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# CHAPTER 8

## DESIGN GUIDELINES FOR

### REHABILITATION, REPAIRS, AND

#### ADDITIONS TO HISTORIC RESIDENTIAL

##### BUILDINGS

The overall integrity of a Historic District is the sum of the important contributions of each house in the neighborhood. Inappropriate alterations, even to a non-historic building, can detract from the integrity of a neighborhood. While alterations or additions to a historic building may be necessary to ensure its continued use, modifications such as room additions, seismic strengthening, new entrances and exits, and parking must be designed to respect historically significant features, materials, and finishes. Facade changes should be considered only after closely evaluating alternate means of achieving the same end.

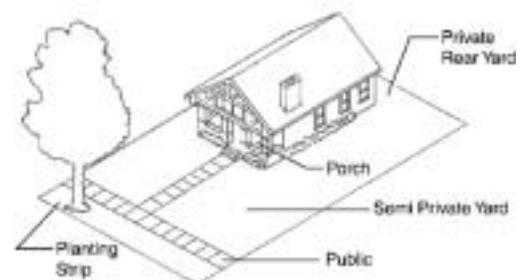
The use of an architect or design professional, preferably with experience in historic preservation, is highly encouraged in the design of alterations or additions to homes in a Historic District. Additions or alterations to non-historic structures within districts should incorporate the architectural characteristics of surrounding development as well as the established site development patterns of the neighborhood.

### 8.1 SITE DESIGN

#### Character Defining Features

The design of a historic structure's site is an essential part of its character. Site design includes the streetscape against which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in Riverside's Historic Districts may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these areas and the structures within them.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. In a few areas, transparent fencing was commonly used in front yard areas to



further define these progressions. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods.

### **8.1.1 Site Features**

When considering landscape improvements within a front yard area, property owners are encouraged to pay attention to the site/hardscape features existing in their neighborhood. These include walkways, fences, walls, and lighting. Newly constructed or rehabilitated site/hardscape features should be accurately replicated with respect to forms, sizes, materials, patterns, textures, colors, and finishes. The introduction of new materials, textures, colors, and patterns which are inconsistent with the existing site/hardscape qualities is discouraged.

The following lists identify appropriate and inappropriate hardscape materials and conditions. In addition to items indicated on the following lists, property owners are encouraged to contact the Planning and Building Divisions of the City for information regarding applicable requirements.

#### **Guidelines:**

##### **Parking Areas**

- 1) Parking areas and driveways should be located to the side or rear of a residential structure and should be as small as possible.
- 2) Front yard areas should not be used for parking.
- 3) If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips and they should be located to the rear of the site.

##### **Paving Materials**

Paving materials are used for both driveways and walkways. The width of driveways should be minimized while providing adequate room to maneuver vehicles. A 12-foot driveway is generally sufficient and in keeping with the character of a Historic District. Paving materials should be chosen to be compatible with the character of the residence and the other residences in the Historic District. Not all of the “appropriate” paving materials noted below are appropriate in all historic applications.

- 1) Appropriate Paving Materials Include:
  - Brick
  - Natural gray concrete - Textured to expose only the fine aggregates (i.e. acid wash finish, light sandblast finish, light retardant finish)

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- Poured in place or pre-cast natural gray concrete stepping stones
  - Poured in place natural gray driveways
  - “Hollywood Driveways” (two concrete strips with grass between)
  - Asphalt driveways
  - Turf block

2) Inappropriate Paving Materials Include:

- Synthetic composite tiles and pavers (i.e. synthetic stone, cultured stone)
- Stamped concrete
- Wood decking - with the exception of porches, terraces, verandas, and other architectural extensions
- Railroad ties

3) Materials and scoring used in replacement and repairs should match existing historic paving as closely as possible in material, color, texture and scoring.

## Fences

- 1) If historic retaining walls or fences exist, they should be preserved in place. If they must be removed, they should be replaced in kind. Such features should be maintained at their historic heights, and not extended upward to form privacy screens. Retaining wall materials, colors, and design should be chosen to be compatible with other historic wall materials in the area.



Appropriate Front Yard Fence

- 2) New fences should be in character with those seen historically:

- Unpainted wood fences are generally inappropriate for front yards.
- Front yard fencing should be low (less than three feet in height) and openwork. Wood picket fencing might be appropriate to Craftsman or Victorian styles. Traditionally detailed wrought-iron fencing tends to work with Victorian styles. Simple or elaborate wrought-iron fencing might be appropriate for Spanish Colonial Revival style structures.
- Rear yard fencing for privacy, such as opaque wood fencing, may be appropriate.
- Chain link should not be used in locations prominently visible from the street.

- 3) Appropriate fence materials are:

- Finished wood pickets - Color or texture to be consistent with architecture
- Finished solid wood - Color and texture to be consistent with architecture
- Wrought/ornamental iron

4) Inappropriate fence materials are:

- Unfinished solid wood - Those lacking consistency with architecture in color, texture, and pattern (i.e. grapestake, lodgepole, pecky cedar siding, etc.)
- Tubular steel - With contemporary “non-period” patterns
- Concrete Block



Inappropriate Metal Fencing

## Lighting

Traditionally, lighting within a historic residential site was minimal. An occasional garden light was seen, but porch lights were usually the only exterior illumination. This tradition should be continued.

## Retaining Walls

Masonry retaining walls are common in many neighborhoods and are a major character-defining feature of some Historic Districts such as Mount Rubidoux. All historic retaining walls should be retained and repaired if necessary. Original mortar joints, tooling and bonding patterns, coatings and color of masonry surface should be preserved. Repoint only those mortar joints where there is evidence of moisture or when sufficient mortar is missing. New retaining walls should be designed to match or directly complement the size, materials, colors, and detailing of existing historic walls.

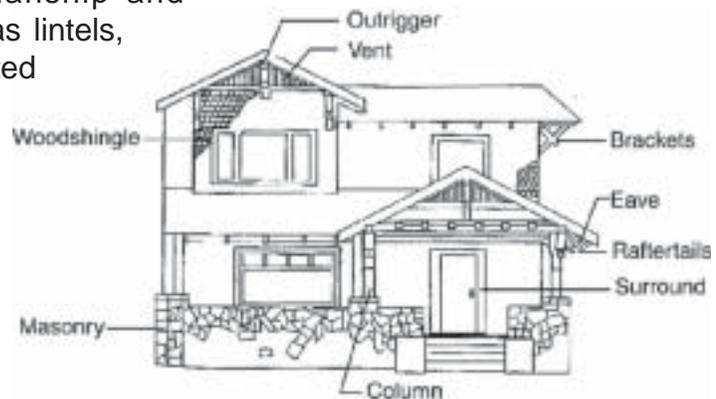
## 8.2 ARCHITECTURAL DETAILS AND BUILDING MATERIALS

### Character Defining Features

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the scale of wood shingle siding is so distinctive from the early Craftsman period that it plays an important role in establishing the scale and character of these historic buildings. In a similar way, the color and finish of historic stucco is an important feature of Mission Revival homes.

Architectural details add visual interest, distinguish certain building styles and types, and

often showcase superior craftsmanship and architectural design. Features such as lintels, brackets, and columns were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.



## Guidelines

- 1) Preserve original building materials and architectural features.
- 2) Deteriorated materials or features should be repaired in place, if possible.
- 3) When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching historic materials and design.
- 4) Materials, such as masonry, which were originally unpainted, should remain unpainted.
- 5) Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- 6) For buildings with masonry (brick or stone) structural walls, foundation piers and chimneys, original mortar joints, tooling and bonding patterns, coatings and color of masonry surface should be preserved. Repoint only those mortar joints where there is evidence of moisture, sufficient mortar is missing, or when repointing is necessary for seismic stability.
- 7) Seismic Retrofitting: When retrofitting a historic building to improve its ability to withstand earthquakes, any negative impacts upon historic features and building materials should be minimized. Building materials used in retrofitting should be located on the interior or blended with other existing architectural features. Ornamental details should be braced rather than removed. This includes chimneys. Often, simply repointing a masonry building can add substantially to its structural integrity.

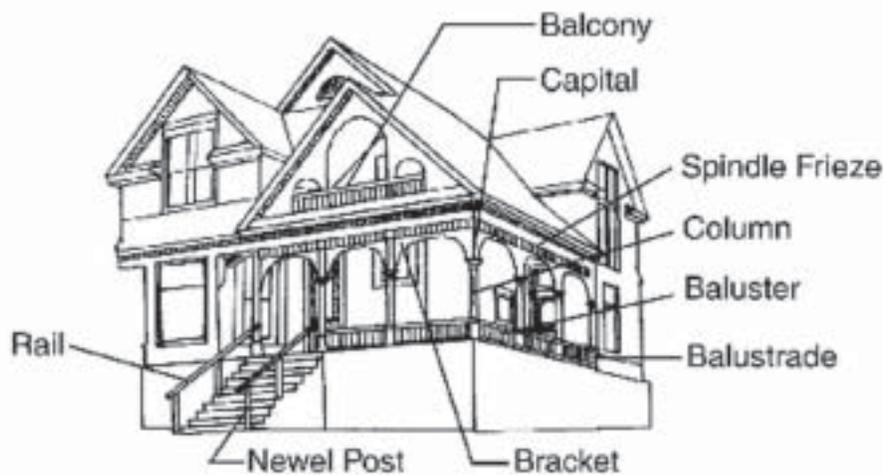


Inappropriate Stucco has been added to this historic structure, covering the wood cladding

## 8.3 PORCHES

### Character Defining Features

Historically, residential porches in their various forms—stoops, porticos, terraces, or verandas—served many functions. They defined a semipublic area to help mediate between the public street and the private space of the home. They provided a sheltered outdoor living space in the days before reliable climate controls. They also provided an architectural focus to help define entryways and allow for the development of architectural detail. Porches are, therefore, a major character-defining feature of most historic residential buildings, and their preservation is of great importance. Preserving or restoring a porch can also make economic sense, because the shade provided may greatly reduce energy bills.



### Guidelines

- 1) Preserve historic porches in place or restore them if they have been previously filled-in. Removal or enclosure of porches is inappropriate. Even the enclosure of only a part of a historic porch is inappropriate.
- 2) Preserve decorative details that help to define a historic porch. These include balusters, balustrades, columns, and brackets.
- 3) Preserve the roof form and eave depth of an historic porch.



Inappropriate Porch Enclosure



Inappropriate Column Alterations

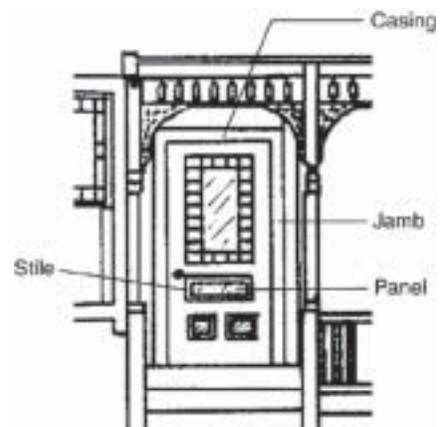
4) Additional porch elements should not be added if they did not exist historically.

- For instance, the addition of “gingerbread” brackets to a simple, vernacular style porch is inappropriate.
- In many instances, historic porches did not include balustrades, and these should not be added unless there is evidence that a balustrade existed on a porch historically.

## 8.4 WINDOWS AND DOORS

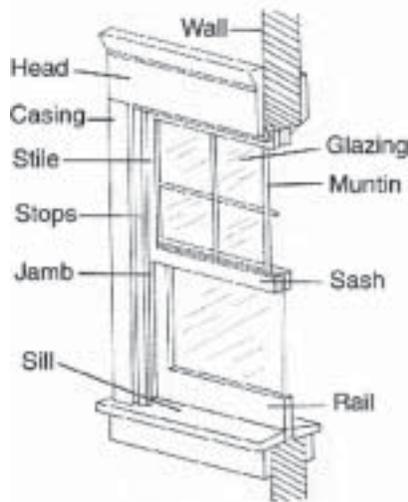
### Character Defining Features

The pattern of windows, doors, and other openings on the facade of a historic structure strongly defines its character through their shape, size, construction, arrangement, and profile. Changing these can have a negative impact on the historic integrity of structure. Windows in historic houses were generally wood sash, although wood casement windows are common in Craftsman residences, and steel casement windows can be found in buildings constructed around World War II.



Anatomy of a Door

Recently, replacement aluminum and vinyl framed windows have become widely available. Replacement of historic wood or steel-framed windows with these modern windows can greatly harm the integrity of a historic structure and is strongly discouraged. While gridded designs are available in these aluminum and vinyl replacement windows, the gridding is usually sandwiched between panes of glass and usually not laid out in a historic pattern.



Anatomy of a Window

Maintaining historic windows and doors often makes good economic sense, as they were typically better constructed than modern windows and have a much longer life span. If you are thinking about replacing your historic windows or doors, please consult *Rehab Riverside Right* for suggestions on simple, inexpensive repairs which might extend their useful life. For instance, by replacing single panes with double-glazing or by adding storm windows or doors, you can increase energy efficiency while still preserving both the historic character of a structure and saving money!

## Common Historic Window Types



Casement Window



Diamond Paned Casement Window



One over One Double-hung Window



Nine over One Double-hung Window

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## Guidelines

- 1) The arrangement, size, and proportions of historic openings should be maintained.
- 2) Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.
- 3) The materials and design of historic windows and doors and their surrounds should be preserved.
  - Repair windows or doors wherever possible instead of replacing them.
  - When replacement of windows is necessary, replacements should match the historic windows in style, type, size, shape, arrangement of panes, materials, method of construction, and profile.
  - Vinyl windows and aluminum sliding windows are not acceptable replacements. They are allowable for replacement or addition only if they already exist in a non-historic residence.



Inappropriate Window Replacement



Inappropriate Window Infill

- 4) If energy conservation is the goal, interior (preferred) or exterior storm windows or doors, not replacement windows or doors, should be utilized.

- 5) Awnings and shutters should be similar in materials, design, and operation to those used historically. Awnings and shutters should only be utilized on openings in structures where their use was likely in historic periods.



Inappropriate Awning



Appropriate Awnings



Inappropriate Shutters



Appropriate Shutters

- 6) Burglar or safety bars should be used only on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.
- 7) Wood frame screens are an important component of wood framed windows and should be used instead of the commonly available aluminum. Steel framed screens should be used with steel framed casement windows.



Inappropriate Security Bars

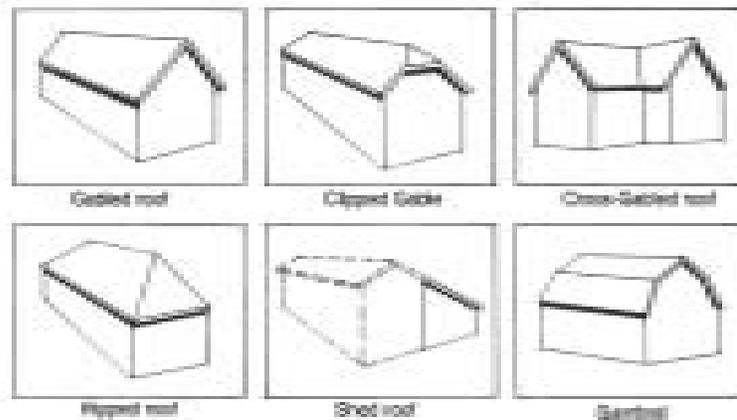
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## 8.5 Roofs

### Character Defining Features

The character of a building's roof is a major feature for most historic structures. Similar roof forms along a street help create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

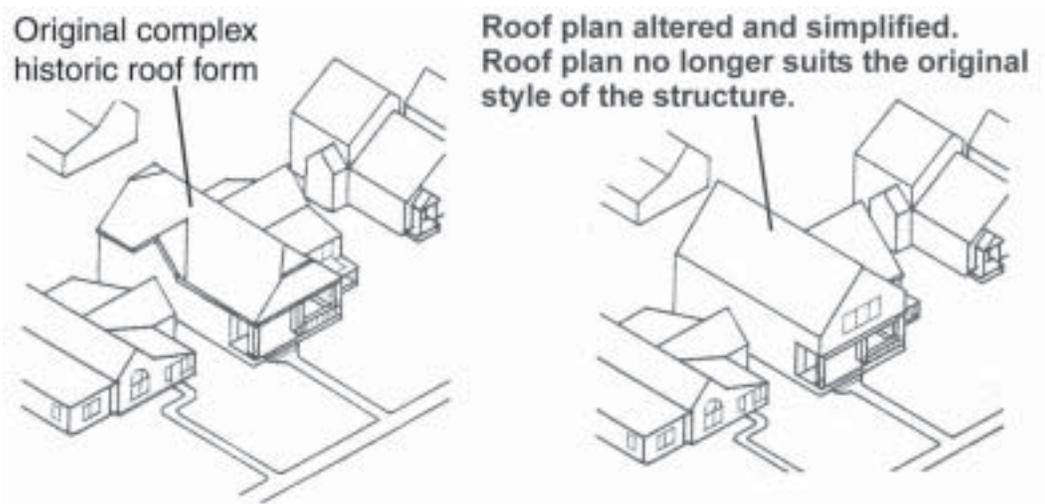
Many of Riverside's historic residential structures originally had wood shingle or tile roofs. In addition, many of the architectural styles common in Riverside's historic neighborhoods are defined by distinct roof treatments. For example, Victorian styles typically have steeply pitched shingle roofs. The Craftsman style is typically characterized by shallow pitched roofs with deep eaves and exposed rafter tails and materials that vary from wood shingle to rolled composition roofing. The Spanish Colonial and Mission Revival styles are typified by terra-cotta tile roofs.



### Guidelines

- 1) The historic roof form should always be preserved.
- 2) The historic eave depth and configuration should also always be preserved.
- 3) Historic specialty roofing materials, such as tile or slate, should be preserved in place or replaced in kind.
- 4) Replacement roof materials should convey a scale, texture, and color similar to those used originally.
  - Very light colored asphalt shingle is generally inappropriate
  - Earth tones, such as rusty reds, greens, and browns, are generally appropriate.
  - Asphalt shingle is an acceptable replacement for wood shingle in the case of a complete roof replacement.

- 5) Roof and eave details, such as rafter tails, vents, built in gutters and other architectural features, should always be preserved.



- 6) Clay Tile Roofing: Two Piece Barrel Mission Tile and One Piece “S” Mission Tile are both found in historic districts. When adding to a residence, new tile should match the existing in form and color. The use of plastic or concrete simulated materials is not appropriate.

### 8.6 ADDITIONS AND NEW OUTBUILDINGS

Nothing can alter the appearance of a historic structure more quickly than an ill-planned addition. Additions can not only radically change the appearance of a structure to passersby, but can also result in the destruction of much significant historic material in the original structure. Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving historic character and materials.

Historically, outbuildings such as garages and sheds, were utilitarian in design and, although they may have echoed the architecture of the main structure were almost always much simpler in design and detail. Existing historic outbuildings should be treated in accordance with the preceding guidelines for rehabilitation.

Any new additions or changes to a historic structure should preserve the character of the original by maintaining the overall shape, materials, fenestration, colors, and craftsmanship. A new addition will always change the building’s size or bulk, but can be designed to reflect the proportions, rhythm, and scale of the original.



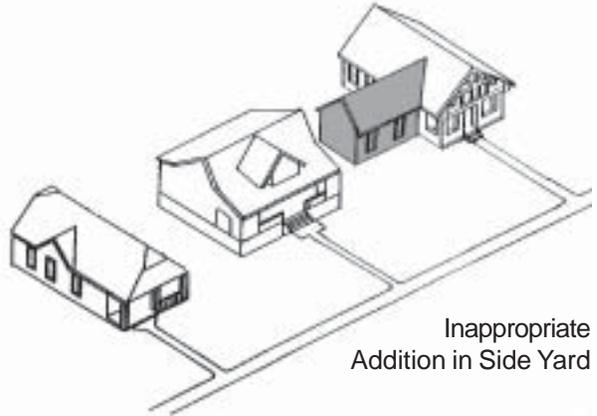
Inappropriate Addition to Front Facade

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## Guidelines

### Additions

- 1) Additions should be located toward the rear whenever possible, away from the main facade.
- 2) Additions should be compatible in size and scale with the original structure, although subordinate in massing.
- 3) Two story additions to one-story buildings are strongly discouraged.
- 4) Additions should use similar fenestration patterns and finish materials as the original structure.
- 5) Additions should not use the following as exterior finish materials:
  - Diagonal wood siding
  - “Pecky” cedar siding
  - Aluminum or vinyl siding
  - Plywood
  - Stucco (unless in character with the architectural style)
- 6) Additions should not use the following detail or accent materials:
  - Imitation stone or brick
  - Aluminum awnings
- 7) Addition roofing forms and materials should echo those of the original structure
- 8) Rooftop additions should be located to the rear of the structure.
- 9) Deck additions should be to the rear of the residence only and should be subordinate in terms of scale and detailing. They should be of finish materials to match the original structure.
- 10) When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.



## **New Outbuildings**

- 1) Existing historic outbuildings may contribute to the significance of a property and should be retained if practical. However, it is recognized that outbuildings may have outlived their usefulness in terms of size and condition. This is especially true of historic garages, which generally accommodate only one small car.
- 2) New outbuildings should resemble historic outbuildings in size, massing, and roof forms. Generally, shed or gable roofs were most common, however, Spanish Mission style garages often had flat roofs.
- 3) New outbuildings should be clearly subordinate to the main structure in massing.
- 4) New outbuildings should be located to the side or rear of the main structure.
- 5) Garages should generally be located to the rear of the lot behind the rear building wall of the residence. For a new garage, if access via an alleyway is available, place the garage at the rear of the lot with access from the alley.