



# SOUTH LAND PARK HILLS (EICHLER) HISTORIC DISTRICT PLAN

Adopted: May 21, 2024

## Physical Description & Boundaries

The South Land Park Hills (Eichler) Historic District is comprised of a cohesive grouping of 48 residential buildings designed in a Mid-Century Modern Style with California Ranch influences. Contributing resources in the district were all built by Joseph Eichler and built between 1955 and 1956. South Land Park Drive is the main road through the district and has a distinctive curvilinear bend typical of subdivision design during this period. The adjacent (southeast) Fordham Way and Oakridge Way also includes a number of contributing resources to the district.

The district boundaries include properties built by Joseph Eichler. Those properties within the boundaries that retain their design integrity are contributing resources to the district. Those properties built by Joseph Eichler that have been modified are included within the district boundaries as non-contributing resources. The boundaries of the district reflect a cohesive cluster of buildings built by Joseph Eichler grouped around South Land Park Drive, Fordham Way, and Oakridge Way.



FIGURE 1: HISTORIC DISTRICT BOUNDARY MAP

## A Brief Historic Context

Joseph Eichler (1900-1965) was an unlikely real estate developer. Searching for a new more meaningful career path, Eichler found himself enchanted by the experience of living, for a brief period, in a Hillsborough California house designed by internationally renowned architect Frank Lloyd Wright. The design quality and attractive site planning features led Eichler to gradually formulate the business model for which he would become famous: building affordable, expressly modern homes, in the suburbs for middle class homebuyers, while offering attractive, architect-designed amenities for moderate prices.

In meeting the challenge of balancing design quality and affordability Eichler turned to Wright's "Usonian" design concept. Usonian homes featured slab concrete foundations with radiant heating built in and modular floor plans with a relatively open plan concept allowing for a free flow between interior spaces.

In total, Eichler's company, Eichler Homes (founded in 1947), constructed over 11,000 homes in Communities across California, including Palo Alto (where approximately 2,700 homes were built), Sunnyvale, San Mateo and the San Mateo Highlands, Marin, the Castro Valley, Pacific Palisades (Los Angeles), and the City of Orange (Orange County).



JOSEPH EICHLER: WIKIPEDIA IMAGE – PUBLIC DOMAIN

## Non-discrimination in Housing

Eichler is notable in his support of the principle of fair housing at a time when federal lending practices, real estate associations and builder organizations embraced segregation. Builders resisted integrating their developments not simply because it made financial institutions more likely to fund their projects but also in the mistaken belief that selling to persons of color would devastate property values. A businessman to be sure, Eichler tested these assumptions and became one of the first builders of large-scale subdivisions to sell to persons of color. In 1958, he resigned from the National Association of Home Builders to protest the organization's persistent support of racial restrictive practices and would go on to help in the crafting of California's fair housing laws, advocating for fair housing practices before the U.S. Housing Commission.

## **Jim Crow Real Estate Men Hit by Calif. Court**

By Roy Gale

SAN FRANCISCO, June 28 — Home builders can no longer refuse to sell to Negroes and other minority peoples if they use Veteran or FHA financing ruled Superior Judge James H. Oakley in a long-pending case filed in Sacramento four years ago by NAACP attorneys on behalf of Oliver A. Ming.

Nathaniel S. Colley, NAACP Attorney, hailed Oakley's decision as one which "grants us the essential relief we are seeking — a declaration that it is unlawful for builders and subdividers to obtain financing through the FHA or VA and then exclude Negroes from housing."

Oakley held that the Federal Housing Administration and the Veterans Administration cannot discriminate on the basis of color, race or religion when granting loans and that builders seeking government money must abide by the policy.

But, whereas Ming and the NAACP charged that there was an organized conspiracy among the builders and real estate agents to deny housing on an equal basis, Oakley called it "unconsciously uniform action," and held that "there was concert of action only in that each defendant had the same ideas

Immediately after the announcement of the decision, the home builders here announced that they would try to maintain their most precious fiction that "minority races depreciate property values."

Richard E. Doyle, executive vice-president of the Associated Home Builders, Inc. of San Francisco, said that "there may be no statistics to prove that, but as a representative of the home builders it is the theory under which I operate."

"Not all was serene in the home builders back yard, however. One of the largest builders in the area, Joseph L. Eichler, threatened to resign unless the Association issued a "forthright and unequivocal statement . . . denouncing discrimination . . ." He set a July 1 deadline for Association action.

"I also wish to state," wrote Eichler, "that I personally, as well as the key members of my organization, am utterly opposed to any kind of discrimination whatsoever." This is the first break in the solid front of builders and real estate oper-

FIGURE 2: *THE MILITANT WEEKLY*. PUBLISHED JULY 7, 1958.

Historic District Plan

City of Sacramento

## Eichler in Sacramento

In Sacramento, Eichler Homes, in partnership with Moss & Moss developers, completed 59 homes in the South Land Park Hills neighborhood (South Land Park Hills Unit No. 7). In recognition of Joseph Eichler's noteworthy legacy as merchant builder during the mid-20<sup>th</sup> century, the importance of Sacramento's Eichler Tract as a significant expression of Midcentury Modern architectural design, and Eichler's innovative work in the real estate development, the City of Sacramento commissioned a citywide architectural/ historical resources survey and included the Tract as part of the *Midcentury Modern in the City of Sacramento: Historic Context Statement and Final Survey Results* (2017).

Architects A. Quincy Jones and Frederick Emmons (Jones & Emmons) of Los Angeles designed homes for Eichler for South Land Park Hills Unit No. 7 development. During their 18-year partnership Jones & Emmons became internationally known for their forward-looking, pragmatic designs; in particular, for the thoughtful responses to the build site and client needs showcased in their residential work. Eichler sought out Jones in 1950 after both Eichler's and Jones' work were honored in the same issue of *Architectural Forum Magazine* that year. The decision of the two firm to work together dates from that initial contact.<sup>1</sup> The Ladera Project (1952), a seven-unit single-family residential development in Portola Valley would be the first collaboration. Eichler would turn to Jones, and soon thereafter Jones & Emmons, on a number of projects scattered across both Southern and Northern California, including Pacific

FIGURE 3: SOUTH LAND PARK HILLS UNIT 7 BROCHURE

<sup>1</sup> Cory Buckner. 2021. Architect A. Quincy Jones; Touring California with Architect A. Quincy Jones – The Remarkable Modern of Jones & Emmons. *Eichler Network*

Palisades (Los Angeles), Orange, Portola Valley, Palo Alto, San Rafael and Sacramento. The firm ultimately designed approximately 5,000 of Eichler's 11,000 California homes.

Roughly a year prior to their work in Sacramento, Jones & Emmons completed the Greenmeadow 1 & 2 Development in Palo Alto (1952-54) which consisted of 244 properties. Greenmeadow is now listed as a historic district on the National Register of Historic Places. In addition to South Land Park Hills Unit No. 7 Development located here in Sacramento, Jones & Emmons created the master plan designs for the 540-unit Capehart Housing Development located at McClellan Air Force Base Family Housing (1957-60) – an unusual instance of the U.S. military turning to a private architectural firm to design military housing. The development garnered the Federal Housing Administration (FHA) 1963 Honor Award for Residential Design.

During May 1955, the initial 59-home South Land Park Hills Unit No. 7 development was advertised in Sacramento newspapers as part of what Eichler intended as a 143-home tract. Advertisements listed three house models, each along South Land Park Drive, and up to six possible plans.<sup>2</sup> However, only four house models were advertised in the sales brochure (Plan JE-89 was not built) so it is likely that the additional models being advertised were borrowed from prior Eichler developments. The four house model plans in the sales brochure are depicted below (note: house plans were often rotated, and garage access differs in many cases due to house siting on the lot).



**FIGURE 4: EICHLER, JONES, AND EMMONS FEATURED IN EICHLER HOMES CATALOG 1955**

<sup>2</sup> Ambacher, Patricia and Mark Bowen. September 2017. South Land Park Unit No. 7 Eichler Historic District nomination. GEI Consultants, Inc., Rancho Cordova, California, with volunteer assistance from Melissa Montag.

### Period of Significance

The district's period of significance begins in 1955 and ends in 1956, the years the South Land Park Hills development was under construction.

### Character-Defining Features

The character-defining features are the essential physical elements from the period of significance that enable a historic district and its contributing resources to convey their collective historic identity and the historic district's significance. They must be evident for a historic district and its contributing resources to retain their status on the Sacramento Register. A historic district and its contributing resources must clearly contain enough of those characteristics to be considered a true representative example of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. These distinctive physical traits commonly recur in property types, architectural styles, property landscapes, and streetscapes. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

### Form and Massing

All Eichler homes in Sacramento (and the overwhelming majority of Eichler homes in other jurisdictions) were designed as one-story structures



FIGURE 5: IMAGES OF TYPICAL EICHLER HOMES PROVIDED BY SACMOD.ORG

that are horizontal in their presentation to the street, and rectilinear in overall form. The rooflines reinforce this horizontality, as they are generally flat, nearly flat or feature extremely low-pitched gable roofs.

### **Roof Types**

Eichler homes feature low—pitched gable-front roofs (as in House Plan JE-85), very low-pitched nearly flat, or flat roofs without “parapets.” The eaves frequently project well out past the wall of the house for sun protection. This feature lends the roofline a floating quality. Original roofing materials consisted of “rolled roofing” (see glossary) or tar and gravel cladding. In some house plans the roof rafter ends project forward past the front wall plane of the house (as in some House Plan JE-84 examples).

### **Exterior Cladding Materials**

Exterior smooth or sanded plywood sheathing made from Redwood or Fir veneers with a unique scored pattern of ¼” vertical grooves set on 2” centers (commonly nicknamed “Eichler Ply”) is the most common cladding material seen on house exteriors. In some homes a “stacked bond” concrete masonry block wingwall forms (see glossary) part of the front façade architectural treatment, extending the home’s architecture out into the landscape to enclose a terrace and screen the home’s entrance (as in House Plan JE-85). Brick, stucco and wood shingles commonly used in other local house designs during the 1950s are not found on Eichler homes.

### **Window Treatments**

There are very limited window openings on the home’s front façade, in deference to privacy. Long narrow or triangular-shaped clerestory windows placed high on the wall directly engaging the roofline (for privacy reasons) are typical. By contrast, large expanses of glass – floor-to-ceiling plate glass, with vertical wood divisions, and sliding glass doors – can be found on the rear or sides of homes, opening generous views to backyard spaces and/or terraces. This helps create a strong sense of connection between indoors and outdoors.

### **Entry Doors**

Eichler homes feature solid, smooth wood front entry doors, frequently accessed from an inset open/unenclosed inset atrium at the entry (Fairmeadow and JE-83 House Plans), or placed on the house’s side out of view the main entrance (JE-14, JE-84, and JE-85 House Plans). Fully glazed anodized aluminum sliding doors set within full-height window walls provide access to and from terraces/backyard spaces and help tie the home interior to private outdoor spaces.



## Garages

The garages are one of the most visible elements of the front façade of Eichler homes. However, they are always fully integrated into the body of the house and its roof form to give the home a seamless architectural presence when viewed from the street. A large majority of Sacramento's Eichler homes feature two-car garages with paired door bays, separated by a thin vertical wooden division. Vertical-groove-clad sheathing appears to have been the most common garage door cladding material in the original house designs.

## Landscape and Streetscape Characteristics

Eichler subdivisions in Sacramento and elsewhere were typically laid out with curvilinear street patterns, rather than in typical city grid layouts, and with homes having a consistent front yard setback from the street they face to create a consistent building line up and down the street. Paved driveways lead directly to the garage, with walkways branching off from them leading to the house entrance – some of which face the street directly while entrances on many other homes are accessed from the side of the home through enclosed courtyard or terrace spaces fenced from view from the street. The subdivision's landscape elements were planned to create a communal sense of shared public space across lot lines in front yards. Front yard landscape treatments originally featured one or two specimen trees, grass turf, and low shrubs that permit unencumbered front yard views up and down the street. More recently, homeowners have substituted "xeriscape" or low-water-using groundcover and low retaining walls that preserve the sightlines across front yards in ways which sympathetically update the original landscaping concept.

## Design Features

Rectangular Three-Bedroom/Two-Bath Floor Plan with an Especially Long Street-facing Facade; Low-pitched, Nearly Flat Floating Roofline with Exposed Rafter Ends; All-purpose Room (marked "AP" on house plans) at Front Wall Line; Paired and Single Vertically Aligned Windows Adjacent to the Slightly Inset Front Door; Garage Forms End Bay.

House Plan JE-85 is the most common of the five identified house plans in the Sacramento's Eichler Subdivision, with 18 known homes. With eight known homes each, House Plans JE-84 and JE-83 are the next most prevalent home type. There are 10 known examples of House Plan JE-14 and only three known examples of the Fairmeadow House Plan. These are found at 6441 and 6465 Fordham Way and 6320 South Land Park Drive.

### Heating, Plumbing and Other Mechanical Systems

Radiant floor heating systems that were embedded into the house's concrete slab foundation, along with much of the plumbing, were characteristic of Eichler homes. Houses were not originally designed with modern ducted air conditioning, or with much insulation, and relied upon passive solar and the placement of windows and terrace sliding doors for cross ventilation to aid in cooling or warming the interior as needed. These passive systems were supported by "Coolair air-cooling systems" also known as "swamp coolers" which were self contained roof-mounted cooling units. The embedding of plumbing and heating systems in the concrete slab, the limited insulation, and flat or nearly flat roof forms with little or no attic space poses challenges in installing insulation and in retrofitting the heating, ventilation and cooling (HVAC) systems in these homes. Preservation design guidance in making such improvements is recommended. The Eichler Network can be a great resource for how to sensitively approach and complete HVAC retrofit projects of this sort.

### Construction Systems

Eichler homes are of what is termed "Post and Beam" construction. This method of construction uses a concrete slab foundation, combined with vertical wooden posts and horizontal wooden members to form a framework that carries both roof and floor structural loads. This method was

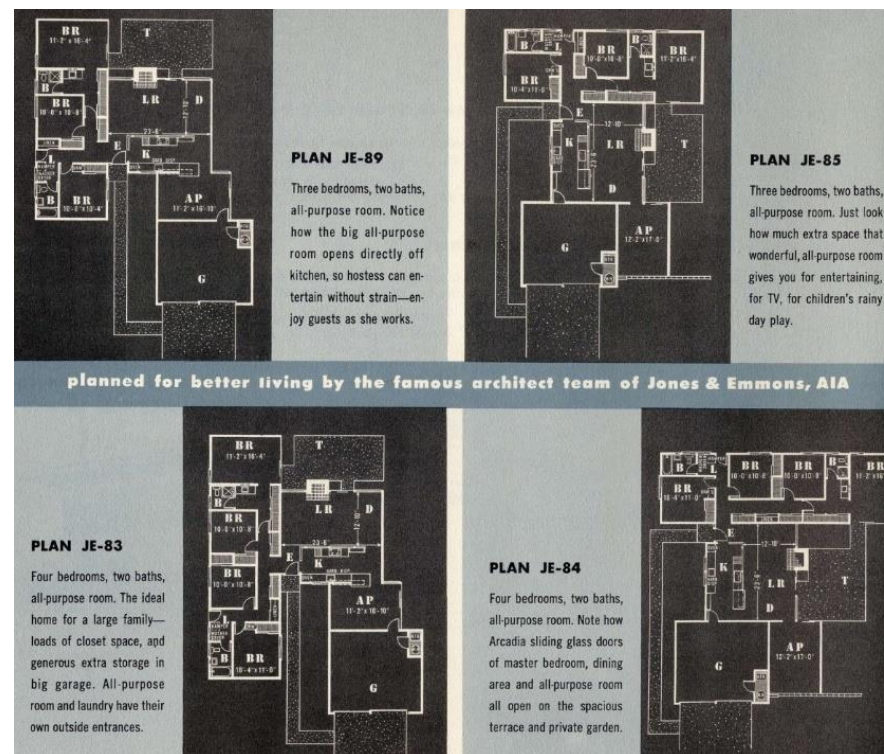



FIGURE 6: SOUTH LAND PARK HILLS UNIT NO. 7 FLOOR PLANS

avored because it made tract housing quicker to build, allowed for greater flexibility in arranging the interior spaces and made large window walls on the terrace/backyard side of the homes possible.

<p><b>HOUSE PLAN JE-83 Example</b></p>	
<p><b>Address: 6425 Fordham Way</b> <b>Photo Taken by Gretchen Steinberg</b></p>	<p><b>Design Features:</b> U-shaped (typically) Four-Bedroom/Two-Bath Floor Plan; Flat or Nearly Flat Roofline; Small Entry Atrium with Entrance Doorway Inset to Atrium Back Wall; Paired Window Openings on Front House Wall Adjacent to the Entry Atrium; Paired Garage Door Bays (with vertical board door cladding)</p>

**HOUSE PLAN JE-84 Example**




**Address: 6424 South Land Park Drive**  
**Photo Taken by Gretchen Steinberg**

**Design Features:** H-shaped (typically) Four-Bedroom/Two-Bath Floor Plan; Low-pitched Floating Roofline; All-purpose Room is at Front Wall Line; Garage Forms End Bay; Privacy Windows (“clerestory”) High on the Walls Hugging the Roofline, with Extended Rafter Ends

**HOUSE PLAN JE-85 Example**

**Address: 6449 South Land Park Drive**  
**Photo Taken by Gretchen Steinberg**

**Design Features:** U-shaped Three-Bedroom/Two-Bath Floor Plan (typically); Low-pitched Gable-front Roofline; Entry Occurs Along the Side of the House Out of View; a Single, Vertically Aligned Window on Front House Wall Faces the Street, With an Exposed Concrete Block Masonry Wingwall Extending Off It to the Side; Single or Double Garage Door Bay (originally with vertical board door cladding); Clerestory Windows High on the Wall Under Roofline Slope

<p><b>HOUSE PLAN JE-14 Example</b></p>	
<p><b>Address: 6417 Fordham Way</b>  <b>Photo Taken by Gretchen Steinberg</b></p>	<p><b>Design Features:</b> T-shaped (typically) Three-Bedroom/Two-Bath Floor Plan; Low-pitched, Nearly Flat Floating Roofline with Exposed Rafter Ends; All-purpose Room (marked “AP” on house plans) at Front Wall Line; Paired and Single Vertically Aligned Windows Adjacent to the Slightly Inset Front Door; Garage Forms End Bay That Projects Forward from House’s Front Wall Line</p>

**HOUSE PLAN “Fairmeadow” Example**



**Address: 6465 Fordham Way**  
**Photo Taken by Sean de Courcy**

**Design Features:** L-shaped three-bedroom two bath floor plan; flat roof with recessed entry courtyard; two car garage facing street; exposed post and beam brackets; horizontal grooved siding.

## District-Specific Standards & Criteria

The objective standards are intended to accommodate change—yet also help safeguard a contributing resource’s distinctive form, historic character, and relationship to its historic district. The objective standards identified on the following pages reflect on areas of each Eichler home in the district.

Projects that are typically exempt from design review, include the following project types\*:

- Any interior improvement
- Detached accessory structures, like sheds or gazebos provided they meet the standard code requirements
- Solar panel installations or repairs
- Most mechanical equipment replacement or repairs
- Repairs or installation of pools or hot tubs
- Re-painting your home, including repairs associated with painting, including minor like-for-like trim or siding repairs
- Some window replacements
- Re-roofing your home, including gutter replacement
- In-kind repair or replacement of your HVAC system
- Building or replacing a fence as allowed with the standard code requirements
- New landscaping
- New hardscaping
- Underground utilities
- Maintenance to existing features of your home

\*Check with city staff to determine if your specific project can be exempt.

***Design Principle:*** Preserve and enhance original Eichler design aesthetic while allowing for modernization and new construction to create a welcoming residential neighborhood.



**Rationale:** *The South Land Park Hills (Eichler) Historic Districts one of the City's best examples of Mid Century Modern residential architecture. Minimal infill has taken place in the historic district, preserving the cohesive pattern of Eichler-built California Ranch homes from the Mid-Century period. This collection of historic architectural styles deserves recognition and preservation.*

### **1.0 Review of Non-Contributing Resources**

Non-contributing resources are those buildings that were included in the original Eichler development but have been modified so that they no longer retain their ability to convey their original design intent and significance. According to City Code, only historic landmarks, contributing resources, and historic districts are listed in the Sacramento Register of Historic and Cultural Resources. Therefore, since non-contributing resources are not listed historic buildings, they will be treated differently than contributing resources. Typically, historic preservation review for non-contributing resources will be less restrictive than the current zoning and design regulations.

### **2.0 Additions & Accessory Buildings for Contributing Resources**

Buildings constructed decades earlier often require design changes, including room additions in some cases, and accessory buildings, to accommodate today's criteria for comfort and convenience. Design guidelines for historic districts allow such changes to occur in ways that accommodate reasonable changes while also preserving key design features that most account for the property's significance. Projects proposed for a contributing resource in Sacramento's historic districts may involve the construction of additions and accessory buildings. Additions shall be planned sensitively in order to have a minimal impact on the historic district's character- defining features.

#### **2.1 Additions**

- a. The addition must be located to the rear or side of the building. The streetscape in the Eichler Tract is expressed through the prevailing front yard setback pattern and the open sight lines across property lines up and down the street and changes to these features shall not be made.
- b. Original building cladding, structural elements (post-and-beam elements), opening sizes, or clerestory windows on the primary façade shall not be altered in order to accommodate new additions. If damaged beyond repair replace these features to match the original feature.
- c. Do not enclose original entry courtyards on the primary facades with new additions.
- d. Do not make additions to primary façades.
- e. Set back side additions by 2-3 feet from the primary façade to distinguish the addition from the historic building; however, utilize exterior siding materials and window sizes that match those elements present on the main building.

- f. The solid-to-glass cladding pattern of an addition shall be no greater or less than 15% of the contributing resource.
- g. Two-story additions to Eichler homes are prohibited unless they are made to the rear of the home, beyond 50% of the building footprint when measured from the frontmost façade.

### **3.0 Detached Secondary Dwelling Units, Garages, & Storage Structures (Accessory Buildings)**

This section addresses detached secondary dwelling units, accessory buildings, and infill projects (does not apply to existing accessory buildings).

- a. Locate detached secondary dwelling units and accessory buildings at the rear of the property where they are not visible from the public street. The new structure shall be smaller in scale in regard to the primary residential building, so as to preserve the status of the primary building as a contributing resource to the historic district.
- b. New accessory buildings and secondary dwelling units shall not align wall openings with adjacent buildings.
- c. New secondary dwelling units shall be clad in siding found on the primary building on the subject parcel.
- d. New secondary dwelling units shall have gutters that match those found on the primary building on the subject parcel.
- e. New secondary dwelling units shall have windows and trim that matches the dimension and finish of the windows and trim found on the primary building on the subject parcel.

### **4.0 New (Infill) Construction & Alterations to Contributing Resources**

This section provides objective standards and criteria for construction of infill development for residential and mixed-use projects.

#### ***4.1 Setbacks, Setting, Location, & Site Layout***

Alterations to existing buildings and new construction must be within the ranges of the existing setbacks and site layout of the historic district in which it is located.

- a. Do not visually block the primary front façade of a contributing resource.
- b. Avoid placing window openings that allow views from new construction into adjacent existing residential structures.
- c. Use landscaping or screening features to provide privacy of semi-private outdoor spaces.
- d. Corner parcels should match the existing site placement pattern of adjacent properties.
- e. Allowable encroachments into the front yard setback zone include sidewalks and driveways of smooth finish concrete construction and retaining walls and planter boxes less than 30 inches in height of concrete or wood construction, so long as existing sight lines across front

yard property lines (shared communal visual space that characterize Eichler home subdivisions site planning) are kept open and individual homes can be fully and clearly seen from the public street.

- f. New construction shall have a garage door facing the street.
- g. New construction shall be no more than 1-story tall or have a second story no greater than 25% square footage of the single-story portion of the new building and shall be setback from the primary façade by at least 20-feet.
- h. New construction shall be wider than it is tall.

#### **4.2 Building Massing, Scale, & Form**

Buildings that reflect the massing, scale, and form of the historic built fabric reinforce and enhance the visual continuity and quality of the historic districts.

- a. A new building that is larger in mass than surrounding contributing resources shall break up its mass into smaller components or modules.
- b. Portions of new buildings that are taller than adjacent contributing resources in the district should be placed at the rear 50% of the structure.

#### **4.3 Architectural Character**

The Midcentury Modern architectural style of the homes within the South Land Park Hills (Eichler) Historic District is one of the key physical attributes that contribute to the visual character and appealing quality of the area.

- a. Incorporate vertical siding, aluminum windows, and clear glazing into new construction.

#### **4.4 Windows & Doors**

Windows and doors are primary features that help to define the connection between the street and the building, as well as depth, scale and rhythm of a building. These openings provide articulation and transparency to a façade.

- a. White vinyl windows are not allowed on new construction or when installing new windows on contributing resources.
- b. Retain and rehabilitate or retrofit existing Eichler Midcentury Modern sash or install replica sash, retaining similar dimensions and thin style sash frame. If creating additional window openings use proportions, depth, and materiality at window and door openings that are consistent with the adjacent unaltered contributing Eichler resources.
- c. If the door is visible from the public-right-of-way is being replaced, do not use a raised panel door in the traditional or colonial style.

- d. Retain original, vertical-groove-clad garage sheathing and repair if feasible or utilize a plain flat- surface door type in cases where retention and repair of the existing garage door is infeasible.

#### **4.5 House Mechanical Systems**

- a. Design new buildings with passive cooling features.
- b. While it is not always feasible to entirely hide mechanical systems, their placement should be planned so to minimize visibility from the public realm.
- c. When installing new ductwork on contributing buildings, if it must be run on the roof, insulate ductwork with white spray-on foam insulation.
- d. When replacing HVAC systems with new systems, where feasible take advantage of ductless HVAC systems, to avoid installing new exposed ductwork on the roof of new or contributing buildings.
- e. Solar panels shall be installed flat with the roof so they are minimally visible from the street.

#### **4.6 Site Features and Landscaping**

Site features, streetscape, and landscaping are critical components in forming the character of a historic district. Everything from the overall streetscape, street pattern, and relationships between buildings and open spaces, and the front yards to the public sphere of streets, sidewalks, and parks, contribute to the historic district's character and sense of place.

#### **4.7 Fencing and Screening**

Fences are a character-defining feature of many of Sacramento's historic districts, particularly those that are primarily residential in nature. The use of fences created a clear, visual delineation in the broader neighborhood streetscape between the public realm of the sidewalk and street and the private realm of an individual property.

- a. When visible from the public right-of-way, preserve and maintain historic fences and site walls that enclose side yards.
- b. Replace only portions of historic fences or site walls that have deteriorated beyond repair, replicating historic fencing materials and designs. Utilize vertically aligned smooth board sheathing with a cap to finish off the top of the fence run.
- c. Place fences and screening features to maintain the visual progression from public to private spaces.
- d. Side fences or walls may be taller than those located in front of a property, but taller portions shall be set back behind the front plane of the contributing building.

#### **4.8 Landscape and Planting**

Landscape design is an important feature that ties together the built environment of Sacramento’s historic districts. It affects the pedestrian experience in front of all types of properties, creates or softens the public-private transition between the street and individual properties, and enhances the character of a historic district’s overall streetscape.

- a. Do not alter a property’s historic lot grade.

#### **4.9 Lighting**

Lighting is important for public safety and for the security of a property, facilitates the movement of people and creates an attractive and inviting atmosphere.

- a. Preserve and restore historic lighting fixtures.
- b. Repair, rather than replace damaged historic exterior lighting fixtures. If necessary, replace only parts of historic light fixtures that are deteriorated beyond repair. If beyond repair install replica Midcentury Modern style fixtures.
- c. New lighting fixtures shall not block or obscure character-defining features.
- d. Use only fully shielded exterior light fixtures that emit no light upward and do not allow light trespass off the property.
- e. When installing Light Emitting Diode (LED) light fixtures and bulbs, select “warm- white” or filtered LEDs to minimize blue light emission.

#### **4.9.1 Driveways and Parking**

Mid Century Modern architecture developed during a time when the automobile was becoming the primary means of personal transportation in the United States. The automobile is central to the design of Eichler-designed residences. Garages are pushed forward with large expansive driveways that can be utilized by at least two vehicles at a time.

- a. Paved parking pads and driveways in the front setback shall comply with City code.
- b. Utilize a smooth broom finish concrete when expanding driveways or for the construction of new driveways.

#### **4.9.2 Utilities**

Utilities are essential to modern-day living but can visually interrupt the character and cohesiveness of a historic district when they are prevalent.

- a. Do not place above-ground power transformers along primary streets and locate on secondary streets when feasible.

- b. Ground-mounted HVAC systems shall not be visible from a public street.

## Glossary of Terminology

**Bay:** (1) a primary division of a structure (2) a principal compartment of the walls, roof, or other part of a building or the whole building.

**Board-and-batten:** This type of wall construction gives the appearance of wide vertical strips with either recesses or projections. There are three ways to achieve this: using wide boards with rabbeted edges, alternating wide boards with narrow battens, or covering seams with narrow battens.

**Clerestory Windows:** a vertical row of windows at the top of a wall, above eye level

**Concrete Masonry Unit:** a standard-sized, pre-cast, concrete rectangular block used in construction.

**Contributing Resources vs. Non-Contributing Resources:** Buildings in historic districts are classified as "contributing" or "non-contributing" based on their historical significance and condition. Contributing buildings were constructed during the district's historical period and have maintained their original condition. Non-contributing buildings were built after the district's historical period or have undergone significant alterations.

**Datum Line:** a form that ties together or anchors all other design elements. An arbitrary horizontal plane is used as a reference point for measuring all different vertical dimensions. It highlights differentials between the vertical heights of floor levels and differing levels of two separate points on the site.

**Historic Context Statement:** A statement that determines the historical significance and authenticity of the property by outlining the factors that contributed to the area's development, including its geography, culture, and history. It identifies the properties constructed during that time, explains their significance, and outlines the authenticity level required for a property to be classified as a historic resource.

**Modular Floor Plans:** Floor plans that can be modified or changed.

**Post-and-beam Construction:** a building system that uses vertical and horizontal wood structures to create a frame for a building.

**Rolled Roofing:** a mineral-surfaced roofing material that comes in rolls.

**Stacked Bond:** The stack bond pattern is used for situations with no load-bearing requirement; by stacking different types of masonry units on top of each other, continuous horizontal edges and vertical head joints are created.

**Smooth-finish Concrete:** A concrete finish is a smooth surface made from screed and trowels.

T-1-11 Siding: compressed wood textured to get a channeled or grooved look.

Usonian: Frank Lloyd Wright, an American architect, coined the term "Usonia" to describe the United States and his vision for the country's landscape. This included the planning of cities and the architecture of buildings.

Vertical-groove-siding: A siding material unique to the Mid-Century period where vertical boards are separated by vertical grooves.

Wingwalls: A smaller wall is typically attached to or located next to a larger wall or structure. This often involves stacking Masonry Units on top of each other to create a pattern.

Xeriscape: a style of landscape design requiring little or no irrigation or other maintenance