

RESOLUTION NO. HDLC-3

A RESOLUTION OF THE HISTORIC DISTRICT AND LAND-  
MARKS COMMISSION SETTING FORTH MINIMUM PERFORMANCE  
CONDITIONS FOR THE CONSTRUCTION, REHABILITATION  
AND PRESERVATION OF RESIDENTIAL BUILDINGS AND  
STRUCTURES WITHIN THE HISTORIC DISTRICT OR UPON A  
LANDMARK OR LANDMARK SITE.

BE IT RESOLVED by the Historic District and Landmarks Commission  
and pursuant to Yreka Municipal Code Section 17.04.058, as follows:

In reviewing all applications for permits to the Historic  
District and Landmarks Commission relating to residential structures and  
buildings, the following minimum performance conditions shall be adhered  
to within the historic district or districts, historic landmarks and  
historic landmark sites:

A. Definitions

The following words and phrases, for the purposes of this resolu-  
tion, shall have the meanings respectively ascribed to them in this  
resolution; or, if not defined in this resolution, as defined in  
Title 17 of the Yreka Municipal Code; or, if not there defined, in  
accordance with the plain and ordinary meaning thereof:

1. "Preservation" means the process of maintaining the form and  
extent of a structure essentially as it now exists. It aims at  
halting any further deterioration or change and providing for  
structural stability but does not contemplate significant rebuilding.
2. "Rehabilitation" means the process of returning a structure to  
a state of utility through repair or alteration which makes possible  
an efficient contemporary use. In rehabilitation those portions of  
the property which are important in illustrating historic, cultural  
and architectural values are preserved and restored.
3. "Restoration" means the process of accurately recovering the  
form and details of a property as it appeared at a specific period  
of time by means of removal of later alterations and the replacement  
of missing original work.
4. "Reconstruction" means the process of reproducing by new con-  
struction the exact form and detail of a vanished structure. This  
process should be undertaken only when the property to be rebuilt  
is essential for understanding and interpreting the value of a  
historic district. It should be undertaken only when sufficient  
documentation is available to insure an exact reproduction of the  
original.
5. "New Construction on Open Spaces" means a vacant space or  
parcel within the district which may exist, or which has become  
vacant because of destruction of a building by fire or the necessity

of demolition because of health and safety rules, or other approved reasons.

6. "Streetscape" means a view down a street which produces identities which are created by a repetition of elements which produce an impression or relatedness and cohesion. These elements include setbacks, fences or walls, porches, house entrances, roof profile, and landscaping, including shade trees.

7. "Sympathetic Design" means blending certain historical architectural elements with good contemporary design and materials.

#### B. New Construction

When a building or addition is proposed within the residential area of the Historic District, the architectural design must be carefully and artistically considered so that the new structure reinforces the historic atmosphere within the district. This can be done either through sympathetic contemporary design or by designing a replica of a historic architectural style indigenous to the district or era.

A few of the elements mentioned will be focused upon by a sympathetic design. All of the items discussed and perhaps others should be at least considered by the designer. The successful design should look like a product of its time, but with respectful acknowledgment of the surrounding historic atmosphere.

If a replica of a historic architectural style is desired, great care must be taken to avoid mixing different styles, and the characteristics of the chosen style are well understood and applied. Such elements as siding types, roof types, ornamentation and design and balance of porches, windows projections, etc. must be considered carefully.

#### C. The following are the General Design Guidelines for New Construction

##### 1. Foundations

a. When replacing foundations, large areas of exposed concrete or concrete block are to be avoided.

b. Possible alternatives are stone facings, or framing the space from the floor stringers to the top of a low foundation wall (8"-12" above grade).

##### 2. Chimneys and Roof Projections

a. Chimneys which contribute significantly to the overall exterior design should be retained.

b. New chimneys shall be of design and construction compatible with the rest of the building and shall avoid overwhelming other architectural elements.

c. Attic and plumbing vents shall be placed as inconspicuously as is practical. Consideration might be given to painting them to blend in with the roof.

d. Skylights should be of flat design and project from the roof as little as possible. Bubble skylights should be avoided.

e. New dormers should match existing ones, if any. Otherwise new dormers should be compatible with the architecture of the building.

### 3. Roof Pitches

The roof will probably be a prominent part of the design. Avoid low pitch (under 8:12) roofs and large unbroken monotonous planes. Flat roofs may be used if more attention is given to the cornice such as was done with Italianate and Second Empire styles.

### 4. Siding Types

Large expanses of one type of siding should be avoided. 4' x 8' panels should be avoided or disguised.

### 5. Scale and Lot Coverage

Avoid overwhelming nearby buildings by constructing too large a structure on too small a lot.

### 6. Massing and Composition

Large structures may be made to look smaller by avoiding long, continuous lines and large unbroken planes. Possible solutions are to include projections of the walls, high and low roofs, and changes in surface textures with the overall design. Care must be taken so that the composition is artistically balanced, either symmetrically or asymmetrically. Avoid being too repetitive.

### 7. Proportions

An attempt should be made to emphasize predominantly vertical proportions in the wall planes, windows, columns, etc. This may or may not be offset with primarily horizontal elements such as siding, cornices, etc.

### 8. Windows and Doors

If aluminum sash is used, it should be anodized dark. Window proportions must harmonize with the proportions of the building. Placement of unusual windows, such as round or stained glass, should be considered carefully in terms of the exterior composition. Doors should be accompanied with exterior transition spaces such as porches, canopies, or landings. Flush doors are discouraged.

9. Materials and Construction Methods

Contemporary materials and construction methods such as plywood, aluminum windows, slab floors, etc. are acceptable if used carefully within the sympathetic design.

10. Details and Ornamentation

Modern interpretations, authentic copies, or actual antique architectural items such as brackets, columns, doors, king-posts, railings or ornaments may help to suggest a tie with surrounding historic architecture. Care must be taken to use such details sparingly and artfully to avoid becoming garish.

11. Building Accessories

Items such as lamps, shutters, planters, etc., must be considered in the same light as that discussed in item 10 above.

D. The following are the General Design Guidelines for Rehabilitation/ Preservation

1. Fences and Walls

a. If a property owner wishes to install a fence or wall and no evidence of an original fence or wall is available, approval shall be given in accordance with the following rules: It is similar in size, design, materials, texture and color to fences or walls that existed in the neighborhood originally.

b. Wooden or metal rail, wire or chainlink (of any kind), solid exposed concrete, cement block, brick or rock fences, except where concrete or brick formed the foundation of a wrought iron picket fence, are prohibited.

c. Type or style of fence and ornamentation should conform to the period of time represented by the residential historical district, or of a particular building if documented evidence is available to identify a particular fence. (Material sources: Siskiyou County Museum catalog file No. 1630-1680 of pictures of old Yreka residences and Mr. and Mrs. Fred Meamber's picture collection of old Yreka residences.)

d. Fence design or style shall basically be "colonial" wood picket fences with a variety of "Williamsburg type" picket shapes; plain, copped or decorated corner, fence and gateway posts. Some wrought iron picket fences with brick or concrete foundations and corner, fence and gateway posts are permissible.

e. Construction material shall be predominantly wood with a very few wrought iron picket posts.

f. Picket and post designs are available for review at City Hall.

g. Gates may have a variety of decorative treatment, but will always carry the theme of the main fence.

h. Baseboard or bottomboard will generally be one foot in height from ground level to lower fence rail and pickets will not extend lower than top of baseboard. It is suggested that baseboards be pressure treated.

i. Wooden fences shall predominantly be white. Natural wood and paint the color of the residence will be permitted. Iron fences will be predominantly black with some white decoration.

j. Fence height shall be determined by curb level.

k. The aesthetic side of the fence shall be exposed to the street.

## 2. Building Setbacks and Facades

a. Existing setbacks of structures must be respected.

b. Additions to the street front of a house shall be discouraged.

c. All decisions for new work, restoration, or repair on a building facade shall be based on actual knowledge of the past appearance of the property found in photographs, drawings, old newspapers and other records.

d. When repairing or replacing deteriorated materials, such materials must be in conformance with the original as nearly as it is possible to obtain or produce.

e. Original architectural features such as cornices, brackets, railings, shutters, window architraves, doorway pediments, and structural "ginger-bread" shall not be removed. When repairs or replacement become necessary care must be taken to secure materials that conform to the original as nearly as possible.

## 3. Porches

Porches are an architectural element of major visual importance. Porches and steps which are appropriate to the building's past are a significant part of the building's historical heritage and integrity and should be retained as nearly as possible to the original status.

a. Stripping porches and steps of original materials and features shall not be encouraged when the design or character of the house is changed.

b. Glazing and screening of porches is not encouraged. However, if done, the glass and/or screen materials should be installed behind the posts and decorative materials, thus leaving these elements exposed visually to the street.

c. Porch steps which were originally constructed of wood should be replaced in similar manner. However, if masonry or concrete is desired they should replicate the original form and mass as nearly as possible, and should be painted to blend with the house.

d. In cases where the porch or original parts thereof have been removed and restoration is desired, documentary evidence should be obtained in order that the original features can be restored.

4. Roofs

a. If alterations or additions are made to an existing building, roofs must maintain the form and pitch or slope of the roof on the existing building. Overhangs and facias should also match the design.

b. When the new construction is the same number of stories as the existing structure, the eaves should intersect.

c. Flat roofs should be avoided on buildings with pitched roofs. However, a flat roof may be placed on an addition to the rear away from view of the street. Shakes and rolled roofing are prohibited where visible from the street.

d. When reroofing a building the original materials should be matched as closely as possible. However, if the use of modern asphalt shingles is desired they will be acceptable if attention is paid to the design, texture and color of the material used. The new material must not differ from the original to the extent that the appearance of the building is drastically altered. Partial reroofing should be compatible with existing roof in color and texture.

e. The color of a roof should, whenever possible, approximate the color of a wood shingle at some stage of the aging process. Prohibitive colors are bright red, green, blue, white and yellow. Earth tone colors are permissible.

5. Siding

a. When placing new siding on residences or when repairing and replacing parts thereof every effort should be taken to secure materials which closely resemble the original. If necessary, this can be milled by cabinet shops in small quantities.

b. Where the existing siding is trimmed by a corner plate, which is usually the case, a corner plate duplicating the width of the original should be used on any additions to the structure.

c. Vinyl, aluminum, asbestos, masonite ruff-x or other four foot wide laminated sidings are usually not acceptable.

d. It is understood that many of the ornamental shingle sidings which exist on several houses in the district will be difficult to duplicate today. They should be preserved as long as possible by proper maintenance.

e. In all cases replacement sidings should duplicate the original as closely as possible. If necessary, this can be milled by cabinet shops in small quantities.

6. Windows and Doors

- a. The preferred material for windows and doors is wood. Modern metal windows and doors do not blend successfully with the character of older houses.
- b. Glass in windows, doors and transoms should be clear except where documentary evidence indicates the original existence of colored glass. Plastic "glass" should not be used for replacement.
- c. Retain existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments and hardware.
- d. Do not destroy the scale and proportion of the building by altering the size of window panes and sash, or by introducing new window or door openings. New windows should match the size, proportion and ornamentation of existing windows.
- e. If windows or doors must be replaced because of deterioration every effort should be made to duplicate the original as closely as possible. Replacement of a wood sash window with an aluminum window is prohibited.
- f. Lowering the ceilings which will expose the ceiling joist through the upper part of the tall windows making it necessary to put in smaller windows is not acceptable.

7. Exterior Paint Colors

- a. Consideration should be given to discovering and retaining original paint colors and repainting with colors based on the original to illustrate and to maintain the distinctive character of the property. Reference material is available at the library. (Exterior Decoration Victorian Colors for Victorian Houses.)
- b. Individual preferences must always contribute to the historic character of the district.
- c. Many modern pastel or brilliant colors are not appropriate.
- d. During the late 19th century muted colors and earth colors were in general use. They included gray, dark brown, dark green, blue-gray, beige, brick red and terra-cotta. The lead content of white paint at the time produced a slightly grayish white (off-white) which was used extensively for major surface areas.
- e. The following building elements should not be accentuated by polychrome (multi-colors): brackets, incised panels, consoles, dentils, scrollwork, stiles and rails, lintels and sills, cornices, facias, and other mill work. Rather, multi-colors during the late 19th century were used on major designs and structural elements.

8. Mechanical Services

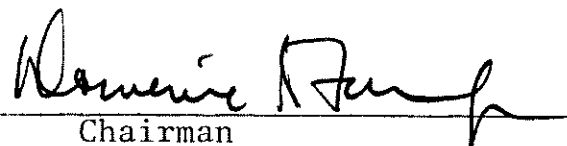
- a. Airconditioners, TV antennae and outdoor lighting facilities, all necessary for modern living, should be placed as inconspicuously as possible.
- b. Vertical runs of pipes, cables and ducts should be placed in such a position that they do not become visual intrusions.
- c. Electrial and telephone lines should be attached to the rear of buildings (underground service is preferred).

PASSED AND ADOPTED this 12th day of October, 1978, by the following vote:

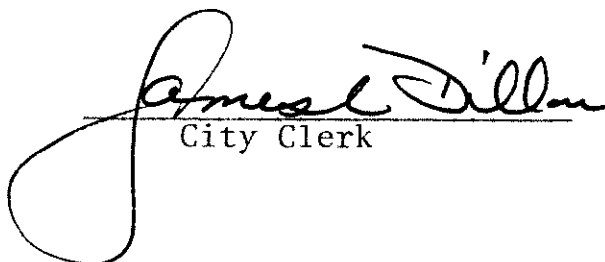
AYES: Bain, McDonald, Meamber, Meek, Tyrer

NOES: None

ABSENT: Acotto

  
Chairman

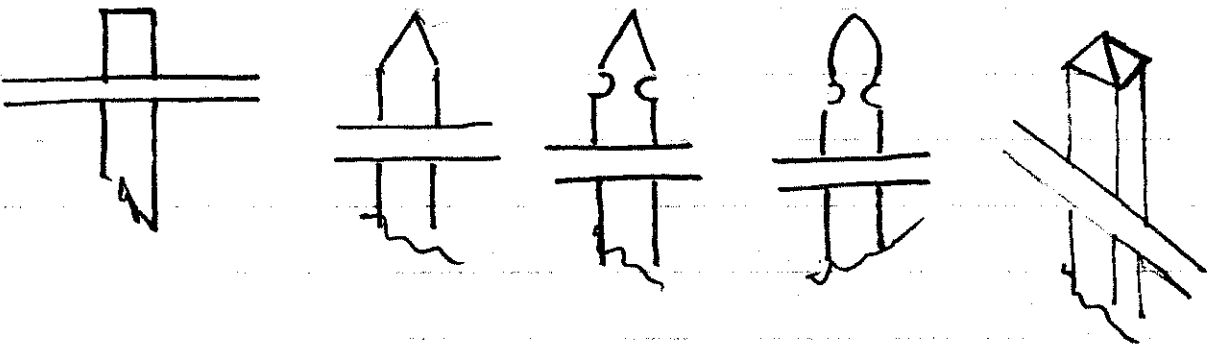
ATTEST:

  
City Clerk



# Picket Design

square      Point      Spear Point  
    Arrowhead      Rounded      Square Point



Sometimes altered high and low

# Post Design

squared      Capped      urn / finial      dome / finial

