HISTORIC DESIGN GUIDE PLACER COUNTY

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PLACER COUNTY PLANNING DEPARTMENT

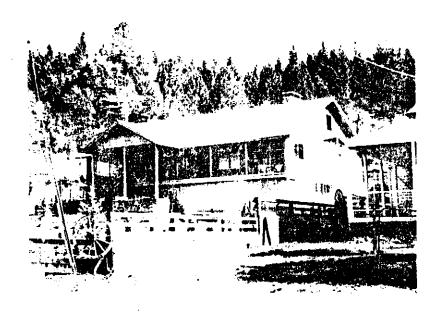
GOLD RUSH DESIGN PERIOD 1850-1900

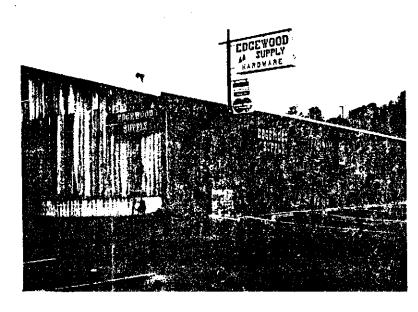
"The sidewalks swarmed with people--to such an extent, indeed, that it was generally no easy matter to stem the human tide. The streets themselves were just as crowded with quartz-wagons, freightteams, and other vehicles. The procession was endless. So great was the pack, that buggies frequently had to wait half an hour for an opportunity to cross the principal street. Joy sat on every countenance, and there was a glad, almost fierce, intensity in every eye, that told of the money-getting schemes that were seething in every brain and the high hope that held sway in every heart. Money was as plenty as dust; every individual considered himself wealthy, and a melancholy countenance was nowhere to be seen. There were military companies, fire companies, brass-bands. banks, hotels, theaters, 'hurdy-gurdy houses', wide-open gambling-palaces, political pow-wows, civic processions, street-fights, murders, inquests, riots, a whiskey-mill every fifteen steps, a Board of Alderman, a Mayor, a City Surveyor, a City Engineer, a Chief of the Fire Department, with First, Second, and Third Assistants, a Chief of Police, City Marshal, and a large police force, two Boards of Mining Brokers, a dozen breweries, and half a dozen jails and station-houses in full operation, and some talk of building a church. The 'flush times' were in magnificent flower! Large fire-proof brick buildings were going up in the principal streets, and the wooden suburbs were spreading out in all directions. Town lots soared up to prices that were amazing."

Description of an historic mining town by Mark Twain from Roughing It

STRUCTURES CONFORMING TO GOLD RUSH DESIGN

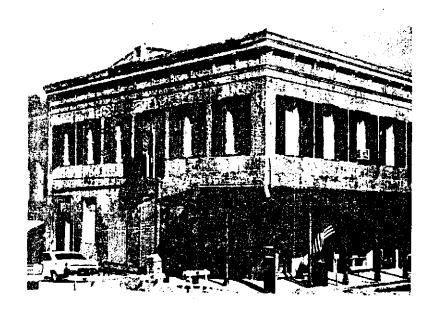






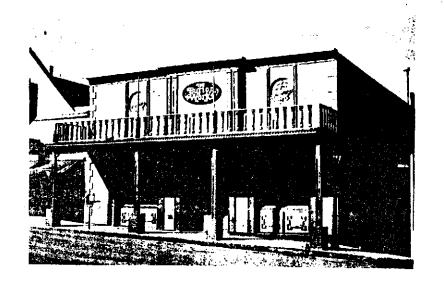


RESTORED BUILDINGS



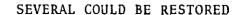
EXTERIOR REFINISHED AND REPAINTED FO EMHANCE HISTORIC STRUCTURE

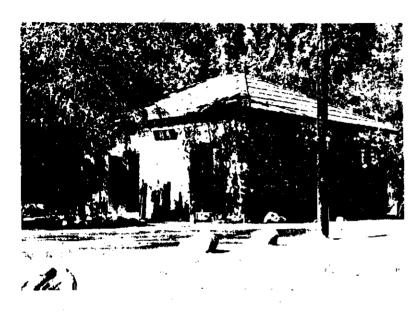
FRONT OF BUILDING REWORKED TO BETTER CONFORM TO GOLD RUSH PERIOD DESIGN



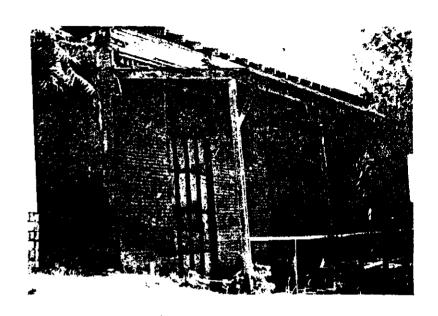
EARLY GOLD RUSH BUILDINGS

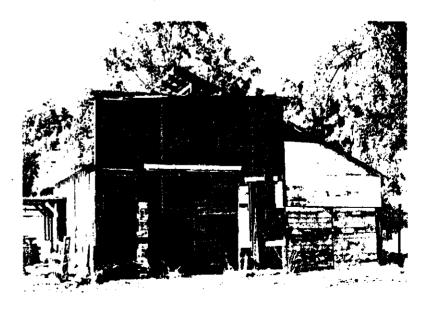
MANY STILL IN USE

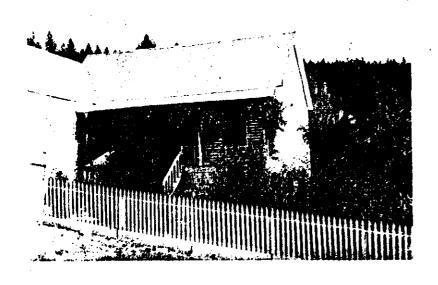






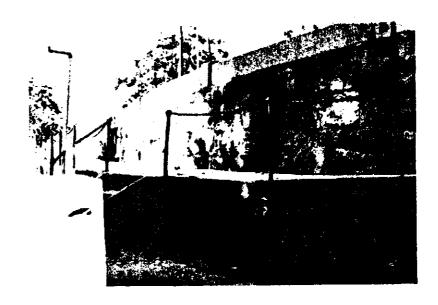


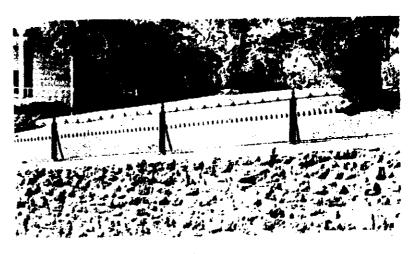




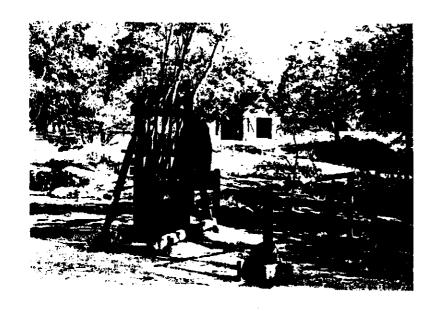
WALLS AND PENCES

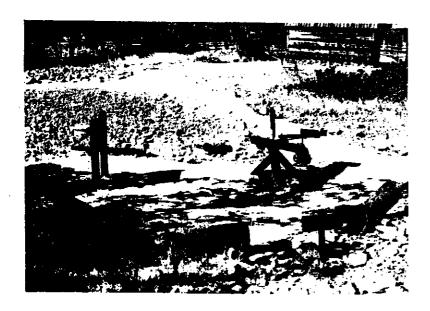
- -Residential area fences were most commonly picket fences, often painted white.
- -Where retaining walls were necessary, native rock, granite blocks, and bricks were stacked or mortared together.
- -Decorative metal fences were used in residential areas as well as around churches, community halls, and public buildings.





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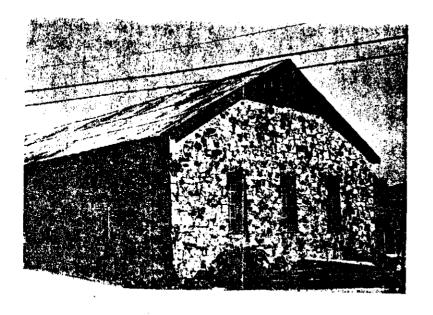
HISTORICAL EQUIPMENT DISPLAYS

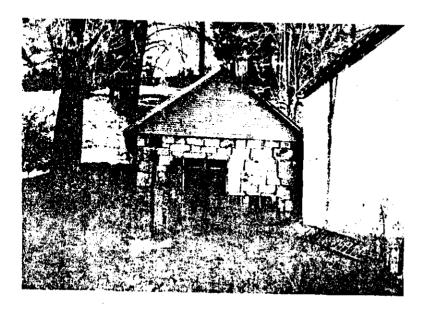
-Use displays of mining equipment to enhance developments.

-Mining artifacts can be integrated with street furniture to create interesting plazas.

-Artifacts such as wagons, trappings, sawmill equipment, and early day tools can also be displayed indoors and out to create interest.







LIGHT INDUSTRIAL AND STORAGE BUILDINGS

- Many early warehouses were of masonry construction.
- -Stone, block, or brick buildings provided security for valuable materials and tools.
- -Often they provided a cooler working environment in the hot summer foothills.
- -Other types of construction, such as wooden frame buildings, were used and corrugated metal was used not only in roofing but also for siding.
- -Large, heavy wooden and iron doors provided additional security.



EXAMPLES
OF
SIGN
LETTERS

ABCDEFGHIJKLM NOPORSTUVW XYZ abcdefghijklm nopqrstuvw xyz 1234567890

ABCDEFGHIJ KLMNOPQRST UWWXYZ abcdefghijklmno pqrstuwwxyz 1234567890

A ABCCDEE FGGHHIIJKK KLLMMNNOP PQRRRRS SSTTUUVVWWXXYYYYZ abcdefghijk klmnopqrs&tuvwxyz 1234567890

ABCDEFGhIJKLMN OPQRSTUVWXYZ abcdefghíjklmnopqrstuvwx yz 1234567890

ABCDEFGHIJKLMN OPQRSTUVWXYZ abcdefghijklmnopqrs tuwxyz 1234567890 ABCDEFGHIJKLMNOPQRSTUVW XYZ abcdefghijklmnopqrstuvwxyz 1234567890

ABCBEFCHIJA MHOPONSTUHW XYZ

ABCDEFGHI JKLMNOPQ RSTUVWXY Z 1234567890

ABCDEFGHIJKLMN OPQRSTUYWXYZ 1234567890

ABCDEFGHIJK I M BOPORSTUVWXYZ

ABCDEFGHIJ KLMNOPQRST UVWXYZ abcdefghijklman opqrstuvwxyz 1234567890

SIGNS

- -Plain wooden or painted signs are typical of this period.
- -Plastic, neon, or interior lit signs are not compatible with Gold Rush architecture.
- -Use imaginative approaches to signing.
- -Free standing signs should incorporate style and materials matching the establishment they are identifying.
- -No sign should be placed in a manner which would disfigure or conceal any architectural feature or details of any building or historical site.
- -Accessory or copyrighted signs (e.g., Bank-americard, AAA, Carte Blanche, Mastercharge) should not be displayed outside but may be very small and placed in a window or displayed inside.









SIGNS

- -Signs are a necessary adjunct to commercial enterprise.
- -Signs are necessary to attract customers and identify the type of business.
- -A sign should not dominate the site or detract from the building's appearance.
- -Integrate the sign's shape and appearance with the exterior forms, colors, and materials of the building.
- -Use sign shape, size, and character similar to those of the Gold Rush Period.
- -Use sign copy and letters similar to those used during the Gold Rush Period.
- -Identifying symbols typical of the trades being carried on are desirable.
- -Signs fixed to buildings should be small or placed parallel to the facia.

SERVICE STATIONS

It is sometimes necessary to locate gasoline service stations in the midst of historic districts even though livery stables, blacksmith shops, and feed stores provided their displaced functions in Gold Rush times.

-Exterior appearance must be completely in keeping with the surrounding historic buildings.

-Exterior finishes should be in accord with those in the commercial district. Firesafe materials may be used whose appearance is compatible with Gold Rush Period appearance.

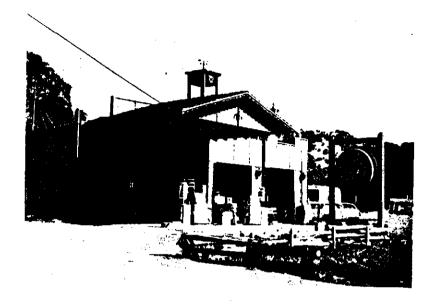
-Sites and structures should be kept small but yet large enough to be usable.

-Service can be provided in conjunction with another commercial use, the structure being in accord with historic commercial areas.

-Exterior displays of merchandise and signs should not exist.

-Paving in frontal area should be kept to the minimum necessary for ingress and egress.

-Accessory signing should be limited to very small window or interior display.







COMMERCIAL

- -Upper-story porches were commonplace, with turned-spindle bannisters or ornamental iron railings.
- -Wooden frame structures often bore clapboard or shiplap siding.
- -Fraternal lodges such as Knights of Pythias, I.O.O.F. and E. Clampus Vitus often located in commercial districts.









COMMERCIAL

Many Gold Rush business structures were large, imposing, two and three story buildings. Often they were separate buildings, each containing individual trades, markets, or enterprises.

- -Brick and masonry exterior walls were chosen for security and longevity.
- -Iron shuttered doors were used to gain security.
- -Roof styles varied from gable roofs, some with false fronts, to hip and shed roofs. Roofing material included wooden shakes, shingles, and corrugated iron.
- -Covered sidewalks were always present with porches supported by turned or square columns. Columns were sometimes "sway-braced".
- -Board sidewalks were commonly found with variations to brick and stone paving and later poured concrete.





MULTIPLE RESIDENTIAL

Early multiple residential buildings were comprised mainly of boarding houses, inns, hotels, and way-houses for travelers. Contemporary apartments can still be built within the exterior facade of these early hostels.

- -Two and three storied structures were most popular.
- -Gabled rooflines with shed-roofed porches were common. Some had more elaborate roof structures with steeples, spires, and elaborate gable and eave trimmings.
- -Stained-glass feature windows were sometimes found.
- -Exterior finishes were colorful and interesting without being garish or offensive.
- -External appearance was often the same as single family residences.
- -Both upper and lower porches had turned or square support columns and bannisters.
- -Inns and hotels were often combined with taverns and restaurants.





SINGLE FAMILY RESIDENTIAL

- -Windows were divided by mullions into small, interesting panes.
- -Louvered, wooden window shutters were found on many dwellings, these being painted a contrasting color.
- -Several unique features were often used.
- -Turned porch pillars were common with others being square timbers sometimes eased-edged with a draw-knife.
- -Most porches had railings with turned or jigsawed balusters supporting the long railing. Some porches had open latticed trim along the top and sides.
- -Many gables were trimmed inside and bore an ornamental peak at their apex.





SINGLE FAMILY RESIDENTIAL

The foothill and mountain mining towns of the Mother Lode grew by addition and were not laid out with their streets forming a grid pattern. Roads and streets were built to the contours. Homes, too, were built to fit the lay of the land. Little site grading was done with the exception of excavation for basements. Grading of large pads for homesites should, therefore, be avoided.

- -Many features were common to the early one and two story dwellings.
- -Roofs were gabled with a moderate to steep pitch on the main structure. They were most often covered with wooden shakes or shingles or corrugated iron.
- -Porches were found in front, protected by a shed roof and supported by pillars.
- -Siding was commonly shiplap, clapboard, or vertical board and batten. The former were frequently painted white or gray, or red oxide and subtle yellows. The latter was most often left natural.

HISTORIC DESIGN CONTROL...-DH

Excerpts from the Placer County Zoning Ordinance

- Sec. 1112 (c) GOLD RUSH TYPE ARCHITECTURE

 (The following) is not intended to be a strict limitation on the type of development permissible, but is intended to constitute a standard for determining whether a proposed development generally conforms to the type of architecture prevalent in the gold mining areas of California during the period from 1850 to 1900. Developments shall be similar in appearance to those shown.
- Sec. 1114 (a) No historical building in any historical district shall be torn down, demolished, destroyed, altered, improved, or otherwise changed in exterior appearance except as hereinafter provided.
- New Buildings. All buildings situated within the boundaries of an historical district which are hereafter constructed shall, in such exterior styling, conform to that style of architecture known as "Gold Rush Type"...

It should be noted that many new building materials are available which can be used in place of the original materials but which do not substantially change the character or appearance of old buildings being restored or of new buildings when compared to the old buildings.

Criteria for evaluation will include:

- . Forms (height, number of stories, architectural appurtenances, etc.)
- . Materials
- . Textures
- . Colors

GENERAL POLICIES

- 1. This Design Guide is not meant to strictly limit the type of new development within an Historic District. It may be liberally interpreted as long as the proposed development does not significantly detract from the historic district.
- 2. All exterior appearances on new and restored buildings should be similar to the pictures and descriptions contained herein or other type of "Gold Rush Design." It is recognized that the contents of this Design Guide may not encompass the full range of building styles and materials typical of the period.
- 3. New buildings should have a primary roofline which resembles the buildings shown by pictures included herein.
- 4. Parking areas should be located where they are least visible from the front or prominent view of any structure.
- 5. Authentic historical signs should be permitted in conjunction with small business identification signs. Documentation of their former existence must be provided.
- 6. Landscaping should be sufficient to break up large areas of paving and to screen objectionable views while enhancing the appearance of any development.
- 7. The spirit of this Design Guide should be to encourage cooperation with private developers to retain the unique historical character of any historic district.
- 8. In the case of existing structures where such structures do not conform to this Design Guide and where the floor area of any proposed addition does not exceed that of the existing structure, the addition should conform to the existing structure in external appearance.