

RESOLUTION NO. 2013-21

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF TRINITY
SETTING FORTH DESIGN GUIDELINES FOR THE CONSTRUCTION, REHABILITATION
AND PRESERVATION OF "RESIDENTIAL" BUILDINGS AND OTHER STRUCTURES
WITHIN A SPECIAL TREATMENT AREA OR ON A SPECIAL TREATMENT SITE**

WHEREAS, the Board of Supervisors adopted Trinity County Zoning Ordinance (Ord. No. 315); and

WHEREAS, said Zoning Ordinance establishes an Architectural Review and Preservation Committee; and

WHEREAS, Section 29.5 of the Zoning Ordinance vests with the Architectural Review and Preservation Committee, subject to Board of Supervisors approval, the authority to adopt minimum Design Guidelines to use in its review of applications within Special Treatment Areas and Special Treatment Sites relating to new construction, rehabilitation, preservation, restoration or reconstruction of any improvements, signs, streetscapes, trees, buildings or structures.

NOW, THEREFORE, BE IT RESOLVED that in reviewing all applications for permits relating to RESIDENTIAL improvement, the following Design Guidelines shall be utilized to guide development activities within Special Treatment Areas or on a Special Treatment Site.

A. DEFINITIONS

The following words and phrases, for the purposes of this Resolution, shall have the meanings respectively ascribed to them in this Resolution; or, if not defined in this Resolution, as defined in Trinity County Zoning 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 provides 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 or removal, of later alterations and the replacement of missing original work.
4. "RECONSTRUCTION" means the process of reproducing by new construction 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 ensure an exact reproduction of the original.

5. "NEW CONSTRUCTION ON OPEN SPACES" means 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 created by a repetition of elements that produce an impression of relatedness and cohesion. These elements include setbacks, fences or walls, street furniture, (e.g. benches, refuse receptacles, news racks), phone booths, porches, house entrances, roof profiles and landscaping, including shade trees and open space.
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 a Special Treatment Area, the architectural design should be carefully and aesthetically considered so that a new structure reinforces the historic atmosphere within the Special Treatment Area. This should be done through sympathetic contemporary design or by designing a replica of a historic architectural style indigenous to the district or area.

A few of the elements mentioned will be focused upon by a sympathetic design. All of the elements below and others should be considered by the designer. A successful design should look like a product of its time, but should also acknowledge the surrounding historic atmosphere.

If a replica of a historic architectural style is desired, great care should be taken to avoid mixing different architectural styles, and the chosen style should be well understood and applied. Elements such as siding types, roof types, ornamentation, balance of porches, windows, projections, entrances, etc., should be considered carefully.

C. THE FOLLOWING ARE THE GENERAL DESIGN GUIDELINES FOR NEW CONSTRUCTION:

1. Foundations

- (a) When constructing foundations, areas of concrete or concrete masonry units shall not be exposed.
- (b) Alternatives to exposed concrete or concrete masonry units on foundations would be: the framing of the space from the floor joists down to the top of a low foundation wall (8" to 12" above grade) and finishing the space with siding to match the existing material, embossed metal panels (cut stone pattern), or native rock.

2. Roofs and Roof Projections

- (a) New chimneys shall be of a design and construction which is compatible with the rest of the building in scale.

- (b) Attic and plumbing vents should be placed so as to be as inconspicuous as possible. Painting them to blend with the roof material should be considered.
- (c) Skylights, if used, shall be of a flat design and low profile. Dome or bubble skylights are not allowed. Solar panels, if employed, shall be laid flat on a sloping roof or hidden from view with appropriate design on all flat roofs.
- (d) New dormers should match existing ones, if any. Otherwise, new dormers should be compatible with the style of architecture of the building.
- (e) The color of a non-metal roof shall approximate the color of a wood shingle at some stage of the aging process. Galvanized corrugated metal roofing is acceptable. Corrugated metal roofing may be galvanized or an approved color.

3. Roof Pitches

The roof is a prominent part of the design. Low pitch roof (less than 6:12) is discouraged. Flat roofs should be avoided unless attention is given to the cornice and balustrade details.

4. Siding Types

- (a) In areas historically having wooden buildings, bevel boards, clapboard, shingles, board on board, cove rustic or shiplap siding patterns shall be considered as appropriate in the design. The use of plastic, vinyl, aluminum, masonite, or stucco is not allowed.
- (b) Use of plywood is not allowed for exterior applications unless it is 'resawn' with vertical battens. Fiber cement board with wood grain finish, (e.g.: Hardyplank) is an acceptable material.

5. Scale and Lot Coverage

Avoid overwhelming surrounding buildings by overbuilding a structure on too small a lot.

6. Massing and Composition

Large structures can be made to look smaller by avoiding long continuous lines and large unbroken surfaces. Solutions to this problem can be the use of more fenestration (windows and doors), projections of the walls, high and low roofs and change in surface textures with the overall design. Care should be taken that the composition is aesthetically balanced. Repetitive use of elements is discouraged.

7. Proportions

Emphasis of predominately vertical proportions in the wall surfaces, windows, doors, columns, etc., should be made. This may or may not be offset with horizontal elements such as sidings, cornices, eave lines, etc.

8. Windows and Doors

- (a) Windows and doors shall be made of wood and shall maintain the proportions of the windows and doors commonly found in the historic district. Aluminum sliding glass doors are not allowed.
- (b) Clear glass should be used in windows, doors and transoms. Plexiglass or other synthetic glazings are not allowed. Transoms should not be obscured from the exterior.

9. Materials and Construction Methods

- (a) In areas historically having wooden buildings, bevel boards, clapboard, shingles, board on board, cove rustic or shiplap siding patterns shall be considered as appropriate in the design. The use of plastic, vinyl, aluminum, masonite, or stucco is not allowed.
- (b) Use of plywood is not allowed for exterior applications unless it is 'resawn' with vertical battens. Fiber cement board with wood grain finish, (e.g.: Hardyplank) is an acceptable material.

10. Details and Ornamentation

Contemporary interpretations, authentic copies or actual antique architectural items such as brackets, columns, doors, windows, kingposts, railings, or ornaments may be used to tie the building to the surrounding historic architecture.

11. Color

- (a) Color choices within a Special Treatment Area may express individual tastes, but shall always contribute to the historical character of the area. Color choices shall be based on historical precedence. Exterior colors shall blend with other colors on the same building and on the streetscape. (Preapproved color examples are available at the Planning Department.)
- (b) Bright and/or high gloss colors, and/or primary and secondary-colored pastels are not allowed
- (c) Wood or metal surfaces on windows, doors, porches and other may be painted. Colors include gray, dark brown, blue-gray, beige, brick red, and terra cotta. Lead white (off-white) is a suitable color for window sash and frames and other details.
- (d) The use of one or two auxiliary colors in addition to white, black or gray is acceptable. Auxiliary colors may be used on major design or structural elements.

12. Building Accessories

Items such as lamps, shutters, lattice, planters, etc. are to be considered in the same light as item #10, above. If lattice is used the preferred orientation is horizontal and vertical, not diagonal.

13. Service Accessories

- (a) Propane tanks and waste receptacles shall be screened from public view (e.g. fences, enclosures, earth berms, shrubbery), in keeping with the historic character of the area.

14. Mechanical and Electrical Services

- (b) Air conditioners, evaporative coolers, T.V. antennae (including satellite dishes) and outdoor lighting shall be installed as inconspicuously as possible.
- (c) Runs of pipes, cables, and ducts should be placed in such a way that they do not become visual intrusions.
- (d) Electrical and telephone lines shall be underground or attached to the rear of the buildings if at all possible.
- (e) Colored ornamental landscape lighting is not allowed

15. Fences, Walls and Railings

- (a) If a property owner wishes to erect a fence or wall, and evidence of an original fence or wall is unavailable, approval should be given in accordance with the following: it is similar in size, design, materials, texture and color to fences or walls that existed in the surrounding area originally.
- (b) Metal rail, chain-link (of any kind), solid exposed concrete, and cement block are not allowed as fences. Concrete and concrete masonry are acceptable for retaining walls, provided they are screened by landscaping or faced with native rock.
- (c) Type or style of fence and ornamentation shall conform to the period of time represented by the Special Treatment Area or of a particular building if documented evidence is available to identify a particular fence.
- (d) Fence design or style basically should be wood board or wood picket fences with plain, capped or decorated corner, fence and gateway posts.
- (e) Construction material should be predominately wood. Period appropriate wrought iron or brick is acceptable.
- (f) Picket and post designs available for review at the Jake Jackson Museum should be used as a guide.
- (g) Gates shall carry the theme of the main fence.

- (h) Baseboard or bottom board, if used, should be one foot in height from ground level to lower fence rail and pickets should not extend lower than the top of the baseboard. It is suggested that baseboards be pressure treated, redwood or cedar.
- (i) Preferred finishes for wooden fences should be natural wood, white or an approved color compatible with the residence. Iron fences should be black, white, gray, or an approved color compatible with the residence.
- (j) Fence height should conform to established heights within the Special Treatment Area.
- (k) The aesthetic side of the fence shall be exposed to the street.
- (l) Railing stiles shall be vertical in orientation unless ADA (the Americans with Disabilities Act) requires something different.

16. Trees

- (a) The removal of trees (3 inches diameter at breast height, or larger) is prohibited without prior Committee approval, except where retention of such tree(s) is a clear and immediate threat to property or lives. The Committee may authorize the removal of trees larger than three inches in diameter at breast height if one or more of the following criteria apply:
 - (1) The tree(s) to be removed is not a species common to the area circa 1900; or
 - (2) The tree(s) is diseased such that it will not survive if using generally accepted procedures to minimize damage from such diseases. (Verification from a certified arborist that the tree is diseased beyond remedy and poses a threat to human life or property is required.); or
 - (3) The tree(s) will interfere with development of a vacant lot.
- (b) If the Committee authorizes the removal of a tree(s), the following shall be considered as conditions of approval:
 - (1) A replacement tree should be planted in the same location as the tree which was removed; or, if removed to facilitate development, at a different location on the same property as the tree to be removed (the location to be approved by the Committee).
 - (2) A replacement tree should be of the same species as the tree which was removed, or, if approved by the Committee, another species common to the area circa 1900 (e.g. Big Leaf Maple, Black Locust, Black Walnut, Chestnut, Native Ash).
 - (3) All replacement trees shall be maintained in a healthy condition.

17. Public Works Projects

All Federal, State, and County Public Works projects (e.g. road improvements, stream bank protection, parking facilities, pedestrian and bicycle paths, street lights, traffic signals, tree maintenance or replacement) shall be subject to the review and approval of the Committee.

D. THE FOLLOWING ARE THE GENERAL DESIGN GUIDELINES FOR REHABILITATION/PRESERVATION:

1. Building Setbacks and Facades

- (a) Existing setbacks of structures must be respected.
- (b) Additions to the street front of a house are discouraged.
- (c) All decisions for new work, restoration, or repair on a building facade should be based on actual knowledge of the past appearance of the property found in photographs, drawings, old newspapers, and other records at the Jake Jackson Museum.
- (d) When repairing or replacing deteriorated materials, such materials should be in conformance with those used in the area circa 1900, as nearly as it is possible to obtain or produce.
- (e) Original architectural features, such as cornices, brackets, railings, posts, shutters, window architraves, dentils, doorway pediments, and structural "gingerbread" should remain. When repairs or replacement becomes necessary care should be taken to procure materials that conform to the original as nearly as possible.

2. Foundations

- (a) When replacing foundations, areas of concrete or concrete masonry units shall not be exposed.
- (b) Alternatives to exposed concrete or concrete masonry units on foundations would be: the framing of the space from the floor joists down to the top of a low foundation wall (8" to 12" above grade) and finishing the space with siding to match the existing material, embossed metal panels (cut stone pattern) or native rock.

3. Porches

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

- (a) Removing porches and steps of original material and features shall be discouraged when the design or character of the building is altered.

- (b) Glazing or screening of porches is allowed. If approved, however, the glass or screening materials shall be installed behind the porch posts and decorative materials, thus exposing those architectural elements.
- (c) Porch steps, originally constructed of wood, should be replaced in a similar manner. If masonry or concrete is approved they should duplicate the original form and mass as nearly as possible and should be painted to blend with the house.
- (d) In cases where porches or original parts have been removed and restoration is desired, documentary evidence should be obtained in order to reproduce the original feature.

4. Roofs

- (a) If alterations or additions are made to an existing building, roofs must maintain the form, style, pitch or slope of the existing roof. Overhangs, eaves, cornices, and fascias should match the existing.
- (b) When the new construction is the same number of stories as the existing structure, the eaves should intersect in the same plane.
- (c) When re-roofing a building the original material shall be matched as closely as possible. The new material shall not alter the appearance of the building. Partial re-roofing shall be compatible with existing roof in color and texture.
- (d) The color of a non-metal roof shall approximate the color of a wood shingle at some stage of the aging process. Galvanized corrugated metal roofing is acceptable. Corrugated metal roofing may be galvanized or an approved color
- (e) Chimneys which add significantly to the overall exterior design should be retained.

5. Siding

- (a) When installing new siding or when repairing or replacing siding, care should be taken to procure materials which match the original.
- (b) Where the existing siding is trimmed by corner boards, a corner board of the same width and style should be used on any addition to the structure.
- (c) In areas historically having wooden buildings, bevel boards, clapboard, shingles, board on board, cove rustic or shiplap siding patterns shall be considered as appropriate in the design. The use of plastic, vinyl, aluminum, masonite, or stucco is not allowed.
- (d) Use of plywood is not allowed for exterior applications unless it is 'resawn' with vertical battens.

6. Windows and Doors

- (a) Windows and doors shall be made of wood. Aluminum sliding glass doors are not acceptable.
- (b) Clear glass should be used in windows, doors and transoms. Plexiglas or other synthetic glazings are not allowed. Transoms should not be obscured from the exterior. Designs are acceptable if documentary evidence indicates the original to have colored or stained or bevel or frosted glass
- (c) All existing windows and door openings including window sash, glass lintels, sills, architraves, shutters, doors, pediments, and hardware should be retained if circa 1900.
- (d) The scale and proportion of the building shall not be destroyed when altering the size and number of window panes or sash or by installing new window or door openings. New windows or doors shall match the existing windows or doors in size, proportion and detail.
- (e) If windows or doors need to be replaced because of deterioration, every effort should be made to reproduce the original.

7. Color

- (a) Color choices within a Special Treatment Area may express individual tastes, but shall always contribute to the historical color of the area. Exteriors shall blend with other colors on the same building and on the streetscape. (Preapproved color examples are available at the Planning Department.)
- (b) Bright and/or high gloss colors, and/or primary and secondary-colored pastels are discouraged.
- (c) Wood or metal surfaces on windows, doors, porches and other details may be painted. Colors include gray, dark brown, blue-gray, beige, brick red, and terra cotta. Lead white (off-white) is a suitable color for window sash and frames and other details.
- (d) Where brick has been painted, repainting of the brick in its natural color is preferred. Lead white (off-white) is an acceptable color for painted facades if the history of the building indicates a use of color other than brick red.
- (e) The use of one or two auxiliary colors in addition to white, black or gray is acceptable. Auxiliary colors may be used on major design or structural elements.

8. Service Accessories

Propane tanks and waste receptacles shall be screened from public view (e.g. fences, enclosures, earth berms, shrubbery), in keeping with the historical character of the area.

9. Mechanical and Electrical Services

- (a) Air conditioners, evaporative coolers, T.V. antennae (including satellite dishes) and outdoor lighting facilities should be inconspicuous.
- (b) Runs of pipes, cables, and ducts should be placed in such a way that they do not become visual intrusions.
- (c) Electrical and telephone lines shall be underground or attached to the rear of the building, if at all possible.
- (d) Colored ornamental landscape lighting is not allowed

10. Fences, Walls and Railing

- (a) If a property owner wishes to erect a fence or wall, and evidence of an original fence or wall is unavailable, approval should be given in accordance with the following: it is similar in size, design, materials, texture and color to fences or walls that existed in the surrounding area originally.
- (b) Metal rail, chain-link (of any kind), solid exposed concrete, and cement block are not allowed. as fences. Concrete and concrete masonry are acceptable for retaining walls, provided they are screened by landscaping or faced with native rock.
- (c) Type or style of fence and ornamentation shall conform to the period of time represented by the Special Treatment Area or of a particular building if documented evidence is available to identify a particular fence.
- (d) Fence design or style basically should be wood board or wood picket fences with plain, capped or decorated corner, fence and gateway posts.
- (e) Construction material should be predominately wood. Period appropriate wrought iron or brick is acceptable.
- (f) Picket and post designs available for review at the Jake Jackson Museum should be used as a guide.
- (g) Gates shall carry the theme of the main fence.
- (h) Baseboard or bottom board, if used, should be one foot in height from ground level to lower fence rail and pickets should not extend lower than the top of the baseboard. It is suggested that baseboards be pressure treated, redwood or cedar.
- (i) Preferred finishes for wooden fences should be natural wood, white or an approved color compatible with the residence. Iron fences should be black, white, gray, or an approved color compatible with the residence.

- (j) Fence height should conform to established heights within the Special Treatment Area.
- (k) The aesthetic side of the fence shall be exposed to the street.
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 - (2) The tree(s) is diseased such that it will not survive if using generally accepted procedures to minimize damage from such diseases. (Verification from a certified arborist that the tree is diseased beyond remedy and poses a threat to human life or property is required.); or
 - (3) The tree(s) will interfere with development of a vacant lot.
- (b) If the Committee authorizes the removal of a tree(s), the following shall be considered as conditions of approval:
 - (1) A replacement tree should be planted in the same location as the tree which was removed; or, if removed to facilitate development, at a different location on the same property as the tree to be removed (the location to be approved by the Committee).
 - (2) A replacement tree should be of the same species as the tree which was removed, or, if approved by the Committee, another species common to the area circa 1900 (e.g.: Big Leaf Maple, Black Locust, Black Walnut, Chestnut, Native Ash).
 - (3) All replacement trees shall be maintained in a healthy condition.

12. Public Works Project

All Federal, State, and County Public Works projects (e.g. road improvements, stream bank protection, parking facilities, pedestrian and bicycle paths, street lights, traffic signals, tree maintenance or replacement) shall be subject to the review and approval of the Committee.

E. AMBIGUITY

If any ambiguity arises concerning the interpretation or application of any portion of this resolution, the Architectural Review and Preservation Committee shall ascertain all pertinent facts and by its own resolution set forth findings and interpretations and thereafter such interpretation shall govern.

F. MODIFICATION OF PERFORMANCE STANDARDS

The Architectural Review and Preservation Committee may grant, conditionally grant, or deny requests by an applicant for modifications to the requirements and standards of this Resolution, provided that the following findings are made and substantiated:

1. That the modification (specifically identify modification) will not detract from the architectural, artistic, cultural, engineering, aesthetic, historical, and social integrity of the Historic District (or site); and
2. That the modification (specifically identify modification) is compatible with the design, style, architecture, coloring, and materials used in the district (or on the site) circa 1900.


DULY PASSED AND ADOPTED this 26th day of March, 2013 by the Board of Supervisors of the County of Trinity by motion, second (Fenley/Pflueger), and the following vote:

AYES: Supervisors Pflueger, Fenley, Fisher, and Chapman
NOES: Supervisor Morris
ABSENT: None
ABSTAIN: None
RECUSE: None


DEBRA CHAPMAN, CHAIRMAN
Board of Supervisors
County of Trinity
State of California

ATTEST:

WENDY G. TYLER
Clerk of the Board of Supervisors

By: 
Deputy