 0.285

Features:

Parking in front yard and rear yard

Shared front drive with adjacent property

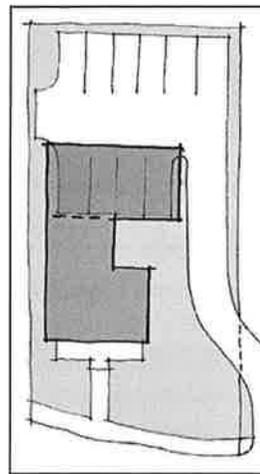
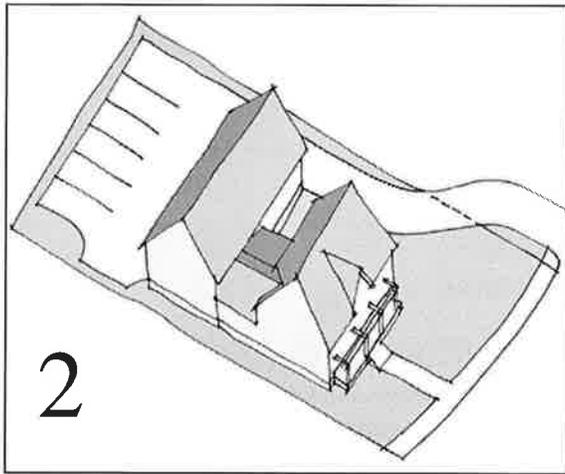
Rear yard access dependent on future alley

How do the Design Guidelines apply to Scenario 1A:

- X Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
- ✓ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- X Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.
- ✓ Guideline 6.4 (p. 55): Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.
- ✓ Guideline 7.16 (p. 67): Where a parking lot abuts a public sidewalk, provide a visual buffer.

Scenario 2: Renovate Historic Farmhouse and Develop an Addition

The second scenario assumes the carriage house is demolished and an addition is built on the rear or side of the farmhouse. In Scenario 2, the farmhouse is moved to the front of the site and 10 parking spaces are located at the rear of the site which are accessed by a drive from Front Street. The two-story addition has four spaces under it. Scenario 2A leaves the farmhouse in its present location and has a single-story addition located on the west side. There are seven parking spaces along the alley and three in the front yard. Front yard parking should be played down with visually softer shapes and decorative paving materials.



PROGRAM SUMMARY

Building Area: 3,021 SF

Parking: 14 total, 10 on-site

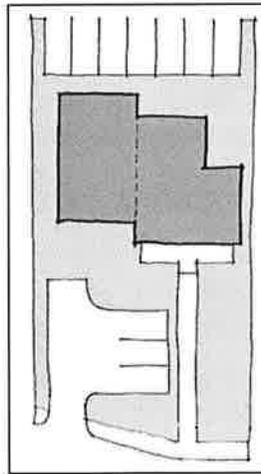
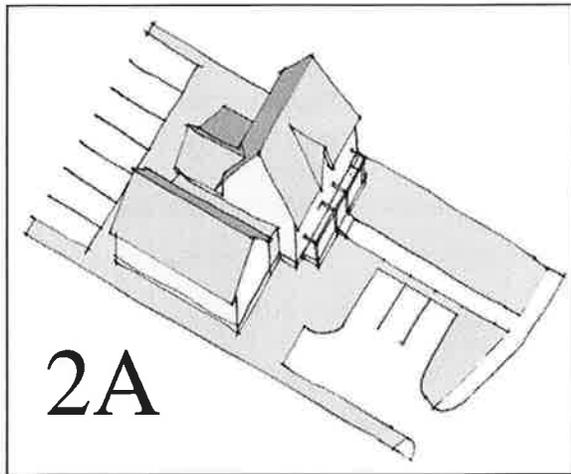
FAR: 0.338

Features:

- Rear yard two-story addition
- Parking in rear yard and under addition
- Shared Front Street drive with adjacent property

How do the Design Guidelines apply to Scenario 2:

- ✓ Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
 - Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind the building.
- ✗ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- ✓ Guideline 5.3 (p. 48): Place an addition to the rear of a building.
- ✓ Guideline 5.5 (p. 49): An addition should be compatible in scale and character with the primary structure.
 - While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure. Note that in Scenario 2 the linking element is already a part of the Heritage Resource.
- ✗ Guideline 5.5 (p. 49): An addition should be compatible in scale and character with the primary structure.
 - For a larger addition, break up the mass of the addition into smaller modules that relate to the Heritage Resource.
- ✓ Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.

*PROGRAM SUMMARY**Building Area:* 3,021 SF*Parking:* 14 total, 10 on-site*FAR:* 0.338*Features:*

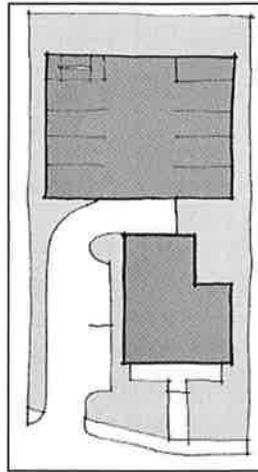
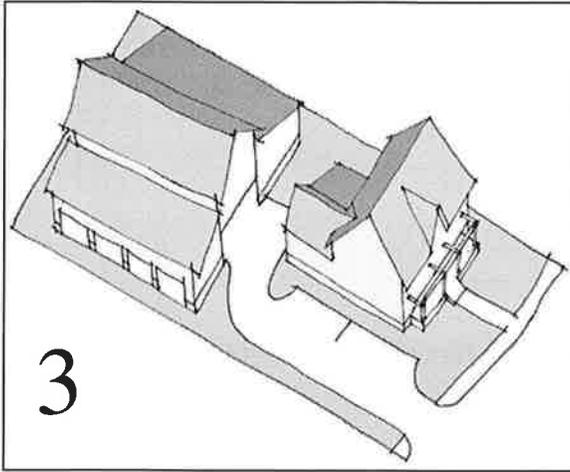
- *Side yard one-story addition*
- *Parking in rear yard accessed from future alley*
- *Parking in front yard with Front Street access*

How do the Design Guidelines apply to Scenario 2A:

- ✗ Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
- ✓ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- ✗ Guideline 5.3 (p. 48): Place an addition to the rear of a building.
- ✓ Guideline 5.5 (p. 49): An addition should be compatible in scale and character with the primary structure.
 - An addition should relate to the Heritage Resource in mass, scale and form. It should be designed to remain subordinate to the main structure.
 - One option is to separate an addition from the primary building, when feasible, and then link it with a smaller connecting structure.
- ✗ Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.
- ✓ Guideline 6.4 (p. 55): Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.
- ✓ Guideline 7.16 (p. 67): Where a parking lot abuts a public sidewalk, provide a visual buffer.

Scenario 3: Renovate Historic Farmhouse and Develop a New Building

The third scenario develops a new buildings and assumes 50% of the parking is located off-site. In Scenario 3, the farmhouse is moved to the front of the site. The new building is designed as “barn structure” with eight parking spaces on the ground floor and two other spaces in the driveway. Parking is accessed from Front Street. Scenario 3A has seven parking spaces in the rear of the site accessed from the alley and four more using a shared driveway on the north. The new structure is designed as a series of cottage-scaled buildings in the back of the site.



PROGRAM SUMMARY

Building Area: 4,500 SF

Parking: 20 total, 10 on-site

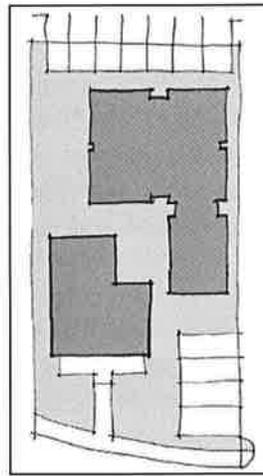
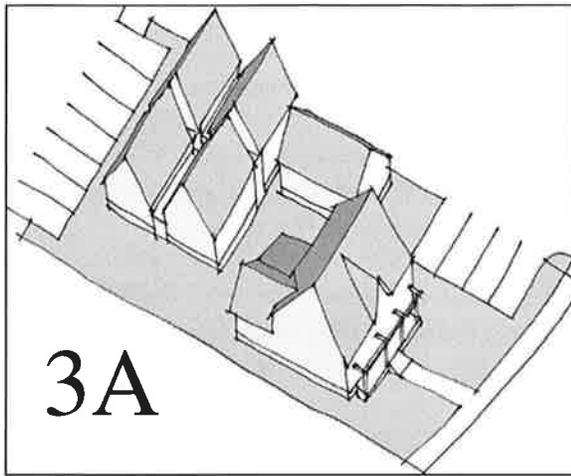
FAR: 0.503

Features:

- Rear yard two-story “barn-like” building
- Parking in rear yard under new building
- Front Street drive with parallel parking

How do the Design Guidelines apply to Scenario 3:

- ✓ Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
 - Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind the building.
- ✗ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- ✓ Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.
- ✓ Guideline 6.10 (p. 57): A new building should not be significantly larger than those single-family structures seen traditionally.
 - Other, subordinate modules may be attached to the primary building form.
- ✓ Guideline 6.21 (p. 60): Using contemporary interpretations of historic-styles is strongly encouraged for new buildings.
 - Where a new building is located behind a Heritage Resource, consider designing it to reflect barns or other outbuildings that may have existed historically.



PROGRAM SUMMARY

Building Area: 4,950 SF

Parking: 22 total, 11 on-site

FAR: 0.554

Features:

- Rear yard one-story building
- Parking in rear yard off future alley
- Front yard parking access by shared Front Street drive with adjacent property

How do the Design Guidelines apply to Scenario 3A:

- ✗ Guideline 4.34 (p. 39): Minimize the visual impact of parking areas.
 - A parking area should be located to the rear of a site.
- ✗ Building Relocation Policy (p. 44): Moving a Heritage Resource is discouraged; however, in some instances this may be the only viable option, and it may be considered in limited circumstances.
- ✓ Guideline 6.4 (p. 55): Maintain an attractively landscaped yard where residential characteristics existed historically.
- ✓ Guideline 6.4 (p. 55): Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving for patios or terraces where grass or other landscaping cannot be provided.
- ✓ Guideline 7.16 (p. 67): Where a parking lot abuts a public sidewalk, provide a visual buffer.
- ✓ Guideline 6.10 (p. 57): A new building should not be significantly larger than those single-family structures seen traditionally.
 - Subdividing the mass of a larger building into smaller "modules" that are similar in size to buildings seen traditionally is encouraged.

375 HARTZ AVENUE CASE STUDY

375 Hartz Avenue is an example of an early storefront building in Danville and can be found on 1925 Sanborn maps. Built in the 1880s, the original storefront was likely designed in the fashionable Italianate style of the period. The single story storefront has a cement block rear addition, constructed in the 1950s. The original building has a simple western facade and gable roof. The facade has been altered over the years. The wood siding has been stuccoed-over, storefront replaced, and the transom windows blocked in.

The store has been used for a variety of retail and other uses in the past 120 years. The 1925 Sanborn map indicates it was being used as the telephone exchange and one of three buildings on a single lot. Other uses on the block included a post office, butcher shop, restaurant, barber, drug store, bank and fire station. The block had rear yards and a variety of secondary utilitarian structures.

Currently, the storefront is located on a block of contemporary commercial buildings and other older structures. There are several buildings like 375 Hartz on the block whose renovation and restoration could transform the image of the street. As a case study, 375 Hartz is a good demonstration project.



Site Development

Site Area:	3,485 SF
Building Area:	
Storefront	1,600 SF
Addition	1,200 SF
Total Area	2,800 SF
Existing Floor Area Ratio (FAR):	0.80
Maximum Allowable FAR:	0.80
Maximum Allowable Area:	2,800 SF
Required Setbacks	
Front:	0'
Side:	0'
Rear:	0'
Parking Requirements	
Office Uses (2nd floor):	1/225 SF
Retail Uses:	1/250 SF
up to 100% allowed off-site	

Development Issues

There are a variety of planning and architectural design issues created facing development of the site. These include consideration to allow additional density, the structural condition of the building, future use of the building, and the restoration of the original facade.

Development Density

Currently, the site is developed at the maximum allowable density of 0.80 FAR. If additional density is pursued on the site, project sponsors may be tempted to demolish the historic portions of the building. Solutions should explore renovation of the original building and redeveloping the rear cement block building as a two-story addition.

Structural Condition

The scope of this effort does not include a physical assessment of the building. However, the original building may require structural and systems upgrades. The building appears to have gone through piecemeal “improvements” without any real

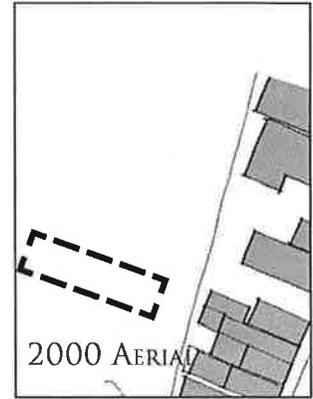
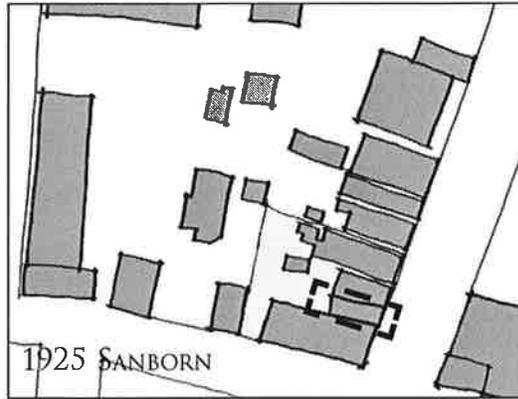
comprehensive restoration. In addition, contemporary fire codes have required adjacent buildings to have extensive parapets for separation purposes. Such requirements for the historic storefront would significantly alter its appearance.

Future Uses

The Thrift Station is the current tenant for the building. Selling primarily second-hand clothing, the store still functions as a storefront building. However, many customers enter through the rear of the building from the public parking lot. Because the building was designed for street retailing, future use of the building should take advantage of the high ceilings, storefront transparency and Hartz Street address.

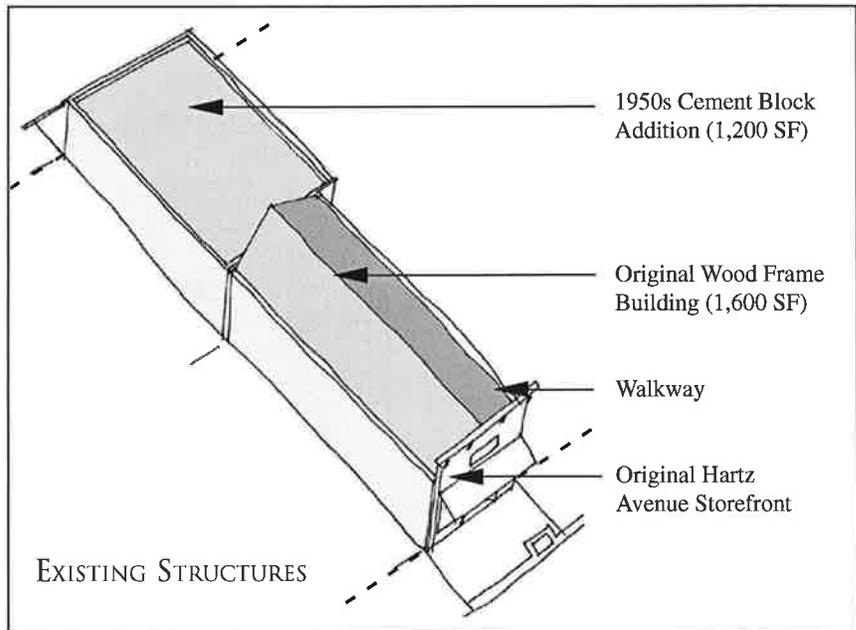
Architectural Restoration

The building facade has been “frosted” with stucco and the original storefront has been replaced with a 1960s “handy-man” system. Restoration of the facade will require some archival study to see the condition of the covered wood siding and details.



CHANGING NEIGHBORHOOD

The 375 Hartz Avenue storefront building was one of the early commercial buildings in Danville. Since 1925, parking lots and drives have eroded the storefront continuity of Hartz Avenue as seen in this comparison between the 1925 Sanborn map and buildings footprints from a 2000 aerial.

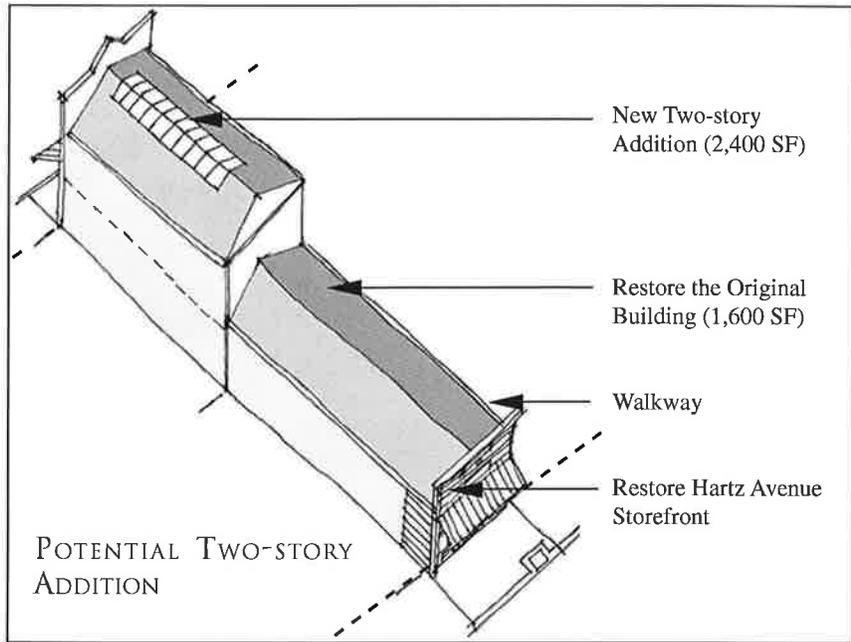


EXISTING STRUCTURES

375 Hartz Avenue is actually two buildings. The original 1,600 SF storefront faces Hartz Avenue. A later 1,200 SF cement block addition faces the public parking lot at the rear of the site.

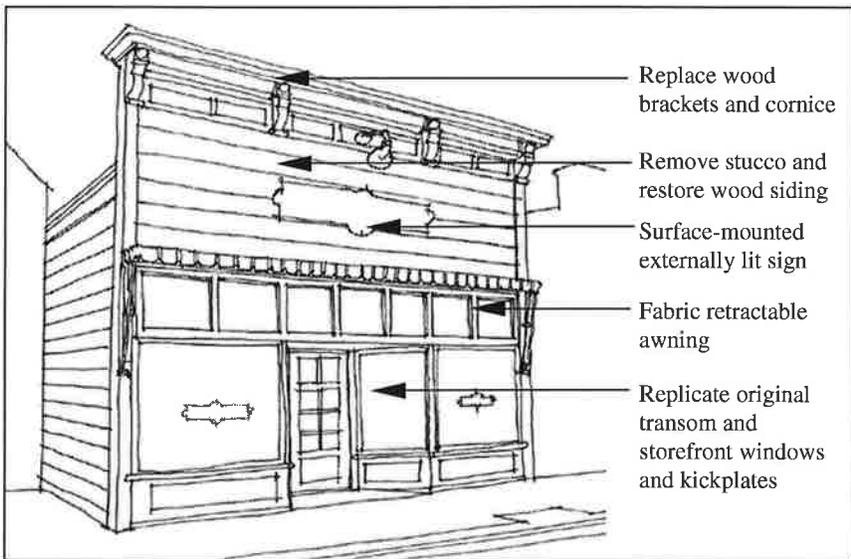
POTENTIAL EXPANSION

The existing building is at the maximum allowed FAR (0.80) for the area. However, if the building area is increased, it should be by adding a level to the rear non-historic portion of the building.



EXISTING FACADE

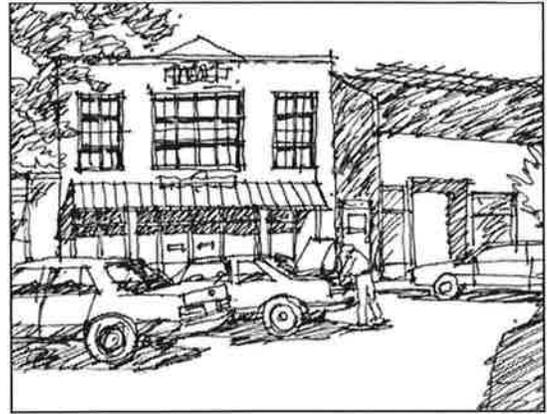
The existing facade has had a series of insensitive improvements. The design guidelines stress using restoration approach. This means building details should be preserved first, repaired second, and replaced third.



FUTURE STOREFRONT FACING PARKING LOT

The Town has developed a parking lot behind the Hartz Avenue buildings. The Downtown Plan calls for buildings to orient towards both Hartz Avenue and the public lot. Future renovation of the 375 Hartz building should support these planning objectives, while respecting the design of the original building by:

- Using similar finish materials and colors
- Have simple mass and form
- Have a transparent storefront and “punched” upper story windows



This sketch illustrates a simple two-story rear addition and storefront facing the public parking lot.

How do the Design Guidelines apply to 375 Hartz Avenue:

- ✓ Guideline 4.8 (p. 31): Don't cover or obscure original facade materials.
 - If original materials are presently covered, consider exposing them once more.
- ✓ Guideline 4.37 (p. 41): Alternative designs that are contemporary interpretations of traditional storefronts may be considered.
 - Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
- ✓ Guideline 4.44 (p. 43): Reconstruct a missing cornice when historic evidence is available.
 - A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.
- ✓ Guideline 5.2 (p. 48): A more recent addition that is not historically significant may be removed.
- ✓ Guideline 5.3 (p. 48): Place an addition to the rear of a building.
- ✓ Guideline 8.2 (p. 71): A flush-mounted wall sign may be considered.
- ✓ Guideline 8.11 (p. 74): Lighting that is directed at a sign from an external, shielded lamp, is preferred.

425 HARTZ AVENUE CASE STUDY

425 Hartz Avenue is one of the older residential structures in Downtown Danville. The case study evaluates a proposal to develop a small addition to the historic structure and a separate detached building at the rear of the lot. This case study illustrates how to: a) evaluate a building for historic features, b) design a compatible addition, and c) develop a secondary structure that is sensitive to the scale and design of the original building.

425 Hartz Avenue is a small, front gable, simple Queen Anne Victorian with a rectangular plan. The building is one story in height. The most distinguishing features are its front porch and the decorative gable ornament with a sunburst and pendent drop. With the exception of the roof cladding, many of the building's finish materials appear to be original.



Distinguishing Features

The noted photo above identifies existing distinctive features of the building that should be retained. The notes also show what changes have been made to the original building that are “non-contributing” or inappropriate.

Design Issues

This case study demonstrates how the guidelines would apply for restoration, additions and small secondary structures.

Existing Building

The existing building has a number of insensitive elements that have been added over the years. Replacement of these features, such as the porch foundation, railings and front door, should replicate the original design as indicated in historic photographs of the house.

Addition

The addition should not overwhelm the existing structure. It should be smaller in scale and allow the original house to be visually dominate. It should be set back front the primary facade and connect the house as traditional additions did—as a shed or gabled form. The proportions and rhythm of windows should be similar the existing house. The roof, overhangs, and wall areas reflect the scale and use similar materials.

New Secondary Structure

The new secondary structure is to be located at the rear of the site. The building should be smaller than the historic house. It does not have to mimic the design of the house, but should have similar massing to the traditional outbuildings.

Strategies for New Investment

There are two ways to approach developing an addition and secondary structure for the 425 Hartz Avenue property.

**1925 Sanborn Map:
Traditional Patterns**



**2000 Aerial:
Commercial District Patterns**



CHANGING NEIGHBORHOOD

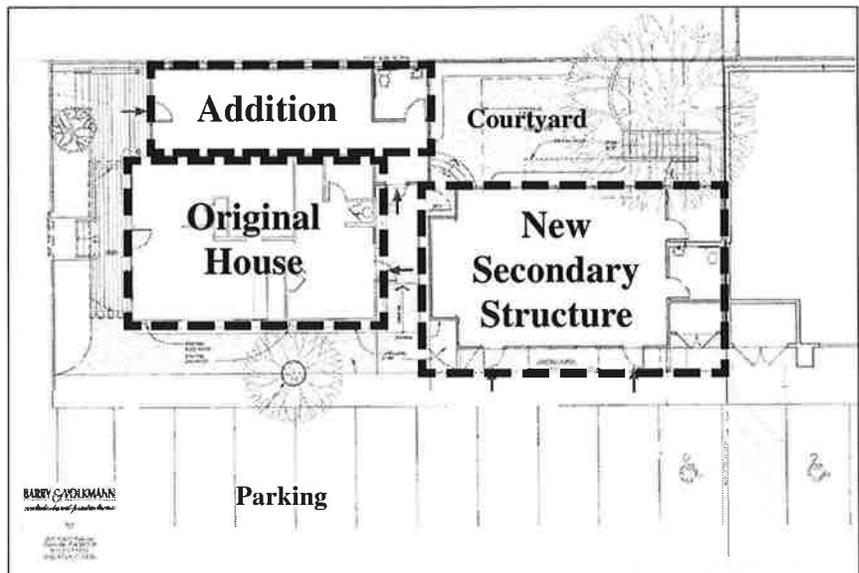
The 425 Hertz Avenue context has changed from a scattered pattern of farm houses on the edge of a small “main street” district into Danville’s downtown. The house was originally on the corner of a street that has been vacated for use as a parking lot. The interior of the blocks were open with scattered outbuildings. The interior of blocks have been redeveloped for commercial structures.

Strategy One: Replication of Existing House Design

This approach would result in the original structure being the primary mass on the site. The addition and new structure would be smaller and have similar design features. Such an approach is not encouraged.

Strategy Two: Compatible Addition and Different Secondary Structure

In this case the addition would be compatible with the original structure and the secondary structure would read as a separate lot. The new building could be two stories with compatibly scaled elements. It would not try and replicate the original building but fit the scale of the traditional neighborhood. The details, wood siding and color would be different.

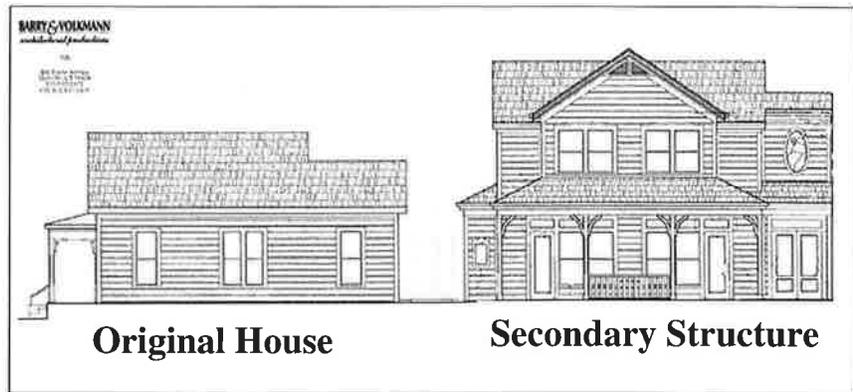


SITE PLAN OF ADDITION AND NEW SECONDARY STRUCTURE

The proposed site plan includes a small addition to the existing house and a new separate two-story building at the rear of the site.

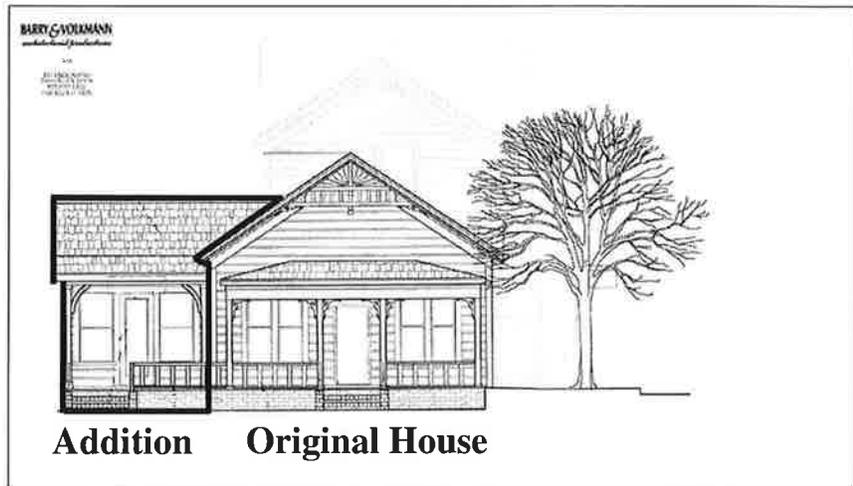
SIDE ELEVATION OF ORIGINAL HOUSE AND SECONDARY STRUCTURE

*Right:
The proposed secondary structure faces the parking area to the north.*



FRONT ELEVATION OF ORIGINAL HOUSE ADDITION

*Right:
The proposed addition to the existing house is on the south side.*



How do the Design Guidelines apply to 425 Hartz Avenue:

- X Guideline 5.3 (p. 48): Place an addition to the rear of a building.
 - An addition should be set back at least 10 feet from a primary facade.
- ✓ Guideline 5.5 (p. 49): An addition should be compatible in scale and character with the primary structure.
- ✓ Guideline 5.6 (p. 49): Use building materials that are compatible with those of the primary structure.
- X Guideline 5.7 (p. 50): Use windows that are similar in character to those of the main structure.
 - The windows in the addition (as well as those in the new secondary structure) do not have the same proportions as those on the original house.
- ✓ Guideline 6.1 (p. 54): Locate a new building to the rear of a site.
- X Guideline 6.1 (p. 54): Consider stepping the building up or down in height to match that of the Heritage Resource. This proposal does not accomplish this.
- ✓ Guideline 6.7 (p. 56): Create clearly identifiable pedestrian walkways to the interior portions of a lot where new construction occurs behind a Heritage Resource.
 - Also consider providing a courtyard space.
- ✓ Guideline 6.9 (p. 57): A new building should convey a sense of human scale.
 - Use building materials that are of traditional dimensions.
 - Provide a one-story porch that is similar in size to that seen traditionally.
- X Guideline 6.10 (p. 57): A new building should not be significantly larger than those single-family structures seen traditionally.
- X Guideline 6.11 (p. 57): Step a larger building down in height as it approaches a Heritage Resource.
- X Guideline 6.21 (p. 60): Using contemporary interpretations of historic styles is strongly encouraged for new buildings.
 - A new building should accurately convey the evolution of the town and not mimic historic architectural styles. A new building should not be designed to look old.
- X Guideline 6.24 (p. 61): A secondary structure should be simple in form and character.