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## LOCKE SPECIAL PLANNING AREA (SPA)

504.400. INTENT: It is the intent of the Board of Supervisors in adopting this Special Planning Area (SPA) Ordinance; to recognize the existing land uses; to encourage the rehabilitation of existing structures; and construction of new structures will be consistent with the area and minimize disruption to the lifestyle of the residents.

This SPA Ordinance recognizes the unique design and environment of Locke and promotes the retention of the viable commercial center in the Historical Preservation Area as well as preservation of the Chinese-American cultural aspects for the community. The SPA requires the review of projects measure against these unique standards in conjunction with the Locke Design Guidelines and Secretary of Interior Standards for the Treatment of Historic Properties. The area west of River Road in the Boathouse Commercial Area and areas south of the Historical Preservation Area shall not be subject to the Locke Design Guidelines, although rehabilitation and development activities shall be sensitive to the cultural/historical nature of the area.

It is expected that construction of new buildings or structures not presently in Locke will not alter or affect the cultural or historical value of the town.

504.401. DEFINITIONS: Except as provided herein, the definitions in Article 1, Chapter 25 of Title I of the Sacramento County Zoning Code shall apply.

- (a) DCMAC means Delta Citizens Municipal Advisory Council
- (b) SHRA means Sacramento Housing and Redevelopment Agency.
- (c) OHP means California State Office of Historic Preservation.
- (d) DERA means Sacramento County Department of Environmental Review and Assessment.
- (e) CEQA means California Environmental Quality Act.
- (f) LDPC means Locke Design and Preservation Committee, a sub-committee of the Locke Management Association.
- (g) New Construction: New building or structure not existing on-site as of March 10, 1983
- (h) Residential Dwelling Units: Units developed for residential purposes including and limited to apartments, rooming or boarding houses, townhouses, condominiums, halfplexes, duplexes and single-family dwellings.
- (i) Exterior Remodeling: Any exterior modification which requires a building permit from the Sacramento County Building Inspection Division of Public Works.

- (j) Interior Remodeling: Any work on the interior of the buildings such as new walls, and upgrading of electrical, mechanical, and plumbing.
- (k) Historical Preservation Area: The areas or buildings which are on the National Register of Historic Places and/or the California Register of Historic Resources, including, but not limited to, those districts and/or structures shown on Exhibit 504-416.
- (l) Dangerous Building: For the purpose of the Ordinance, a dangerous building shall be as defined in Chapter 16.22 of the Sacramento County Code.

504-402. PROJECT REVIEW PROCESS: (See Exhibit A.) For the construction and uses, the following review processes apply within the SPA:

- (a) Building Permit Review Process. All building permits for interior remodeling/construction projects, new construction within the Residential area for densities 10 units/acre or less, and exterior remodeling and additions/construction projects outside the Historical Preservation Area are subject to this process and are reviewed for compliance with the Zoning Code and this SPA. No further review, beyond a building permit, is required when all standards and use requirements of the Zoning Code and this SPA are met.
- (b) Plan Check Review Process. All building permits for exterior remodeling and additions/construction projects within the Historical Preservation Area, new construction outside the Historical Preservation Area, new signs, and parking lots are subject to this process and are reviewed for compliance with the Zoning Code, this SPA, and for compatibility and conformance with the Secretary of the Interior Standards for the treatment of Historic Properties. Copies are available in Locke and at the Sacramento County Planning Department.

Building permits shall be referred to LDPC, DCMAC, SHRA, and OHP. The Planning Director shall review their recommendations and approve or deny the building permit based on compliance of the above documents. The building permit shall be issued within ten (10) working days after receipt of the recommendations. The action of the Planning Director may be appealed to the Board of Zoning Appeals pursuant to Title I, Chapter 15, and Article 3 of the Zoning Code. Such appeals are subject to environmental review, in compliance with CEQA.

- (c) Development Plan Review. This process is for new construction within the Historical Preservation Area and is similar to the Plan Check Review Process; however a formal application is required to the Planning Department in addition for a building permit. The maps and information necessary to describe the project and its impacts upon the adjoining properties are required. The design, compatibility of land uses, parking, landscaping and lighting will be considered.

LOCKE PROJECT REVIEW PROCESS

4/29/2004

**NON-BUILDING PERMIT IMPROVEMENTS**  
 EXTERIOR REMODEL/CONSTRUCTION WITHIN HISTORIC PRESERVATION AREA, PAINT, REPAIR/REPLACE WINDOWS & DOORS  
 REPLACE <10% ROOF/SIDING  
 REPLACE HARDWARE, PLANTING  
 (Note: These improvements listed above shall not trigger this review in the Boat House Commercial Area or areas south of the Historical Preservation Area)

LOCKE DESIGN/  
 PRESERVATION  
 COMMITTEE  
 AUTHORIZE TO  
 PROCEED

10 days

**BUILDING PERMIT IMPROVEMENTS**

(A) INTERIOR REMODELING,  
 NEW CONSTRUCTION WITHIN RD-10 ZONING,  
 EXTERIOR REMODEL/CONSTRUCTION  
 OUTSIDE HISTORIC PRESERVATION AREA

COUNTY BUILDING  
 DEPARTMENT  
 ISSUE BLDG.  
 PERMIT

30 days

(B) EXTERIOR REMODEL/CONSTRUCTION WITHIN HISTORIC PRESERVATION AREA: BALCONY, POST, ROOF/SIDING >10%, SIGNS, CHANGE WINDOW/DOOR OPENING SIZES, NEW CONSTRUCTION OUTSIDE HISTORIC PRESERVATION AREA

COUNTY BUILDING  
 DEPARTMENT  
 COUNTY PLNG.  
 DEPARTMENT  
 SHRA/OHP/DCMAC  
 LDPC

PLANNING  
 DIRECTOR

ISSUE BLDG.  
 PERMIT

30 days

BOARD OF  
 ZONING APPEAL  
 10 days

(C) NEW CONSTRUCTION WITHIN HISTORIC PRESERVATION AREA,

COUNTY PLANNING  
 DEPARTMENT  
 SHRA/OHP  
 DCMAC/LDPC  
 COUNTY BUILDING  
 DEPARTMENT

ISSUE BLDG.  
 PERMIT

90 days

30 days

(D)(E)(F)(G) CHANGE IN LAND USE, REZONE, VARIANCES, SPECIAL DEVELOPMENT PERMIT

COUNTY PLANNING  
 DEPARTMENT  
 SHRA/OHP  
 DCMAC/LDPC

COUNTY PROJECT  
 PLANNING COMMISSION/  
 BOARD OF SUPERVISORS

COUNTY BLDG.  
 DEPARTMENT

ISSUE BLDG.  
 PERMIT

120-180 days

EXHIBIT A

The action of the Planning Director may be appealed to the Board of Zoning Appeals pursuant to Title I, Chapter 15, and Article 3 of the Zoning Code. Such appeals are subject to environmental review, in compliance with CEQA.

- (d) Use Permits. Use Permits shall be required for those uses as indicated in the Use Tables in the Zoning Code, or as specified in this SPA. The Use Permit process shall be in accordance with Title I, Chapter 10, and Article 3 of the Zoning Code. In addition to the Zoning Code Requirements, the distribution and elements of review shall include those set forth in (b) and (c).
- (e) Rezones. Land Use categories may be changed by rezone as provided for in Title I, Chapter 15, Article 2 of the Zoning Code. In addition to those requirements, the application review distribution shall include LDPC, SHRA, DCMAC, and OHP and the intent of this SPA shall be considered.
- (f) Variances. Variances from the standards in the Zoning Code or this SPA may be considered through a variance process as provided for in Title I, Chapter 10 of the Zoning Code. In addition to those requirements, the application review distribution shall include LDPC, SHRA, DCMAC, and OHP.
- (g) Special Development Permits. Projects within the SPA that are designated to achieve the purposes set forth in Title I, Chapter 10, Article 6 of the Zoning Code may be considered through the Special Development Permit process. In addition to those requirements, the application review distribution shall include LDPC, SHRA, DCMAC, and OHP and the intent of this SPA shall be considered.
- (h) Uses Not Otherwise Provided For. Uses not provided for in this SPA may be considered by the Planning Director as set forth in Title I, Chapter 10, Article 3, Section 110-30.5.

#### 504-403. EXHIBITS

#### LOCKE ENVIRONS – SECTION 504-416

504-404. EXISTING LAND USES AND BUILDINGS: Each use and principal building in existence on the effective date of the original Ordinance, dated March 10, 1983 is deemed to be a conforming use and a conforming building. However, if such use is discontinued for a period of time exceeding twelve months, it may be reestablished as provided in the Use Tables as a permitted use or by a use permit.

If the use is not permitted in the use category, but is listed elsewhere in the Zoning Code or this SPA, it may be considered for re-establishment through a request for a Use Permit to be heard by the Project Planning Commission. Uses not listed in the Zoning Code or this SPA shall be subject to the process set forth in Title I, Chapter 10, Article 3, and Section 110-30.5.

- (a) Existing Lots. Existing lots as of the date of the original Ordinance are deemed to be conforming in lot size and shape and shall retain building rights for any use permitted by this SPA.

504-405. PROHIBITED USES: Mobile homes, Psychiatric Facility, Sanitarium, Social Rehabilitation Center, Massage Parlor, Tattoo Shop, Live Theater-Adult, Motion Picture Theater-Adult, and Bookstore-Adult, Bar/Tavern (stand-alone), Card Room, Liquor Store (stand-alone).

504-406. PERMITTED USES: Unless prohibited in Section 504-405 above, uses within the Land Use categories shown on map in Section 504-416, shall be determined by using the Land Use Tables in Title II of the Zoning Code as follows:

- (a) Residential Area: (See Map-Section 504-416, Areas 3 and 4.) Allows all uses in Title II, Chapter 1, Article 1, Section 201-02. and Table 1 Residential-Open Space Land Use Table, under RD 10 Zone subject to the density requirement in Section 504-409.
- (b) Commercial/Residential Area: (See Map-Section 504-416, Area 5.) Allows all uses as set forth in (a) above and in Title II, Chapter 25, Article 2, Section 225-11 Table II- Commercial Land Use Table, under the GC Zone.

For Area 5 the following shall apply: Only commercial uses are allowed at the street level frontage of the buildings that have an entrance onto Main Street. These buildings may have residential uses in the back of the building behind the required commercial use, or on the 2<sup>nd</sup> floor.

- (c) Boathouse Commercial Area: (See Map-Section 504-416, Area 6.) Allows all uses as set forth in (a) and (b) above with the following additions:

Boat sales, rent, parts, building, storage, launching, minor and major repair

Food Market with beer and wine off sale

Retail Sales

Snack Bar

Fuel Docks and all other marina related ancillary facilities

Self-storage Building, cabinet shop and recreational vehicle storage (with a Plan Check Review)

Commercial Boat dock, marina, and resort (with a Development Plan Review)

- (d) Industrial Area: (See Map-Section 504-416, Area 7 ) Allows all uses in Title II, Chapter 30, Article 2, Section 230-11, Table IV Industrial Land Use Table under the MP and M-1 Zones, with the following permitted uses subject to Special Condition No. 1, as set forth in Section 230-13:

- Petroleum Storage
  - Fertilizer and Agricultural chemicals, storage, sales, service and blending.

- (e) Agriculture-Open Space Area: (See Map-Section 504-416, Area 2.) Allows the following permitted uses of this zone:

- Community Garden
  - Nature and Wildlife Appreciation Area, other than a zoo
  - Passive Recreational Pursuits
  - Incidental Agricultural uses (pens, hutches, etc. are not allowed closer than 300 feet from a dwelling unit, except in those cases where the pen, hutch, etc., preexisted this SPA ordinance, or violates the setback by subsequent residential development)

- On Sacramento County APN: 146-0110-022 (1979), trucking and limited manufacturing including the fabrication of fiberglass products.

504-407. SIGNS: Signs are necessary to the vitality and success of Locke. The selection of the design and placement deserves careful attention.

- (a) Signs are directed primarily toward pedestrians and not vehicular traffic. Signs should be constructed of wood, metal or other historically appropriate combination of materials. Metals such as aluminum or stainless steel are not appropriate. No A-framed freestanding, internally illuminated, backlit canopies, flags, fluorescent, reflective surfaces, or pole signs are permitted.
- (b) A LDPC review and sign permit must be obtained prior to installation.
- (c) Existing signs on or before the effective date of this ordinance shall be considered conforming and may be repaired or replaced after Plan Check review process.
- (d) All new signs, displays and logos are permitted subject to the review and approval of the LDPC, during the Plan Check Review Process, according to the following guidelines:
  - (1) Encourage graphic design that attracts business and contributes to the quality of the historic commercial environment.

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- (2) Permanent signs for dwelling units or businesses in the residential area are to be unobtrusive. A home occupation or other businesses approved in the residential area shall utilize signage oriented to patrons seeking that specific business, not toward impulse or drive by customers.
  - (3) Total area of all advertising devices shall not exceed the following:
    - a. For the Historic Preservation Area-Twenty (20) square feet per building
    - b. For the Boathouse Commercial area- Nine Hundred (900) square feet
    - c. For the Industrial areas- Two (2) square feet per building frontage
  - (4) Each business whose entry doors are located in the building frontage is permitted one wall or window sign. The length of the wall sign can not exceed 75% of the shop's frontage. Any window signage can not cover more than 25% of the window or six (6) square feet, whichever is greater. This window sign is in addition to the building sign.
  - (5) The business name or logo may be applied to a small pedestrian scaled sign placed to the underside of a canopy over the sidewalk space but shall not exceed six square feet in size with a minimum of eight foot clearance from the sidewalk to the addition to and permitted wall or window sign. Business without canopy may utilize projecting sign of the same size and clearance. (One option to increase under canopy sign is to exchange a reduction in size of the wall or window sign.)
  - (6) There shall not be flashing, moving, or animated illumination. Lighting of signs shall be located not to produce a glare on adjacent properties. The source of the light shall not be visible from adjacent property, or the public street.
  - (7) Only one side of the sign is considered in determining the allowable sign area. Buildings that have frontage on two streets, other than corner buildings, may use the allowable sign area on both streets.
  - (8) Signs shall be placed flat against the building, or projected at right angles from the building and under a canopy, and shall not project above the roof line of the building.
- (e) Signs meeting the above standards shall be reviewed through the Plan Check Review process.

- (f) Signs that do not meet the above standards, monument signs, directory signs and off-site signs may be considered through a Use Permit request heard by the Zoning Administrator.

504-408. **DEMOLITION AND DANGEROUS BUILDINGS:** Any Demolition permits for structures proposed to be completely removed from a site that is located within the Historic Preservation Area shall be subject to approval by the Planning Director. The Planning Director shall refer the proposal within 10 days to DCMAC, OHP, SHRA, and Building Inspection for a coordinated review and recommendations.

The DCMAC shall consider the request within 30 days after receipt of the demolition application. Representatives of SHRA, OHP, and the Building Inspection Division of the Public Works Agency shall be invited by DCMAC.

Within 10 days after receipt of the DCMAC's recommendation, the Planning Director shall refer the application to DERA for CEQA review or deny the requested Demolition Permit. The demolition permit may be denied when it is found that the Chief Building Inspector has determined that the building is not in danger of collapsing or when the Planning Director, after consultation with the Chief Building Inspector, DCMAC, SHRA, and OHP, determines that feasible alternatives to demolition are available. Feasible alternatives may include but are limited to: securing, stabilizing, supporting or otherwise preventing the building from collapsing. The Planning Director's determination is final unless appealed to the Board of Zoning Appeals pursuant to Title I, Chapter 15, Article 3 of the Zoning Code. Such appeals are subject to environmental review, in compliance with CEQA.

When a building is determined to be a **DANGEROUS BUILDING** by the Planning Director, it may be removed immediately in accordance with the procedures set forth in Chapter 16.22 of the County Code.

After obtaining approval, but prior to the issuance of a demolition permit, the application must provide documentation of the structure for the historical record. At minimum, the documentation must include clear photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or reasonably obtainable by the applicant. No demolition permit shall be issued until this information is received. Historical materials such as doorknobs, hinges, light fixtures, tubs and the like should be salvaged for re-use, preferable on the same site. If the Owner does not wish to salvage such items, a reasonable opportunity to salvage should be offered to local or other organizations, for the benefit of historic preservation.

If the building is demolished, an application for development plan review by the Planning Director will be required when a new structure is proposed. The new structure shall be compatible with the architectural style, and materials of the buildings common to the area.

## 504-409. RESIDENTIAL DENSITY:

- (a) Historic Preservation Area. Existing and new buildings within the Historical Preservation Area shall not exceed two units per twenty two feet of building frontage on one street. Building frontage shall be considered the narrowest dimension when the building fronts on more than one street. When a Use Permit is required to reestablish an existing use pursuant to Section 504.404, a greater density than two units per twenty two feet of building frontage may be considered based on the original density existing on March 10, 1983, subject to a review of the impacts that density may have under present conditions. An increase in density for other circumstances may be considered through a Special Development Permit.
- (b) Undeveloped Areas Outside The Historic Preservation Area. The density in undeveloped areas outside the Historical Preservation Area shall not exceed ten units per acre. Up to 15 units per acre may be considered through a Special Permit Development Permit.
- (c) Existing Lots. All existing lots may have one single-family residence, one two-family residence, or two single-family residences as a permitted use not withstanding the density requirements set forth herein.

504-410. FINDINGS: For a granting authority to approve a project subject to any of the PROJECT REVIEW PROCESSES set forth within, the follow findings shall be made:

- (a) The intent and standards of development of the SPA has been met
- (b) The design of the project is compatible with the surrounding character, cultural, and historical aspects

If these findings cannot be made, the project shall be denied. The hearing authority on the appeal of such a denial, shall list the special and extenuating circumstances that make it difficult to conform to the findings before granting an appeal.

## 504-411. DEVELOPMENT STANDARDS

- (a) Setbacks:
  - (1) New structures and/or additions within the Historic Preservation Area must be consistent with setbacks of the existing structures in the area. Additionally, new buildings should be designed with the following in mind.
    - a. New buildings should be located against the sidewalk to create a strong edge along storefronts and streetscape.

- b. Building facades should run parallel to the street rather than at an angle.
  - c. Buildings should be designed with first floor display windows to encourage window-shopping.
- (2) New structures and/or additions outside the Historical Preservation Areas shall meet the standard setbacks, required for the use in the Zoning Code, unless there are existing setbacks in the immediate area.
- (b) Height:
- (1) The height of structures shall not exceed the height of existing structures adjacent and in the vicinity.
  - (2) In areas where there is no existing height established, the standards in the Zoning Code for the proposed use shall apply.
  - (3) Greater height may be considered through a Special Development Permit process.
- (c) Lot Size:

Lot area, width and depth shall be determined by Section 504-415 of this SPA.

504-412. LANDSCAPING: Specific landscaping requirements are not described in this Chapter. However, the review authority may require landscaping in areas where on-site and off-site parking is provided and where buildings are setback from the sidewalk. For all areas, especially the Historic Preservation Area, the requirements may be accomplished by the following:

- (a) The landscaping requirement for new buildings may be accomplished by the provision of street trees, window boxes, hanging baskets, sidewalk planters or a combination of the items listed.
- (b) Areas which may be landscaped include slopes too steep for construction, side yards, back yards, or other open areas.
- (c) Conditions of development plan review or use permit may require planting of these areas to retard erosion or to provide further visual amenities. If street trees are provided by the project proponent, they may be planted directly into the ground or in appropriate tubs. In all cases, landscaping required shall be designed to enhance the overall appearance of the area.
- (d) Drought-resistant landscaping is encouraged.

504-413. **PARKING:** Property owners and commercial users of property are encouraged to form an association, assessment district, or community area with the purpose of acquisition, construction and maintenance of parking facilities.

- (a) Off street parking shall be provided, using standards of the Zoning Code as a basic guide for each use; however, lesser standards may be applied if deemed by the Planning Department to be adequate for the proposed use considering the existing uses and the parking demand of the proposed use, the availability of vacant land for off-site and on-site parking, parking agreements and any other solutions the applicant may propose. Parking may be provided at locations other than the applicant's project site, with evidence of recorded and irrevocable agreements and easements.
- (b) Development plans for parking facilities, not associated with an application requiring other review, shall be submitted to the Planning Department for review and approval relative to design, internal circulation, landscaping and parking standards in the Zoning Code, Title III, Chapter 30, Article 3. Varied surfaces such as turf block, terrazzo, and planting areas will be encouraged around trees and within parking areas.
- (c) Parking facilities for other means of transportation are also encouraged.
- (d) The establishment of new uses within the boathouse building will be conditional upon sufficient parking being provided either in the area between the building and the levee road, or in an off-site location acceptable to the approving authority.
- (e) Parking within the residential area shall be for residences only. The construction of any new residential buildings shall be required to provide either on-site or off-site parking at a rate of two vehicles per dwelling unit.
- (f) Parking within the commercial/residential area shall be required as follows:
  - (1) No new on-site parking is required for existing permitted uses.
  - (2) For conditional uses, provide off-site parking per Title III, Chapter 30 of the Zoning Ordinance.

504-414. **DESIGN CRITERA.** This Chapter does not prescribe style or scheme for development of the town of Locke. Rather, it attempts to regulate rehabilitation activities which are sensitive to the cultural/historical nature of the area, which will relate to the existing construction and development of the town, and which will promote the existing feeling within the town area. Different sections of the Chapter specify regulations which should preserve the existing amenities of the town and are of benefit to the entire community. However, there are other elements involved in design which will set the real atmosphere of an area. These augmentative features listed below will be considered in review of development plans by the

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DCMAC, Planning Department, Project Planning Commission, and Board of Supervisors.

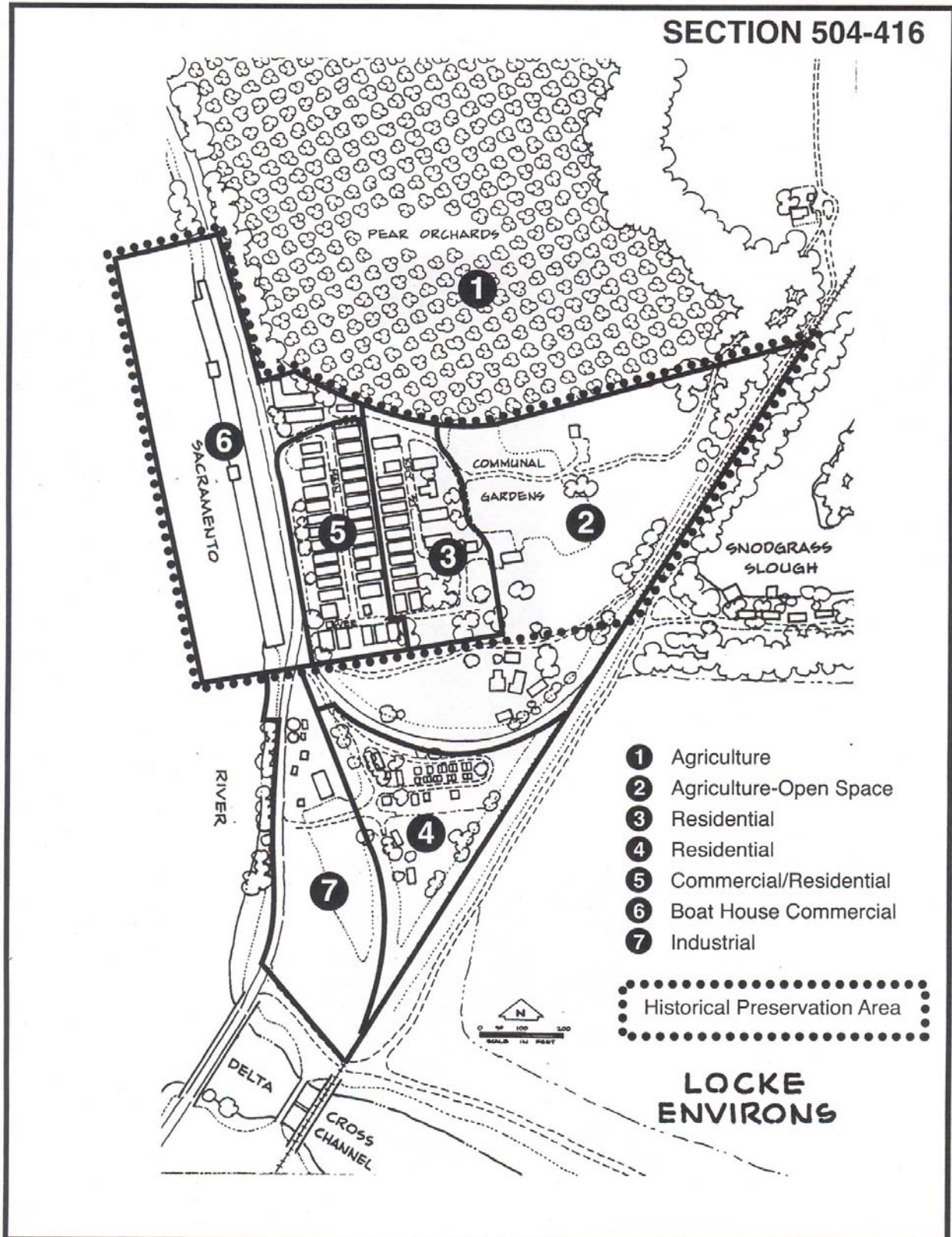
- (a) Architectural motif and style
- (b) Height, bulk, mass, shape and proportion of structures and their various sub-elements such as roof pitches, porches, windows and doors
- (c) Color and building materials
- (d) Relationship to adjacent structures and to overall community identity
- (e) Street furniture, including benches, light fixtures, trash receptacles, and other furnishings customarily located between the business establishment and the street right-of-way
- (f) Paving and sidewalk materials
- (g) Painting will generally conform to the colors historically used in Locke, including natural wood, ivory, off-white, light brown and tan. Other colors are permissible if documented by historic evidence. Generally, only building fronts will be painted.
- (h) This Design Criteria is intended to apply specifically to the Old Town Historical Preservation areas; however, any new development should be sensitive to the historical architectural style of the area. All development within the SPA will be reviewed based on the design criteria and the design of any structure should be compatible with the overall character of the area to the extent practical.

504-414.5. LOCKE DESIGN GUIDELINES. Notwithstanding the Design Criteria in Section 504-414, the Locke Design Guidelines shall be applicable to Areas 3 and 5, and the area east of River Road in the Boathouse Commercial Area (Area 6), as shown on the Locke Environs map.

#### 504-415. PARCEL MAPS AND SUBDIVISIONS

- (a) Existing Developed Areas. Parcels created for existing development or new parcels created from existing parcels that are less than one acre and located within a developed area are exempt from Zoning Code requirements such as lot area, frontage, setbacks, parking and density, and the design standards of Title 22, Chapter 22.110. of the County Code. Newly created parcels on vacant land within the developed areas shall be similar in size and shape to the existing parcels in the area. Construction on these parcels shall be in conformance with the standards set forth in Section 504.411 (a) and (b).
- (b) Undeveloped Areas. Parcels created on undeveloped land are subject to all the standards of the SPA and the relevant standards of the Zoning Code and the

requirements of Title 22 of the County Code unless otherwise authorized by a Special Development Permit.



## TOWN OF LOCKE



## DESIGN GUIDELINES

### INTRODUCTION

The intent of these design guidelines is to promote the goals stated; to provide clarification to the residents, property owners, and businesses to encourage cooperation in attaining these goals; and

to create a simple, fair, and effective system of enforcement of the regulations by the local and federal government to preserve the Historical Preservation Area.

The following architectural design guidelines are intended to establish building character and design criteria for all new buildings, renovated buildings, and remodels regardless of level and intensity.

These guidelines shall be used in conjunction with the Locke Special Planning Area (SPA) document; the Secretary of Interior Standards for the Treatment of Historic Properties; the State Historical Building Code; and are intended to provide property owners, merchants, and their designers with basic design criteria. The purposes of the guidelines are to enable the following:

- a. Provide the property owner, builder, or designer with a set of architectural design parameters to be used as a guide in the design of all proposed buildings. These design guidelines are not intended to replace or be used in lieu of applicable state and local building codes and site development standards.
- b. Create a street character that is consistent with the historic, cultural, and architectural character established and that will result in a pleasing and pedestrian friendly street scene.

Users of the document will consist of the following groups:

- a. Property owners will utilize these design guidelines in conjunction with the zoning code and building codes to develop designs for commercial structures in the area.
- b. Design professionals working with property owners will utilize these design guidelines for the creation of new commercial structures, remodeling, or retrofitting in the Historical Preservation Area.
- c. County Planning staff, when meeting with property owners and design professionals, will utilize these design guidelines when working with public review boards

## **BACKGROUND**

In 2002, The Locke Citizen's Advisory Committee [CAC] adopted a preferred approach regarding improvements and repairs to buildings in their town. This policy is described as "stabilization with minor rehabilitation".

Since the 1970s, Locke has been listed federally as a National Historic Landmark. Because of this unique status, and the fact that it falls within the current Walnut Grove /Locke Special Planning Area (SPA), Locke is subject to building restrictions and additional oversight.

Additionally, as a National Historic Landmark, building rehabilitation work within the town should be guided by the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Buildings.

## **GOALS AND POLICY OF THE DESIGN GUIDELINES**

These guidelines provide basic design recommendations for all buildings promoting design creativity, variation while insuring consistency in building scale and proportion, and pedestrian orientation for all properties located in Locke.

By adopting these guidelines, the Board of Supervisors intend to provide guidance for the implementation of the following goals and that each goal be applied by the County of Sacramento Planning and Building Departments, the Locke Management Association, and any other official or staff member considering a development application for any property within the Historic Preservation Area.

Goal 1: Community Identity and Residential Quality of Life: To preserve and enhance the small-town atmosphere of the commercial and residential Historical Preservation Area.

Goal 2: Economic Development: To encourage an active business climate this promotes development of a diverse range of businesses compatible within the 1920's timeframe.

Goal 3: New Development: To ensure that new residential and commercial development is consistent with and enhances the historic character of the Historical Preservation Area.



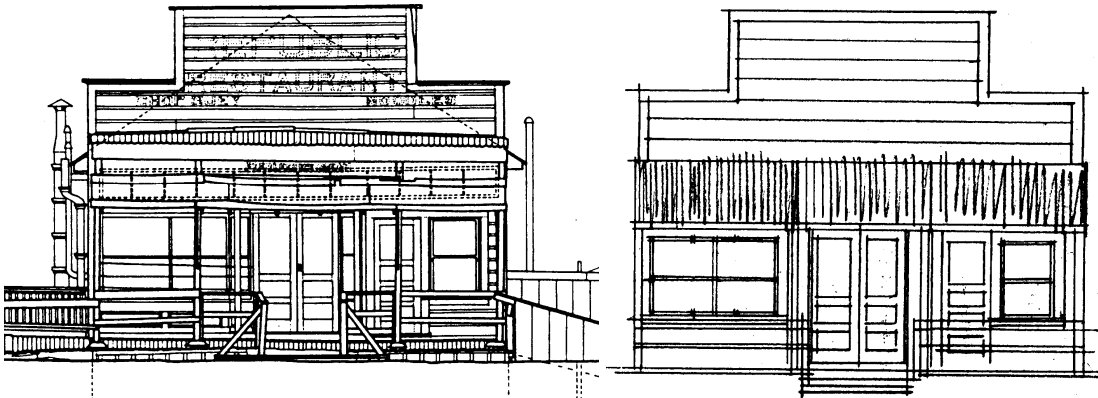
The buildings illustrated above are representative of the character of small scale commercial structures in the Town of Locke

## ARCHITECTURAL DESIGN CRITERIA

The primary objective is to insure the guidelines allow for flexibility, innovation, and creativity in the design of new buildings. Yet, at the same time, maintain overall architectural character that currently exist. In support of this objective, these guidelines rely heavily on historic building styles to influence the type and style of architecture that will be constructed in the future.

This section of the document will provide specific design direction for a number of architectural issues. It is important, however, that facade enhancements observe the support the goals, as the success of a street environment depends upon the total sum of all buildings rather than one specific design or location.

The follow design criteria can help create an architectural character compatible with the existing early 1900's style, yet maintain flexibility allowing individuality and creative solutions.



## REHABILITATION OR REMODEL

In contrast to repair, remodeling requires approval from the LDPC. “Repair” means the reconstruction, restoration of an existing structure for the purposes of preserving or retaining the characteristics or operation of the structure. Returning a building to its original 1910-20’s appearance.

“Remodeling” means change, addition or modification of the size, style and/or construction of a structure. The goal is to maintain or improve a structure’s value. As a general rule, remodeling the front (street front) is subject to review but not the rear or sides.

All historical buildings should be preserved and, to the extent possible, restored to highlight their traditional materials and architecture.

**Preserve Original:** Where original building elements remain (e.g., walls, storefronts, porches, etc.) their appearance should not be altered. Such building elements should be restored and preserved.

**Retain and Restore Original Materials:** As much original material and detail should be retained in the restoration as possible. Wood steps and sills, window and door frames, glazing, trim, cornices and other elements that contribute to the character of the storefront should be preserved.

Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material shall match the existing.

## **NON-BUILDING PERMIT IMPROVEMENTS**

There is a number of minor rehabilitation or remodeling activities that do not require obtaining a Building Permit, and would therefore proceed according to the judgment and desires of the individual owner. Individual owners need to be aware of the implications of a number of small changes or upgrades upon both the value of their property as new property owners, as well as the potential cumulative effects upon the character of the town. With the establishment of the Locke Management Association (LMA), a review of this category of rehabilitation activity would be conducted for its appropriateness and approval.

These activities not requiring a Sacramento County Building Permit should be reviewed and approved by the Locke Management Association Board of Directors (LMA) or its Design Review and Preservation Committee (LDPC), and be in accordance with the Locke Covenants, Conditions & Restrictions (CC&Rs), which incorporate the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

Some of these activities are noted in the following recommendations:

### **Paint:**

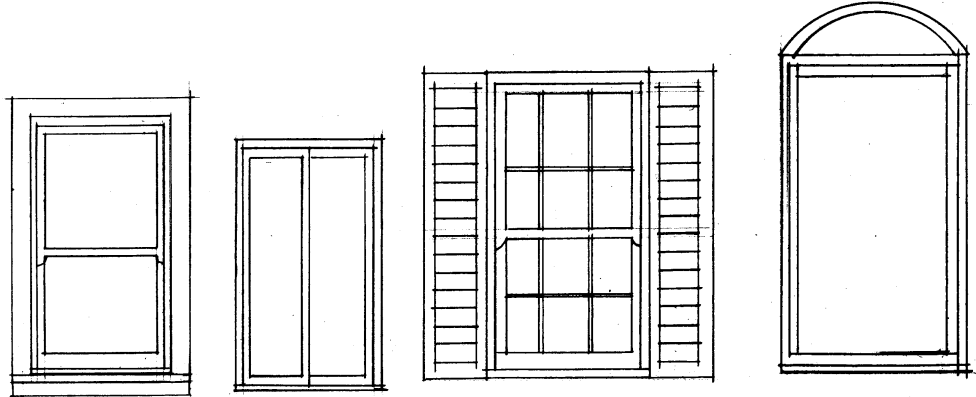
Paint colors, while reversible can strongly enhance or detract from the character of the building. Unusual colors that were never represented in Locke over time should be avoided, unless evidence can be produced otherwise. Neighboring buildings and the historic character should be considered when color choices are made. Ivory, off-white, light brown and tan. Generally, only fronts were painted. **Paint sides**

### **Repairs to siding and decorative features:**

Decorative features or small portions of buildings that have become incomplete or deteriorated should be repaired with the same material, and be in keeping with the original design and method of construction. The repair of siding should use materials and sizes like the existing original materials. The replacement of deteriorated portions of a board and batten-surfaced building with horizontal siding could detract from the image and character of the building.

### **Roofs**

Roof repairs up to 10 per cent of the roof area may be executed without a permit but should utilize existing types of materials compatible with the character of the town.



The classic wood framed double hung sash window illustrated on the left is consistent with the character of Locke

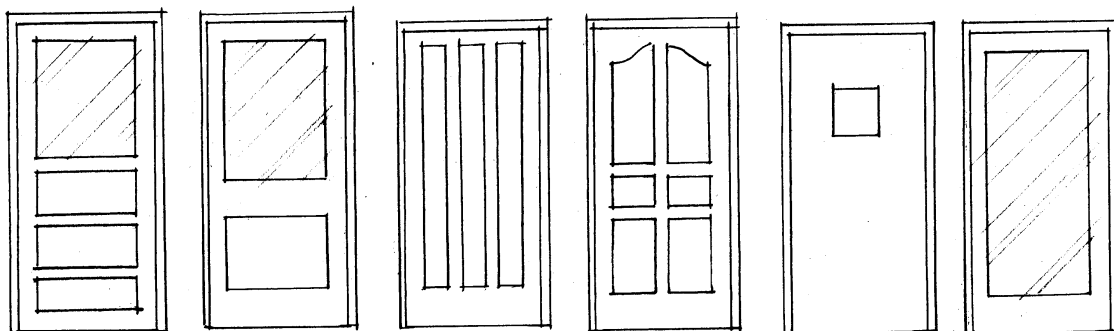
The use of shutters, sliding windows, and arched tops are not original and should be avoided

**Windows:**

Windows may be replaced or experience minor modifications without a Building Permit only within the existing frames.

Window modifications or replacement with different materials than the original ones can strongly affect the character and quality of an older building.

Avoid replacing original windows with inappropriate contemporary products, particularly aluminum sash sliding windows which can affect the egress requirements of the Sacramento County Building Department. There are many sources of suitable new windows that follow the character and use the same materials as the original. Be aware of the existing original pattern of window openings and their size, scale and proportions of the frame and glass, width of wood strips dividing the glass panes (muntins), type of wood, glass and frame, and appropriate design for its building style.



The two doors on the left are appropriate to buildings in Locke and its historical character.

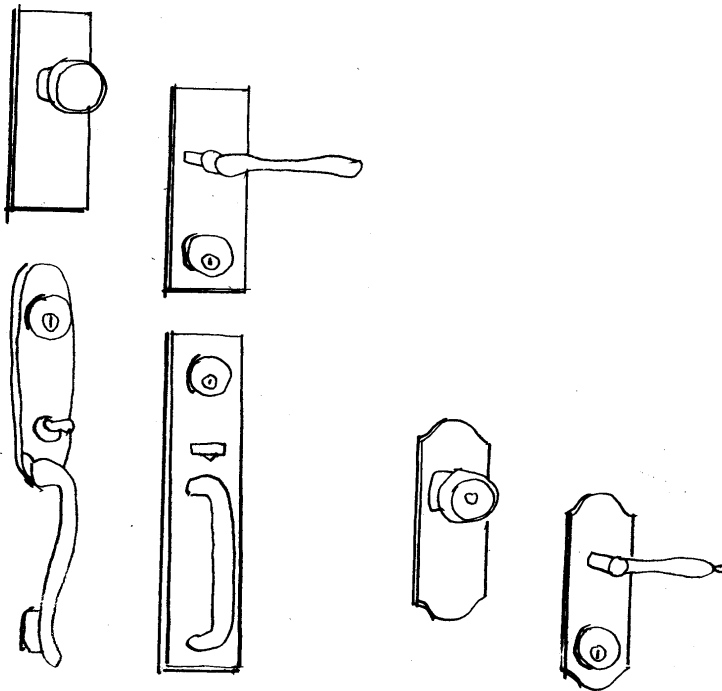
**Doors:**

Doors may be replaced or experience minor modifications without a Building Permit only within the existing frames.

The material and design of replacement doors can affect the building image and character. Generally the doors should reflect the same era and materials as the building, with similar numbers of panels and panel shapes or windows as those utilized on the original building.

Contemporary metal doors with metal frames and solid plain wood doors could detract from the appearance of the buildings. Doors appropriate to the original style and image of the building are recommended.

Historic Doors are discussed in Section 8-603.2 of the 2001 California State Building Code. [Chapter 34, Division 2, of the California State Building Code, Part 2, Volume 1.]



Door hardware like those depicted here would be acceptable choices for Locke.

**Hardware:**

Replacement of exterior hardware with that of an incompatible design could detract from the image and era of historic buildings. Hardware that has the same general character of the original is recommended. A possible alternative would be plain contemporary hardware.

The original hardware used in both commercial buildings and houses was largely residential in scale and simple in type. Therefore, the use of heavy ornate hardware on the small scale commercial buildings in Locke would be inappropriate.

Hardware for commercial buildings may fall within the regulations of the Americans with Disabilities Act [ADA], this would require a horizontal latch handle at the entrance to a commercial building. However, if the entry door remains open during business hours, the latch handle style would not be required. Existing round doorknobs can also be retrofitted with horizontal latch handles.

## **BUILDING PERMIT IMPROVEMENTS**

Projects involving more than minor repair in kind will require a Building Permit. Rehabilitation Activities that require a Building Permit, and review by Sacramento County Building Department in accord with existing Special Planning Area regulations

### **Building Additions:**

Additions to any building including balconies, support posts, and balustrades.

### **Replacement of Roofs:**

Roof replacement involving more than 10 percent of the roof area.

### **Signage:**

Installation of signs will require approval of the County for their appropriateness to the image and character of the town.

### **Lighting:**

The installation of exterior light fixtures on the building. The image and era of both the individual building and others on the streetscape should be considered in the selection, and new fixtures should be compatible in design and materials.

### **Resurfacing of a Building:**

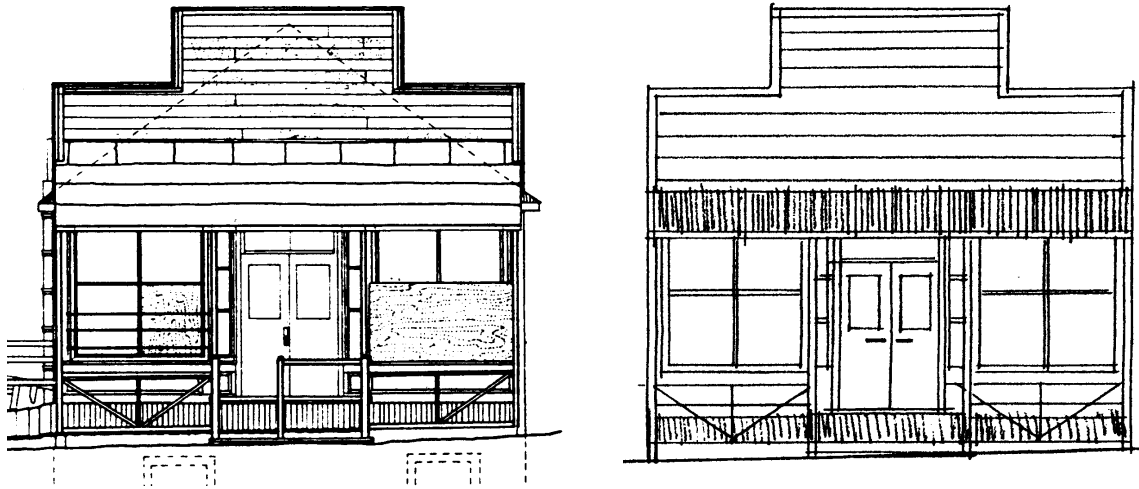
Resurfacing an existing building with an inappropriate and non-original material such as stucco over wood, or aluminum, plastic, or composition siding would substantially and negatively affect the character of the building as well as the streetscape, and is not in compliance with the guidelines.

### **Sidewalk Canopies:**

Primarily intended to protect shopper and window displays from the sunlight, and they also provide protection from the inclement weather.

Retain and restore original design: Canopies or other types of walkway coverings shall be retained or shall be replaced with new materials consistent with the original design.

The most appropriate type of covering is wood shingles.



The illustration on the left shows how a building may presently look in Locke and the illustration on right shows how, with a few repairs, it may better reflect its original design and historic character.

### **Remodeling Building Openings:**

Ensure that the street level windows are large and transparent, which allows for displays which draw interest of the passerby.

Glass in windows, doors, and transoms shall be clear except where documented evidence indicates the original use of colored glass. No dark-tinted or reflective glass shall be allowed.

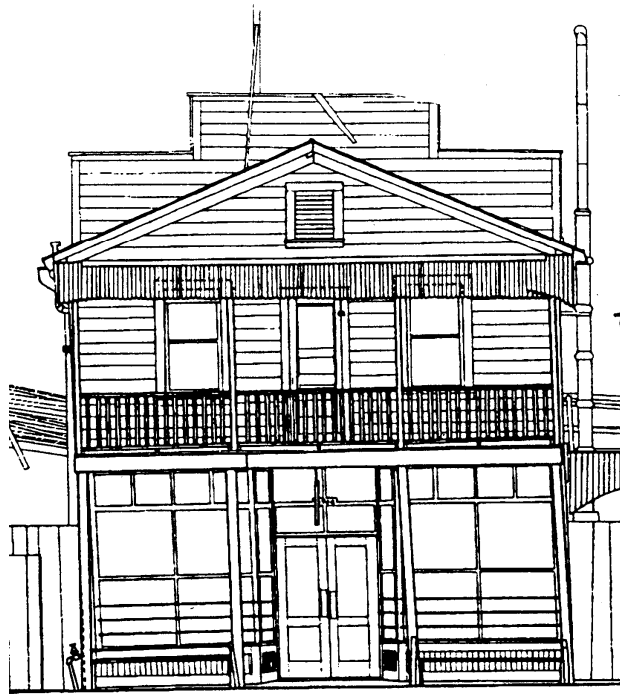
To the extent possible given technological constraints, dual pane windows should be utilized for energy efficiency. However, historic authenticity takes precedence over energy efficiency in replacement of windows.

With the exceptions of transoms, windows with multiple small panes are not appropriate to buildings constructed in the 1920's.

### **Window Sills and Base Panel:**

The storefront provides a decorative base panel in the wall below the storefront windows. Appropriate materials for the base panel are durable commercial grade materials such as glazed ceramic tile or wood panels with moldings.

Height: Sills should be 20 to 36 inches above the level of the adjacent sidewalk.

**Window Sash and Trim:**

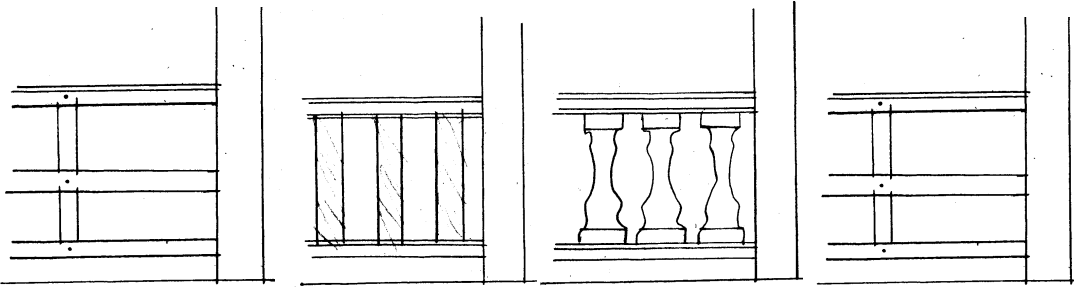
The storefront sash consists of thin vertical division bars which break up the glass. Wood muntins are used to combine two or more large sheets of glass to make larger composite windows, surrounded by substantial wood trim. This creates a visual frame for activity and displays behind the storefront.

The use of an accent color different from the body color is desirable.

**Upper Floor Windows:**

Reinforce the historical pattern or prototype for commercial buildings which commonly had individual double hung windows spaced along the exterior wall at the upper floors. In contrast to the typically open and continuous storefront glazing below.

Removal of existing door or window frames and changing the size or proportion of the existing openings will require a Building Permit. Repair or replacement of windows within the existing frames and in character with the original sash and window pane sizes will not require a Permit, but will be reviewed by the Locke Design and Preservation Committee.



The second and fourth examples are in keeping with the character of Locke.

### **Balcony Balustrades:**

Replacement of balcony balustrades will require a Building Permit. The State Historic Building Code may be used to avoid elevating the railings the full height required by the Uniform Building Code, which would create a proportion that may detract from the original character of the building. However, life safety is a factor.

Individual balusters or posts should be compatible in design, shape and proportion with those of an original design. It is recommended that any original balustrades be repaired or replaced to match the original. Installing balustrades that differ from the original scale and image would detract from the appearance of the streetscape, as well as the individual building.

The addition of balconies where none ever existed is generally not recommended.

### **Posts:**

Installation or replacement of posts supporting the second floor balconies and first floor canopies will require a Building Permit. Supports should be made stable and either is simple in design so as not to detract from the buildings, or executed in keeping with an earlier known design.



This building above reflects the true character of the town of Locke.

**Upper Floor Entries:**

Street entrances: Entries to upper floors should access directly from the main street frontage. These doorways shall be integrated into the overall composition of the building facade and be compatible with the design of the store.

Commercial quality doors compatible with historic character are acceptable. Doors with glazed panels are preferred.

**Common Areas:**

The design and maintenance of common areas such as sidewalks, stairways and the community garden will be addressed by the Locke Management Association. Features like planters and potted plants are at the discretion of the owner, with consideration of the image of the town.



The buildings illustrated above also represents the character of small scale commercial buildings in Locke

**Form and Massing:**

Consistent in the form and massing of buildings will help establish continuity with the street scene. The size of new structures should be compatible with adjacent buildings.

To provide convenient pedestrian circulation and architectural interest, buildings should incorporate features such as walk through arcades.

Building elements should create a rhythm of bays generally between 20 to 30 feet wide. This will help minimize the impacts of large structures reinforcing continuity along the street scene

Height of new structures shall not exceed the height of the existing structure adjacent and in the vicinity.

In areas where there is no existing height established, the standards in the Zoning Code for the proposed use shall apply.



**Roof Forms**

Design and treatment of roofs help articulate architectural style and create visually interesting street scene. Roof design should be compatible with the architectural character of the early 1900's.

Parapet wall designs should be used on flat roofs to conceal roof mounted mechanical equipment.

Simple, low pitched gable, mansard, and shed roofs may also be used to add interest to the roof line.

Parapet walls, whether simple or ornate, should always include a cap detail.



**Details:**

Integrating architectural details in the study area will help beautify historic buildings as well as add variety and richness to renovated and new buildings. Some existing structures could be

greatly enhanced by simply adding carefully designed architectural details such as wainscot treatment/ bulkhead at the building base, multi-paned storefront windows and parapet detailing.

Arcades provide pedestrian scale to the street and are practical and attractive architectural element. The use of canopies is encouraged; this creates a more comfortable space for the pedestrians while providing protection from the sun and rain.

The original proportions of walls openings should be retained.

### **RESOURCES**

County Planning Department  
Planning and Community Development,  
827 7th Street, Sacramento (916) 874-6141

County Public Works Department  
4101 Branch Center Road, Sacramento 95827 (916) 343-2786

Board of Supervisors, Office of Don Nottoli, District 5  
700 H Street, Suite 2450, Sacramento 95814 (916) 874-5465

Sacramento Housing and Redevelopment Agency  
630 I Street, Room 250, Sacramento, 95814 (916) 440-1322

State Office of Historic Preservation, State Department of Parks and Recreation  
1416 9th Street, Room 1442 Sacramento, CA 95814 (916) 653-9028

Certified Local Government Coordinator  
1416 9th Street, Room 1442 Sacramento, CA 95814 (916) 653-9116

State Historical Building Safety Board  
1130 K Street, Suite 101, Sacramento, CA 95814 (916) 445-7627

### **Acknowledgements**

The information in these Guidelines pamphlet was prepared for the County of Sacramento and use by the people of Locke in their new property-owner roles, by Paula Boghosian, Preservation Consultant, and Darryl Chinn, Architect, of the Seann Rooney Consultant team preparing the Locke Management Association.

Graphics are derived from the Historic American Building Survey drawings prepared for the Library of Congress in 1979, and the publication Rehab Right, prepared for the Oakland Planning Department in 1978.

Many thanks for assistance with this project to Pat Braziel, Supervisor Don Nottoli's Office; Sheryl Lenzie, Sacramento County Planning Department; Tom Trimberger, Barbara White, Sacramento County Public Works/Building Inspection Division; Tom Winter, State Historical Building Safety Board; and Tim Brandt, Office of Historic Preservation.

## **STATE HISTORIC BUILDING CODE**

As a result of the listing of the town as a National Historical Landmark, the buildings of Locke are eligible for use of the State Historical Building Code (SHBC) which provides safe alternatives to the standard Uniform Building Code in order to preserve the integrity of historic buildings.

The SHBC code mandates that reasonable alternatives be sought and adopted where historic fabric or historic perceptions are threatened by the requirements of standard code. Enforcement rests with local jurisdictions subject to appeal as outlined in SHBC Title 24, Part 8.

The intent of the State Historical Building Code (SHBC) is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation, preservation restoration or relocation of structures designated as historic buildings. SHBC regulations are intended to facilitate restoration or accommodate change of occupancy so as to preserve a historic structure's original or restored architectural elements and features. While the code provides for a cost-effective approach to preservation, it also provides for occupant safety, encourages energy conservation and facilitates access for people with disabilities.

In 1975, the State of California adopted into law Senate Bill 927, which created the authority for the SHBC and for an advisory board to prepare regulations to implement the code. The SHBC is unique among state regulations. The authority of this document required that state agencies responsible for building construction regulations work in harmony with representatives of other design and construction disciplines. After years of careful deliberation, the comprehensive SHBC regulations were adopted in August and October, 1979.

Since Senate Bill 2321 in 1984, local enforcing authorities, such as building officials and fire enforcement officers, are to use the SHBC, with the existing code, when dealing with historic structures. Under the SHBC officials are provided the latitude necessary to exercise the judgment required to retain the viability of historic resources.

For State Historical Building Safety Code information on the web:  
<http://www.dsa.dgs.ca.gov/StateHistoricalBuildingSafetyBoard/default.htm> or go to [www.dsa.ca.gov](http://www.dsa.ca.gov) and click on "California's State Historical Building Code."

## **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

According to the requirements of the Special Planning Area presently governing Locke, any rehabilitation work on buildings in Locke that require a building permit must comply with the Secretary of the Interior's Standards for Rehabilitation. Additionally, the established Covenants, Conditions & Regulations regarding the Locke non-profit organization include the requirement that any rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation projects must also meet the following Standards to qualify as "certified rehabilitations" eligible for the 20% tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time: those changes that have acquired historic significance in their own right shall be retained and preserved
5. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
6. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
7. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

9. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

## **PRESERVATION INCENTIVES**

Rehabilitation Tax Credit Program: The 20% tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure. The tax credit can reduce an owner's taxes by 20% of the amount he spends. All buildings in the town of Locke are certified historic structures, due to the town's designation as a National Historic Landmark.

A "certified rehabilitation" is a rehabilitation of a certified historic structure that is approved by the National Park Service as being consistent with the historic character of the property and the district in which it is located. The project must not damage, destroy, or cover materials or features, whether interior or exterior, that helps define the building's historic character. Rehabilitation projects must conform to the "Secretary of the Interior's Standards for Rehabilitation." The project is approved or certified only if the overall rehabilitation project meets the Standards.

Mills Act: This program, if adopted by the County, would provide for a diminished Sacramento County property tax with respect to certified historic structures, in exchange for an agreement by a property owner that he or she will retain the historic character of their building.

See Preservation Incentives publication of the Office of Historic Preservation for various other preservation benefits.

## **TECHNICAL ASSISTANCE**

The National Park Service publishes pamphlets that provide technical information regarding the treatment of various kinds of appropriate repair of historic buildings. These are published as "Preservation Briefs." The following are just some examples of the technical information that may be appropriate to building owners in the town of Locke, and that are available from the State Office of Historic Preservation and the National Park Service (See addresses or websites under "Resources.")

- Roofing for Historic Buildings
- Conserving Energy in Historic Building
- The Repair of Historic Wooden Windows
- Paint Problems on Historic Woodwork
- Rehabilitating Historic Storefronts
- The Use of Substitute Materials on Historic Building Exteriors

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## Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Please be aware that rehabilitation activities within the town of Locke are eligible for the application of the State Historic Building Code, and need not necessarily follow exactly the Uniform Building Code for new construction. Contact the Executive Officer of the Historic Building Safety Board, and the State Office of Historic Preservation, (See “Resources” for contact information)

## SACRAMENTO RESEARCH FACILITIES

- ◆ SACRAMENTO ARCHIVES AND MUSEUM COLLECTION CENTER –  
551 Sequoia Pacific Boulevard (appointment only 264-7072)
  - City Assessment Rolls and Map Books-
  - City Building and Plumbing Permits
  - City Council Records (Ordinances, Proceedings, Minutes Books and indexes)
  - City Library Newspaper Indexes (Bee & Union 1900-1993)
  - County Articles of Incorporation Registers
  - County Assessment Rolls and Map Books
  - County Board of Supervisor's Minutes and Indexes
  - County Corporation Files and indexes
  - County Court Naturalization Case Files and Records
  - County Ordinances
  - County Recorder Deed Books and Indexes
  - County Recorder Homestead Index
  - County Recorder Maps and Indexes
  - County Recorder Marriage Certificates Index
  - County Recorder Mortgage Books and Indexes
  - County Recorder Register of Divorces Index
  - County Recorder Separate Property of Married Women and Sole Traders Indexes and Records
  - County Voters Registers
  - County Wills Recorder
  - District and Superior Court Naturalization Records (and Declarations to be Naturalized) and Index
  - Photographic Collections
  - Probate Court Register of Estates
  - Superior Court Naturalization Records (and Declarations to be Naturalized) and Index
  - Superior Court Probate Case Files, Records, and Indexes

- ◆ SACRAMENTO CENTRAL PUBLIC LIBRARY and SACRAMENTO ROOM –  
828 I Street  
City and County Directories  
Photograph Files  
Sacramento City and County Histories  
Various documents and files related to Sacramento regional history  
Newspaper Indexes- Microfilm of Sacramento Newspapers 1850-present
  
- ◆ CALIFORNIA STATE LIBRARY/CALIFORNIA ROOM –  
914 Capitol Mall/900 N Street  
Biographical files  
California newspapers  
Manuscript, photograph and diary collection  
Periodical index  
Sanborn Insurance maps  
U.S. census
  
- ◆ CALIFORNIA STATE ARCHIVES - 2100 Street  
Manuscript federal census registers  
State government and agency records  
The Earl Warren Papers
  
- ◆ CITY HALL – (temporarily located at 8th and I Streets)  
City Council Minute Books and Records  
Sacramento County Board of Supervisor's Minutes
  
- ◆ CITY PLANNING AND DEVELOPMENT DEPARTMENT - 1231 I Street  
Building permits  
City Engineer's maps, plans, drawings and indexes
  
- ◆ COUNTY CLERK'S OFFICE, COUNTY COURTHOUSE - 720 9th Street,  
Assessment rolls and map books (Assessor's Office has moved to 3701 Power Inn Road,  
Suite 3000)  
Civil and criminal files and indexes  
Coroner inquest files  
Probate files and indexes

- ◆ COUNTY RECORDER'S OFFICE - 600 8th Street
  - Land sale records and indexes
  - Survey and subdivision maps
  - Vital statistics and registers indexes
  - Genealogical registers, indexes and research sources
  
- ◆ LIBRARY, CALIFORNIA STATE UNIVERSITY, SACRAMENTO - 6000 J Street
  - Federal census schedules for Sacramento County
  - Sacramento Newspapers
  - City Directories
  
- ◆ BUREAU OF LAND MANAGEMENT - Federal Office Building, 2000 Cottage Way, Room E-2807
  - Mining records for unpatented federal land claims -
  - Original surveyors' plats/notes for California federally surveyed land
  - Public land records of California
  
- ◆ FAMILY HISTORY CENTER, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS – 2745 Eastern Avenue
  - Genealogical registers, census indexes and research sources, such as books, city directories, and vital statistics from throughout the USA.
  - Access for microfilm from the Main Library at Salt Lake City

#### WEBSITES... for More Information

State Office of Historic Preservation. The site contains links to programs and information provided by the State of California  
<http://www.ohp.parks.ca.gov/>

National Park Service; Links to the Past. The site contains various links to preservation incentives, issues, codes, laws, agencies, grants, information, provided by the federal government.  
<http://www.cr.nps.gov/>  
<http://www2.cr.nps.gov/tps/care/goodguides.htm>

Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings  
<http://www.cr.nps.gov/linklaws.htm#standards>

State Historic Building Safety Board. The site contains information about the State Historic Building Code and its utilization.

<http://www.dsa.dgs.ca.gov/StateHistoricalBuildingSafetyBoard/default.htm>

**Old House Journal:**

Have a question about your old house? Need some advice? Old House Journal Online shares rehab problems and solutions.

<http://www.oldhousejournal.com/>

**National Trust for Historic Preservation.** The National Trust for Historic Preservation is a privately funded non-profit organization that provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities.

<http://www.nationaltrust.org>

These websites are just suggestions to assist the exploration of additional preservation information and perspectives.