

CITY OF TAFT

HISTORIC PRESERVATION
PLAN

2007

INTRODUCTION

The Taft Historic Preservation Plan shall be established by Taft City Council resolution. Pursuant to the Preservation Plan, City Staff will identify a Historic Preservation District, encompassing the area bounded by the city limits of the City of Taft and City Staff shall identify and select buildings within the District to be included on a Qualified Historic Structures List. The buildings will be selected by City staff either for the original architectural character of their specific time period or for the histories of the people who once lived in them. Owners of properties selected for the Qualified Historic Structures List who comply with the recommendations in this document will be given a Certificate of Recognition. While City staff may recommend reasonable design related solutions, if staff finds that a proposal for alteration, new construction, or demolition is inconsistent with the Preservation Plan, such recommendations are not mandatory unless funded through City programs.

Historic preservation is vital to maintaining the community's character and identity. Preservation of historic resources fosters civic and neighborhood pride, forms the basis for a unique community identity, and enhances the visual character of the City. Historic preservation has been shown to improve property values within historic areas. Maintaining and reusing historic structures conserves building materials and energy resources. Preservation also serves as a tool in comprehensive planning efforts.

The Historic Preservation Plan, with basic guidelines, encourages property owners to take special care in preserving, protecting, or enhancing these historic buildings. While the guidelines are not mandatory, the Preservation Plan will help homeowners understand why any alteration or addition should reflect the historic fabric or features of the building. Homeowners are encouraged to undertake any alterations in accordance with these guidelines, and seek financial assistance, incentives, or preservation resources made available by City Staff, preservationists, and neighbors within the District.

GOALS AND OBJECTIVES

The goals and objectives of the Preservation Plan are:

1. To promote the importance of preserving and protecting historic buildings in order to enhance the architectural integrity of the District.
2. To promote a design approach that reflects the City's architectural diversity as opposed to the growing trend toward architectural homogeneity in new construction; commit to recapturing and maintaining a "village" character (comprised of residential and commercial uses) and pedestrian friendly environment; retain designated and potentially significant historic neighborhoods.
3. To provide basic design principles and assistance to property owners so as to avoid alterations and additions that do not reflect the unique features of their historic home.
4. To educate property owners as to why being on the Qualified Historic Structures List is important and beneficial to the property values of their homes and surrounding neighborhoods.
5. To provide and assist property owners with incentives that may be available such as financial resources and technical assistance.
6. To educate property owners as to the importance of receiving a Certificate of Recognition upon compliance with the Taft Colony Historic District Preservation Plan.

7. To stimulate the economic health of the area and enhance property values by encouraging investment and new construction that is compatible with the scale, style, and character of the neighborhoods within the District.
8. To avoid demolition, inappropriate alteration, and neglect of houses that contribute to the character of the District.
9. To retain historic street patterns, landscape features, and pedestrian friendly amenities. To identify and maintain public views from parks and other publicly owned properties.
10. To assist and encourage preservation activities, public involvement, and awareness in the preservation process, such as property values by encouraging investment and new construction that is compatible with the scale, style, and character of the neighborhoods within the District.
11. To develop a plaque program for the identification of designated landmarks and districts.
12. To provide an opportunity for property owners within neighborhoods to propose more specific standards for the preservation of their historic homes.

HISTORIC SIGNIFICANCE

The Taft Historic Preservation Plan is intended to encompass structures within the City, which still retains numerous historic structures within its neighborhoods and reflects the architectural time line of Taft's past.

The earliest records of history in the Taft area began with the Tulamni Tokut Indians. Their village was on the western shore of Buena Vista Lake, approximately seven miles from Taft. Discovery of artifacts from the Tulamni village by the Smithsonian Institution in 1934 indicated the importance of petroleum and its uses.

In 1901, E.J. Boust, working with United States Surveyor General Benson, observed oil seepages and, at a later time when he became acquainted with the Elwood brothers, discoverers of the Kern River oil field, he remembered the sites on the West Side noted during the survey. Along with business acquaintances, he formed Producers' Guaranty and Boust filed for ten sections in Township 32, Range 23, which later became the City of Taft, and four sections in Township 31, Range 23.

On May 1, 1901, Producers' Guaranty struck oil at a depth of 1400 feet. After a fitful start due to difficulty selling the oil, finally in 1906 drilling activity increased in the Sunset-Maricopa fields and the Maricopa flats. Southern Pacific and Santa Fe Railroads, joint owners of the Sunset line from Bakersfield to Maricopa, extended the line to the Midway field and, on "Siding Number Two", opened the depot in a freight car.

When the developing settlement needed a name, options were Morro, Moron, and finally Taft, after President Taft who requested for Congress to pass the Oil Land Withdrawal Act. This legislation required people who owned claims to develop them, which created widespread development with unprecedented activity, and produced some of the largest gushers in the world.

On March 6, 1930, the Mays gusher spewed thousands of barrels of oil a day into the countryside. Eight days later, the Lakeview gusher threw its bailer into the crown block, unleashing an estimated 18,000 barrel torrent of oil which carried away the derrick. Four days later, an explosion of rocks, sand and gas spewed out and rained oil over the countryside. No one was able to

get near the site again until months later; all activity was directed at stopping the flow of oil to prevent it contaminating Buena Vista Lake. Reservoirs were dug to hold the flood of oil and dykes were built all around the countryside to contain the oil.

One of the most unusual gushers was when an Eagle Creek Oil Company well near Fellows hit a gas pocket which spewed fossil sea shells for several hundred feet around the well. Sightseers came to gather shells more than one hundred miles from the ocean.

In 1909 a fire destroyed most of the settlement, and Southern Pacific surveyed a town site on the north side of the tracks, where lots sold at an astonishing rate. Houses and businesses sprang up over night, including the Blaisdell Opera House. In April 1910, the city built a small electric plant, and gas lines were installed. A water system, two tanks at the head of 6th street, was filled with water brought by tank cars and piped to the houses. In 1909 the Conley School District was formed, a one room shack located in South Taft. In 1910, a two room school building was started but was too small by the time it was completed. Immediately a third room was added. In 1910, the Catholic, Methodist and Presbyterian churches began their services. Incorporation of the city took place on October 7, 1910.

E.J. Boust formed a settlement called Boust City, which was made up of saloons and other such businesses, flimsily constructed with wide cement walks. Soon one of the frequent fires destroyed the city but the sidewalks remained for years, stretching through the sagebrush. Mr. Boust passed away on October 18, 1915. In 1920 Sam Orloff acquired the Boust property and mapped out Taft Heights, a modern residential area containing some of the original cement walks on B Street. Oil Companies developed some lots for sale and the housing boom in Taft began.

Taft was founded upon oil and the oil industry is the major contributor to the economy of Taft. Of the many of the early oil companies such as Standard Oil, General Petroleum Corporation, Shell, Aladdin, Apollo, Anchor, Beldridge, Blue Bird, Conoco, Doheny Pacific Petroleum, E.A. Clampitt, Fairfield Associated Oil, Getty, Home, Honolulu, Humble, Indian, Jergins, Kern, Klondike, Lakeview, Lord Roberts, McKittrick, Mobil, Nevada Petroleum, Norris, Occidental, Ohio, Ozark, Pennsylvanian, Phillips, Prosperity, Richfield, San Clemente, Sacramento, Sovereign, Superior, Texaco, Tide Water, Union, Ventura, and West Crude, only a few recognizable names remain. With mergers and purchases, some of the main players in the oil industry around the Taft area are the ChevronTexaco, Aera Energy, Berry Petroleum, Occidental, Atlantic, Bellaire, California Crude, Crimson, Exxon, Holmes, and Mobile companies.

Fires and storms have taken their toll on the original architecture of Taft. Most of the buildings in the downtown area were destroyed in the 40's and 50's. Due to lack of knowledge, many outstanding examples of different styles of architecture were torn down and replaced in the 60's – 70's. Most of the architecture in Taft area consists of Spanish style (hospitals and churches) and fantastic Art Deco buildings on Center Street and the Taft Union High School campus.

Many varied and rich examples of historic architecture can be discovered when walking or driving through the Taft Historic District. These structures have an architectural legacy as well as the history of the people who once lived in them. The goal of the Taft Historic Preservation Plan is to preserve, protect, and enhance the historic characteristics of our neighborhoods in the decades to come.

PUBLIC, INSTITUTIONAL AND COMMERCIAL BUILDINGS

Over the years, natural disasters, changes in the City's economic base, and attitude toward preservation have all affected the City's building stock. Early commercial, public, and institutional

buildings survive in much fewer numbers than residential structures, owing in part to the demolition of many buildings during the 1950s until the 1980s.

Churches: Among the few churches that survive from Taft's early years of development are:

St. Mary's Catholic Church- Spanish style	110 E. Woodrow
United Methodist Church – Spanish style	630 North Street
Pat Peeples Church- Spanish style	700 North Street
St. Andrews Episcopal Church- Spanish style	703 5 th Street
Templo La Hermosa (Presbyterian Church)	500 Kern Street
Missionary Baptist Church (Christian Scientist) - Art Deco	615 Kern Street

Residences: Typical of early residences in the City are:

1. Wood frame with porch to foster sense of community
2. Spanish style stucco
3. California bungalow

Commercial: Among the most notable remaining commercial examples are:

Taft Union High School	700 7 th Street
Music Building	600 7 th Street
Commercial Buildings	300 – 600 blocks of Center Street
Commercial Building	200 block of Sixth Street
Midway Lodge	521 North Street
Taft Chevrolet	501 North Street
Old Crocker Bank	431 North Street
Holland Inn	531 Warren Street
Apartments	529 Warren
The Fort	600 Lincoln
Erickson and Brown Funeral Home	501 Lucard Street
Pioneer Mercantile Building	431 Main Street
The N.E.E.D.S. Center (PG&E)	518-520 Main Street
Hospital Complex	North Street

DESCRIPTION

The Taft Historic Preservation District boundaries are the existing city limits of the City of Taft. The District contains a mixture of land uses, including single and multiple-family housing, commercial retail and office buildings, industrial facilities, public parks, churches, schools, the City Hall offices, and other public buildings. A survey conducted by City Staff identified over 50 structures within the boundaries of the District which are culturally, architecturally, and/or historically significant. These structures will be included on the Qualified Historic Structures List to be established by City Council resolution.

CONTRIBUTING HOUSES

The Preservation Plan discusses houses in terms of contributing and noncontributing to the character of the District. Contributors are buildings that retain their historic character. Non-contributors are buildings that, due to alterations and/or additions, no longer reflect the original historical character, or that were built outside of the District's time period of historic significance.

Those houses on the List of Qualified Historic Structures are considered contributors to the character of the District.

1. Houses within the District which are listed in the National Register of Historic Places are contributing. Houses are eligible to be added to the List of Qualified Historic Structures, and thereby considered contributing, if they were originally constructed prior to 1949, and are, either in original condition or properly rehabilitated.

2. Houses may be deleted from the List of Qualified Historic Structures if there is evidence that they were included by error and/or they have lost their architectural integrity.

3. The List of Qualified Historic Structures may be amended from time to time for administrative reasons such as demolitions or corrections. Additions to the list may be made administratively as long as the building was built before 1949, and is architecturally, historically, and/or culturally significant. Any substantive change in these criteria would require action by the City Council for addition or deletion of houses to the list.

NON-CONTRIBUTING HOUSES

Houses not on the List of Qualified Historic Structures are considered non-contributors to the character of the District. Noncontributing houses may be added to the list if they were originally constructed prior to 1949, and are, either in original condition or properly rehabilitated

DESIGN CONSULTATION PROCESS

Purpose And Intent

The purpose and intent of the design consultation process is to assist property owners in developing rehabilitation plans for their historic homes which conform to the goals and objectives of the Preservation Plan. As part of the plan check process and/or issuance of a building permit or application for discretionary action, City staff will determine whether the permit applications are subject to the Preservation Plan. If so, applicants will be referred to the City staff to discuss their plans. Applicants are encouraged to meet with the City staff before rehabilitation plans are formulated, as this can assist the homeowner in expediting the process. The City staff is trained in historic rehabilitation, has resources and materials, and has access to consultants and architects. The design consultation process is as follows:

1. The homeowner applies for a building permit.
2. If the building is identified on the List of Qualified Historic Structures, the City staff explains the benefits of the Preservation Plan and how to preserve the architectural integrity and value of their home.
3. Owners who comply with the recommendations in this document will be given a Certificate of Recognition and may be eligible for incentives. Within the District, the City staff may recommend reasonable design related solutions if staff finds that a proposal for alteration, new construction, or demolition is inconsistent with the Preservation Plan and with the historic architectural qualities of the District. Design-related solutions suggested by the City staff are not mandatory, but are strongly recommended to encourage sensitive rehabilitation projects. If the rehabilitation project is funded through City programs, then the standards will apply. Also, homeowners who comply with the standards have the option to use the State Historical Building Code, which can provide greater flexibility in completing a rehabilitation project.

Items Subject To Review

The following items, **if visible** from the public right-of-way, are subject to review:

1. Additions that exceed the height of the existing roof ridge.
2. Replacement of, or alterations to, windows and doors; changes to openings for windows and doors; installation of new skylights, windows, and door grills.
3. Exterior lighting fixtures.
4. Replacement of, or alterations to, materials (including *siding* and trim) on exterior walls, chimneys, porches, and foundations.
5. Changes to roofing, including materials and changes to the installation pattern of roofing shingles or tiles.
6. Front and side yard fences and walls (including retaining walls).
7. Mechanical equipment in front of houses or on roofs (including solar collectors).
8. Demolition of ancillary structures such as sheds, guest houses, patio covers or carports.
9. Demolition of garages; alterations to existing garages; construction of new garages.
10. Rehabilitation of historic features.
11. Additions, removals or major alterations to porches and railing attached to them.
12. Additions or major alterations to the front or side elevations of a house.
13. New construction.
14. Relocation of houses and other structures.

Items Not Subject To Review

The following items are not subject to review in maintaining the historic nature of the District:

1. Exterior alterations not visible from the public right-of-way (including those visible from a public alley).
2. Routine maintenance and minor repairs.
3. All interior alterations.
4. Flat concrete work (including driveways and walkways).
5. Rear yard fences (where such fencing is not adjacent to a public street).

Although these are only guidelines, all projects must comply with the City building code, or the State Historic Building Code, and the City zoning code. The owners of non-contributing houses are also encouraged to take advantage of these services and potential financial benefits resulting from enhancing the value of the District.

ISSUANCE OF CERTIFICATE OF RECOGNITION

A Certificate of Recognition will be issued to the homeowner by the City staff on projects which comply with the Taft Historic Preservation Plan. Homeowners who receive Certificates are eligible to apply for additional technical and financial assistance from the City. The City staff is available to meet with homeowners and discuss how a project can qualify for the issuance of a Certificate.

DEMOLITION REVIEW PROCESS

The demolition review process has been established to preserve Taft's cultural and architectural history. For this reason, a specific demolition process has been established. This section applies to all houses identified as contributing to the District listed in Appendix A.

Exception: This process is not intended to apply to demolitions ordered by an appropriate City, County, State, or Federal authority to remedy conditions determined to be dangerous to life, health, safety, or property.

Prior to issuance of a demolition permit, the property owner shall perform the following tasks:

1. File a 60-day "Notice of Intent to Demolish" application with the Building Division of the Planning Department. The application, once received by the Building Division, shall be forwarded to the appropriate organizations and interested individuals.
2. Post a "Notice of Intent to Demolish" on the property. (The City may assist with this action.)
3. Offer the house to any individual or organization that would relocate and preserve it. Interested parties have 60 days from the date of the "notice of intent to demolish" to develop a plan to preserve the house either on site or at an appropriate new location. It will be incumbent on the interested party to propose an acceptable alternative to the homeowner which may include purchasing the property and house or moving the house to another property. If no alternative is identified as being acceptable to the property owner after the 60-day notice period expires, a demolition permit may be issued.

DESIGN GUIDELINES

These guidelines are intended to assist property owners in the maintenance, preservation, and restoration of their historic houses. These guidelines also promote new construction that is compatible with surrounding houses and prevent the intrusion of inappropriate architectural designs within the District. The guidelines address the following types of activities: residential rehabilitation, new construction, additions, residential landscaping, fencing, and public improvements.

Residential Rehabilitation Standards

The guidelines for residential rehabilitation projects are the U.S. Secretary of the Interior's Standards for Rehabilitation. These Standards are required for federally funded projects but are otherwise not mandatory. As for this plan, they are advisory only. The Standards emphasize the protection and repair of original architectural features and the use of compatible new materials and building elements. The City staff will use the Standards in reviewing and approving work to be performed on houses in the District.

The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize a historic property shall be preserved.
6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For a complete copy of the U.S. Secretary of the Interior's Standards for Rehabilitation, contact the City staff.

General Rehabilitation Principals

In addition to the Secretary of the Interior's Standards, the following principles will serve as a guide to property owners in developing a rehabilitation plan compatible with the character of their historic homes.

1. Homeowners are encouraged to conduct research on their house before plans or designs for alterations are prepared. This research should include determining the original appearance of the house and a physical inspection of the structure to determine if the historic fabric has been altered and is recoverable or repairable. The feasibility of retaining or repairing significant architectural features should be assessed.

2. Information on the house may be obtained through the City staff. Neighbors involved in historic preservation or who have lived in Taft for a long period of time can also be called upon for guidance.

3. The goal of the rehabilitation effort should be to retain and repair the original elements of the house. If damage or deterioration is too severe and original materials are not available, substitutes should incorporate the design, color, form and, when possible, material conveying the visual appearance of the original material.

4. The reconstruction of missing elements such as windows, porches, and other architectural details is encouraged, however it should be based upon documentary evidence such as historic photographs, drawings, maps, etc.

5. Homeowners should take special care, time, and effort in starting any rehabilitation of the interiors of their historic home.

6. Although this Preservation Plan only addresses the exteriors, homeowners are encouraged to talk to fellow neighbors and preservationists, attend house tours, and involve themselves with researching and documenting their home before undertaking any rehabilitation project.

SPECIFIC CONSTRUCTION AND REHABILITATION ISSUES

Wood Features

Recommended:

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required. To ensure the soundness of a wood structure, all cracks and joints in the siding trim should be sealed to prevent water from penetrating the wood. Further, all connections between the siding and various trim pieces should be inspected regularly and caulked as necessary with a high-quality compound.

2. Repair wood features by patching, piecing in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Minor damage to existing wood siding can often be repaired with a wood consolidant or epoxy (such as Bondo).

3. Repairs may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding. If replacement is necessary, new boards or shingles should match the originals in dimension, profile, and spacing.

4. When removing deteriorated boards or shingles, care should be taken not to damage the adjacent materials.

5. Design and install new wood features such as bargeboards or shingles when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic house may be used.

6. All new surfaces should be treated with a wood preservative and primer before installation.

7. Apply compatible paint coating systems following proper surface preparation. Sandblasting should not be used to prepare or clean historic wood exterior elements. Paint should match existing surface thickness.

8. Repaint with colors that are historically appropriate to the house.

9. Locate new vents and mechanical connections through side or rear walls where they will not be visible from the public right of way and do not damage or obscure character-defining features.

Not Recommended:

1. Applying paint to features such as wood shingles which were originally stained.

2. Replacing or covering wood siding or trim with wood of a different size and shape and replacing wood siding with aluminum siding, asphalt *shingles*, or heavy spray-on coatings (texture coat) or stucco.

Roofs

Recommended:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

2. Provide adequate fastening for roofing material to guard against wind damage and moisture penetration.

3. Retain and preserve historic roofing material whenever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern, and texture. Consider substitute material only if the original material is not technically feasible or is prohibitively expensive.

4. Retain and preserve the original shape, line, pitch, overhang and architectural features of historic roofs.

5. Repair a roof by reinforcing the historic materials and features, including cornice lines, exposed rafter tails, brackets, and soffits. Replacement or repairs should use replacement in kind or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members.

6. Repair and replace broken or missing gutters and downspouts to match existing pieces. Solder broken joints.

7. Install mechanical and service equipment on the ground, or place on the roof so that it is inconspicuous from the public right-of-way and does not damage or obscure character defining features.

8. When new gutters and downspouts are added, they should relate to the style and lines of the house. They should be painted to match the trim or body of the house and be placed in the least conspicuous locations (on the sides or the rear of the house).

Not Recommended:

Replacing historic roofing material with a new material that is incompatible with the architectural style of the house.

Porches

Recommended:

1. Identify, retain, and preserve *porches* that are important in defining the overall architectural or historic character of the house as well as their related features such as configuration, materials, floor, columns, balustrades, railings, walls, and steps.

2. Remove inappropriate alterations, such as enclosures, that have been made to porches.

3. Protect and maintain the brick, stone, wood, and metal used in the construction of porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

4. Repair porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, walls, floor boards, and stairs.

5. Design and construction of new porch when original porch is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the house.

Not Recommended:

1. Enclosing historic porches in a manner that is irreversible and so damages the original historic fabric or character of the home. Example: using solid walls, darkened glass, or permanent screens.

2. Adding ornamental details such as metal “iron work,” canopies, incongruous balustrades, or hand rails.

Doors and Entrances

Recommended:

1. Identify, retain, and preserve entrances that are important in defining the overall historic character of the house as well as their related features such as doors, transoms, sidelights, pilasters, entablatures, columns, and pediments.
2. New screen doors should be similar in appearance to the original screen doors: constructed of wood, sized to match the original door opening, and contain large panels of screen so that the view of the main door is not obscured.
3. Protect and maintain the *masonry*, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
4. Repair entrances by reinforcing the historic materials. Repair may also generally include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.
5. Design and construct a new entrance if the historic entrance is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the house.
6. Design and install additional entrances when required for new uses in a manner that preserves the historic character of the house, i.e., limiting such alteration to secondary elevations.

Not Recommended:

1. The use of hollow core doors on the exterior.
2. Installing screen doors over main entrances if they did not occur historically.
3. Painting front doors that were historically stained unless substantial patching has occurred.
4. The use of mismatched hardware/materials inappropriate to the style of the house.
5. Installing new doors that are not historically accurate.

Windows

Recommended:

1. Identify, retain, and preserve original windows that are important in defining the overall historic character of the house. Window features include: frames, sash, muntins, glazing, sills, heads, hood molds, and exterior shutters.

2. Design and install new windows when the original windows (frame, sash and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows should be an accurate reconstruction using historical, pictorial, and physical documentation. This may require custom milling, but this extra effort will be worth it in the long run because the original style and character of the house will be intact.

3. If awnings are desired, install them so that architectural features are not concealed and historic materials are not damaged. Consider the shape of the window and use the same shape awning. Try not to cover too many windows with a single large awning.

Not Recommended:

1. Removing or covering original ornamentation that results in a loss of visual interest.
2. Using snap-in muntins in place of true divided light window panes.
3. Replacing windows with stock items that do not fill the original openings or duplicate the unit in size, material, and design or are incompatible with the overall style of the house.
4. Using screens with metal frames.
5. Covering windows with metal grille work or wrought iron bars where none existed historically.

Colors

Since painting single family houses does not require discretionary review or a permit from the City, the color guidelines in this chapter are provided simply to assist those who may want guidance on an appropriate color scheme for an historic home. The selection of a color scheme for a house is an important decision, and one that creates an immediate and positive impact on the property and surrounding neighborhood. City staff has samples of colors traditionally used on historic structures as well as other resources. These resources can provide assistance to homeowners in selecting a color which will be both beautiful and result in an authentic restoration.

Recommended:

1. Color applied to wood trim or molding should be used to emphasize the separation of wall materials and give added scale to the houses.
2. Colors used on wood trim and detail elements may be contrasting if they are harmonious with the main house color.

Not Recommended:

1. More than one strong, vivid color for the body and trim.
2. A combination of warm and cold colors such as red and blue.
3. Painting stained shingles, brick, and stone work, chimneys, roofing or any decorative trim that was not originally painted as part of the building's style.

4. Use of one strong color only with no contrasting color on trim to define architectural details.

ADDITIONS AND NEW ACCESSORY BUILDINGS

Modern additions to historically significant houses, including garages, may be necessary to ensure their continued use. These guidelines should be utilized when additions, including a second story or accessory structures are contemplated such as garages, carports, patios and covers. These alterations can fit within the overall scale of the existing house and be compatible with its architectural style if simple principles are followed.

1. Preserve significant historic and architectural features, details and materials of the existing house.

2. Preserve the character and scale of the house by maintaining existing proportions for the new addition.

NEW CONSTRUCTION

Those considering new residential construction within the District should refer to the City of Taft City Codes concerning Residential zoning. The basic elements of the guidelines include the following. New houses within the district must assert their identity in harmony with that of their street and neighborhood. Site planning new construction in the context of infill projects requires special attention to four primary issues:

1. The design of infill architecture should be compatible in such elements as style, height, proportion, and materials of surrounding neighborhoods.

2. The relationship of houses to each other, to the surrounding open spaces, and to the street.

3. The functional and aesthetic design of open space.

4. The distribution, layout, and character of parking.

Included among these are variables such as circulation, access, security, convenience, and recreation which provide for full enjoyment of a dwelling.

RESIDENTIAL LANDSCAPE GUIDELINES

The landscape guidelines in this chapter are provided simply to assist property owners who may want guidance on an appropriate landscape design for an historic home. The intent is to provide an outline for property owners of general elements to be considered when designing and planting the front yard of a house and to encourage the preservation of mature landscape elements, especially large trees. Homeowners can contribute to the overall appearance of the neighborhood and District by carefully planning front yard landscaping. Rear yard landscaping is also important, but the purpose of these standards is to address front yard landscape areas visible from the street. Site specific information that will need to be considered includes sun exposure, drainage, soil, and, views of the surrounding area. Other issues to consider before beginning landscape plans:

1. What are the visual characteristics of the neighborhood?

2. What are the prevailing landscape styles and plant materials in the neighborhood?
3. What is the relationship of the house to the street and adjacent properties?
4. Are fences used on the street? What style are they?

Answers to these questions will help determine whether to use a formal or informal style of landscape design.

Different architectural styles lend themselves to a formal or informal style of landscaping. Formal design emphasizes a uniform balance of landscape features with an almost mirror-like symmetry. Landscape areas are plotted in geometric shapes. Plants can be trimmed in stylized forms, altering their natural shapes. Formal landscape design is best suited for Victorian, Queen Anne, and various Period Revival styles. Informal landscape design utilizes free-flowing asymmetrical plans and a more natural style. The informal design approach works well with the Craftsman style, which was intended to highlight the relationship between the house and the site.

TREES

Trees may be placed in pairs to frame an entry or drive to the home. This treatment provides scale to the house and brings to the property a sense of formality. Trees may also be used as single accents in front yards to create balance with the architecture and provide shade to a south or west facing facade. Trees or hedges may mark a property line or screen an adjacent property from view. This treatment may also provide a sense of enclosure to the garden and, in some instances, take the place of a fence or wall.

SHRUBS

Shrubs are generally located at the foundation of the home to provide scale to the house as it meets the ground. The shrub palette may vary from evergreen to flowering deciduous material but often is layered by height with the dark, rich green hedge or shrub mass in the background contrasting with any flowering shrub, hedge, or ground cover in the foreground. The tall hedge may be clipped or shaped to follow the lines and edges of the house foundation.

LANDSCAPE COLORS

Color is of primary importance in establishing the period landscape garden. Used in abundance, typically orientated on warm southern and western walls, color will accent the garden and contrast not only with the evergreen materials but with the lawn as well. Roses in particular may be used as focal points as they were often used in combination with vineyard plantings in earlier gardens.

VINE PLANTINGS

Vines are used to cover facades, fences, and walls or grow from pergolas, trellises, lattice armatures or, even other trees and shrubs.

LAWNS

Lawns may be used to accent the front yards of homes and provide a carpet effect along the wide setbacks of the neighborhood streets. The use of lawn provides consistency with other

properties along the street, reinforcing the sense of cohesiveness and continuity commonly found in older, historic neighborhoods.

FENCING

Perimeter walls and fences should continue the functional on-site relationships of the surrounding neighborhoods. Chain link and block wall structures should not be used within the front landscaped setback areas. The following are the guidelines for fencing:

FRONT YARD FENCES

Front fences along the public street are discouraged because they interrupt a continuous green belt and dilute the neighborhood character of the street. However, in cases where they may be appropriate, it is recommended that a 10' minimum landscape setback from the property line be maintained.

1. Height: fences should be no more than three feet high so as not to obscure the structure.
2. Materials and Detailing: fences along the public street should incorporate distinctive architectural elements of the surrounding neighborhood fences, for example: picket fences, alternating vertical style fences, and lattice work panels, all of which give an open-air feeling. Vines covering lattice-type fencing, "living" fences, or hedges are also encouraged.

SIDE YARD AND REAR YARD FENCES

1. Height: side and rear yard fences should be no more than six feet high.
2. Material and Detailing: fences may be of a more solid construction for increased privacy. Materials, detail and finish should be high quality and similar to those in the neighborhood, such as continuous vertical or horizontal wood plank fences.

PUBLIC LANDSCAPE GUIDELINES

The objective of the public landscaping improvements within the District is to beautify existing neighborhoods through the infill of compatible tree types where mature trees have been removed in the past. New tree planting will be done in locations that match existing tree planting patterns and predominant tree types to insure that the character of the neighborhoods is preserved. The basic elements of the public landscape guidelines include the following:

1. Large canopy trees (24'' box type or greater, if possible) should be planted uniformly with the same spacing, a minimum of 30' to 40', as in other residential areas within the District. Small trees (24'' box type or less) should be planted with a spacing of 20 feet. New tree planting should respect and be compatible with existing landscape tree types. All existing, healthy mature trees should be retained. Any voids in public parkways should be planted with mature infill canopy trees and should respect the distinctive landscape elements within the area.
2. Northern Catalpa, Chinese Chestnut, Chinese Pistache, Japanese Zelkova, Littleleaf Linden, California White Oak, Chestnut Oak, Northern Red Oak, Overcup Oak, or Willow Oak, planted uniformly and at a maximum of 30 foot spacing, should be incorporated into parkways and

public sidewalk areas along the major streets through the District. Understory canopy trees may also be introduced to provide shade to sidewalk areas.

STREETSCAPE GUIDELINES

The City of Taft will endeavor to maintain the historic quality of the neighborhood through street beautification efforts. Street improvement projects will be completed with historic preservation objectives in mind.

These objectives include, but are not limited to:

1. Repairing and preserving existing historic street lights.
2. Installation of new street light standards which should reflect historic street lights originally found in the District.
3. Introducing new street furniture such as bus shelters, benches, and trash receptacles which are compatible with the historic character of the District.
4. Reconstruction of sidewalks which replicate the historic scoring patterns, and installation of corner radius and driveway curb cuts similar to those which are original to the District.
5. Installation of plaques and monuments identifying the Taft Historic District. Located along the major streets and at strategic intersections at the District's borders, these will provide a clear boundary and contribute to neighborhood pride.

ASSISTANCE TO PROPERTY OWNERS

To assist and encourage property owners in the preservation of historic houses, the City of Taft will strive to make financial resources and technical assistance available for eligible preservation projects. Financial incentives are also available through the federal and state governments. While granting federal and state incentives may not be within the purview of the City, they are included in the Plan to make property owners aware of the range of incentives which may be available. The benefits of the programs described below may vary from property to property. A Certificate of Recognition will be issued by the City staff for projects which comply with the Taft Historic Preservation Plan and Guidelines, and the Secretary of the Interior's Standards for Historic Rehabilitation. Projects which receive Certificates are eligible to apply for additional assistance from the City.

City Programs

The City of Taft, using federal Community Development Block Grant (CDBG) funds, makes loans available to income-eligible homeowners (owner occupants) for the purpose of rehabilitating/renovating their homes. These loans will be given on a priority basis to owners of those homes included in the City's locally designated List of Qualified Historical Houses and for which a Certificate of Recognition has been issued by the City. Design-related solutions recommended by the City staff are mandatory for rehabilitation loans funded through the CDBG program.

The City not only provides funding for rehabilitation loans but also provides technical assistance through the Neighborhood Preservation Office by preparing specifications, sending the write-ups to bid, assisting the homeowners in selecting a contractor, monitoring the repairs of the

contractor, and issuing payments to the contractor, thus assuring that work is performed in accordance with the Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation.

Most types of improvements are eligible. However, all health and safety code-related repairs must be done prior to any cosmetic improvements being made. Eligible items include new roofs, exterior and/or interior painting, upgraded or new heating, plumbing and electrical, front yard landscaping and sprinklers, carpeting, and built-in appliances. Room additions may be made under this program in overcrowded circumstances. Other programs, funded with local housing set-aside funds, are offered for older properties. City Hall for more information about these programs.

Other Programs

1. State Historical Building Code.

The State Historical Building Code ("SHBC") is intended to provide flexibility to owners of historic structures in meeting code requirements. The SHBC standards and regulations are performance-oriented rather than prescriptive as are most house codes.

Jurisdictions must use the SHBC when dealing with qualified historical buildings, structures, sites, or resources in permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related reconstruction, change of use or continued use of a qualified historical building. The State Historical Building Safety Board has adopted the following definition for a qualified historical building or resource:

"A qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction."

This should include designated structures declared eligible or listed on official national, state, or local historic registers or official inventories such as the National Register of Historic Places, State Historic Landmarks, State Points of Historical Interest, and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks. Accordingly, buildings included in the City's List of Qualified Historical Houses are eligible to use the SHBC. Under the provisions of the SHBC, new work (i.e., new construction) should conform to prevailing code, while all the elements of the existing structure are afforded the flexibility of reasonable and sensitive alternatives. The SHBC alternative building standards and regulations are intended to facilitate the *renovation* so as to preserve original or restored architectural elements and features, to encourage energy conservation and a cost effective approach to preservation, and to provide for the safety of occupants.

2. Mills Act.

The Mills Act is intended to promote the preservation and rehabilitation of historic properties by providing owners with property tax relief. Under the Mills Act, a property owner enters into a voluntary contract with a local government which allows a property tax reduction on the condition that the property be restored (when necessary) and properly maintained. The contract period is ten years and is binding upon all successive owners who have the same rights and obligations under the original owner. Eligible properties include those listed in the national, state, county, or local registries of historic structures, sites, or places.

SUGGESTED READING

Taft Sources

Oildorado: Boom Times on the West Side. William Rintoul.
A History of Early Taft, California. Larry Peahl and Pete Gianopulos.
Drilling Through Time. William Rintoul.

National Park Service Publications

The National Park Service Publishes a series of technical leaflets, books, and briefs on appropriate preservation treatments. The Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing to the National Park Service, Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington D.C. 20013-7127, (202) 343-9578.

Respectful Rehabilitation: Answers to Your Questions on Historic Houses. The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Houses.

Preservation Brief No.2, Repainting Mortar Joints in Historic Brick Houses.

Preservation Brief No.4, Roofing for Historic Houses

Preservation Brief No.6, Dangers for Abrasive Cleaning to Historic Houses

Preservation Brief No.9, The Repair of Historic Wooden Windows.

Preservation Brief No.10, Exterior Paint Problems on Historic Woodwork.

Preservation Brief No.14, New Exterior Additions to Historic Houses: Preservation Concerns

Preservation Brief No.17, Architectural Character - Identifying the Visual Aspects of Historic Houses as an Aid to Preserving Their Character.

Preservation Brief No.22, The Preservation and Repair of Historic Stucco.

Preservation Brief No.24, Heating, Ventilating, and Cooling Historic Houses: Problems and Recommended Approaches.

Preservation Brief No.37, Appropriate Methods for Reducing Lead- Paint Hazards in Historic Housing

Other References

Farretti, Rudy J. And Joy Putman. Landscapes and Gardens for Historic Houses. Nashville, TN: American Association for State and Local History, 1978.

Harrison, Henry S. Houses. REALTORS National Marketing Institute of the NAR, 1978; 3rd edition, 1998.

Hutchins, Nigel. Restoring Old Houses. New York: Van Nostrand Reinhold, Ltd., 1980; Revised 1997.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 1984.

Paxton, Albert. National Repair and Remodeling Estimator. Craftsman Book Company; 2nd edition, 1998.

Poppeliers, John C., S. Allen Chambers, Jr., Nancy B. Schwartz. What Style Is It? Washington, D.C.: Preservation Press, 1983; 2nd edition, 1995.

U.S.. Department of the Interior, Technical Preservation Services. Respectful Rehabilitation: Answers to Your Questions About Old Houses. Washington, D.C.: Preservation Press, 1982.

GLOSSARY OF TERMS

Adaptive Reuse The process of converting a building to a use other than that for which it was designed. Such a conversion may be accomplished with varying alterations to the building.

Arcade A passageway attached to a house defined on one side by a series of arched openings.

Arch An opening which is curved at the top.

Asbestos-siding Large wide shingles comprised of a rigid asbestos material used in a horizontal siding pattern as cladding for exteriors in the 1930s through the 50s.

Awning A fixed cover, typically comprised of canvas over a metal armature, that is placed over windows or doors.

Ball and spindle trim A row of thin sticks sporting balls in an alternating pattern typical in Victorian era architecture.

Baluster An upright, often vase-shaped, support for a rail.

Balustrade A series of balusters which support a porch or balcony railing.

Bargeboards A board which finishes the edge of the roof and runs parallel to the gable face.

Barrel-Shaped Parallel to the axis of a cylinder.

Battlement A parapet built with indentations for defense or decoration. Often seen on turrets like a medieval castle.

Bay Window A window projecting outward from the main wall of a building.

Bay A projected or recessed portion of a house. Sometimes used as a means of organizing facades and adding depth to walls.

Beveled Glass Glass with a decorative edge cut on a slope to give the pane a faceted appearance. Typically used in patterns with lead mullions.

Beveled Siding A type of wood cladding characterized by beveled overlapping boards with rabbeted edges.

Bracket A supporting element under *eaves*, shelves, or other overhangs; sometimes only decorative.

Capital The top, decorated part of a column crowning the shaft and supporting the entablature.

Casement window A window with sash hung vertically and opening inward or outward.

Certificate of Recognition An authorization to proceed with new construction or alterations to a designated historic property after the proposed changes have been reviewed by the City.

Chimney Pot A pipe placed on top of a chimney, usually of earthenware, that functions as a continuation of the flue and improves the draft.

Cladding The covering of a wall surface.

Clapboard Overlapping horizontal boards used as siding on wood framed houses.

Clerestory An upward extension of a single storied space used to provide windows for lighting and ventilation.

Clinker Brick Brick that are irregular in size and shape, dark in color and typically used during the Craftsman era.

Clipped gable The end of a roof in a shape intermediate between a gable and a hip.

Column A vertical wood or masonry member used in supporting a roof.

Conjectural Features not substantiated by original photographs or original documents.

Corbel A bracket or block projecting from the face of a wall that generally supports a cornice, beam or arch.

Cornice In classical architecture, the uppermost, projecting part of an entablature; a projecting ornamental molding along the top of a house or wall.

Decorative Half-Timbering See Half-timbering.

Decorative Shingles Wood shingles cut in various shapes, diamond, fish scale, cut corner and sawtooth.

Dentil A small, square, toothlike block found in a series on cornices, molding, etc.

Design Guidelines Criteria, locally developed, which identify local design concerns, drawn up in an effort to assist property owners to respect and maintain the character of the designated district or buildings in the process of rehabilitation and new construction.

Doric Column Simplest of the classical Greek columns with heavy fluting and plain decorative bands of various widths.

Dormer A vertical window which projects from a sloping roof.

Double-Hung Sash A pair of superimposed wood window frameworks that are offset so as to slide up and down within the same frame.

Downspout Metal or tile tubing extending from a roof gutter to ground level as a means of directing rain water away from the building.

Eaves The projecting overhang at the lower edge of a roof.

Egg and Dart Decorative molding taken from ancient Greek forms. Used to trim fireplaces, doors, chimneys, and cornices.

Elevation A two-dimensional representation or drawings of an exterior face of a building.

Endboard A wood board used to define the corners of clapboarded houses.

Entablature In classical architecture, the part of a structure between the roof and the *column capital*, including the cornice, frieze, and architrave.

Eyebrow dormer A low dormer in which the arched roof line forms a reverse curve at each end giving it the general outline of an eyebrow. May contain a window or vent.

Facade An exterior face of a house; also referred to as an elevation.

Fanlight A semicircular or fan shaped window used over door or window with mullions which create rays.

Fenestration Placement of window and door openings on a facade.

Finial An ornament at the top of a spire, gable or pinnacle, made either of wood or metal.

Flashed Glass Brilliantly colored glass cemented to plain glass and used in windows in the Victorian era.

Flat head Flat top of a window.

Frieze Flat middle portion of an entablature, between the cornice and frieze.

Gabled Roof A pitched roof that terminates at one or both ends in a gable.

Gable Triangular wall segment at the end of a gabled roof.

Gambrel Roof A ridged roof with two slopes on each side, the lower slope having the steeper pitch. Found often on barns.

Glazing The use of glass in a window or door.

Gutter A channel at the edge of a roof line for catching and carrying off rainwater.

Half-Timbering The application of wood boards to house facades to simulate the appearance of a method of construction used in 16th and 17th century England in which the spaces between the vertical structural members were filled with plaster or brickwork.

Hand-Troweled Applied, spread, and shaped by a flat hand tool, which has a broad steel blade, in the final stages of finishing operations.

Hipped Roof A roof comprised of four or more sloping planes that all start at the same level.

Historic District A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Historic Resource Any improvement, building, structure, landscape, sign, features, site, place or area of scientific, aesthetic, educational, cultural, architectural, or historic significance to the citizens of Taft.

Historic Resources Inventory The organized compilation of information on those properties evaluated as significant according to a historic resource survey.

Historic Resources Survey A process of identifying and gathering data on a community's historic resources (including buildings, sites, structures, and districts) deserving recognition in order to provide a basis for possible official designation and help establish preservation goals and objectives. A survey includes field work; the physical search for, and recording of, historic resources on the ground as well as research, organization, and presentation of the survey data.

Hood Molding A large molding over a window, originally designed to direct water away from the wall; also called a drip molding.

Infill Buildings or trees that have been designed or sized to replace missing buildings or otherwise fill gaps in the streetscape.

Ionic Capital and Column A style of classical column designed in ancient Greece which features a capital with volutes (large curls) in each corner.

Joinery The craft of connecting members together through the use of various types of joints.

Joint The place where two or more structural members meet.

Leaded Glass Small panes of clear or colored glass held in place by lead strips used to create design.

Light A windowpane.

Masonry Brick or stone set together, with or without mortar.

Massing The placement of three-dimensional shapes within an architectural plan.

Mills Act Created by California state legislation in 1976, the Mills Act allows cities to enter into contract with owners of historic buildings to provide a method of reducing property taxes in exchange for the continued preservation of the property.

Molding (Moulding) A continuous decorative band that is either carved into or applied to a surface.

Mullions The divisional pieces in a multi-paned window.

Multipaned A window glazed with several pieces of glass usually arranged in a grid-like pattern and divided by thin, wood members called a mullion.

Muntin A small, slender wood or metal member which separates the panes of glass in a window.

National Register of Historic Places The official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. National Register properties have significance to the prehistory and history of their community, State, or the Nation. The register is administered by the National Park Service. Properties listed in the National Register possess significance and integrity. Significance is assessed according to the National Register Criteria for Evaluation (see above). Generally, properties must be 50 years of age or more to be considered for the National Register.

Open Eaves The lower edge of an overhanging roof where the rafters are exposed and can be seen from below.

Overhang The extension of a roof beyond the edge of a supporting wall or column.

Palladian Window A three-part window with a top arched center window and long, narrow rectangular windows on either side.

Parapet Wall A low, solid protective wall along the edge of a roof or balcony.

Pediment The triangular *gable* defined by the crown molding at the edge of a *gabled roof* and the horizontal line between the eaves.

Pergolas A structure consisting of posts supporting an open roof in the form of a trellis.

Pier A stout column or pillar.

Pilaster A flat rectangular column attached to the face of a building.

Pitch The slope of a roof expressed in terms of ratio of height to span.

Porch A covered entrance or semi-enclosed space projecting from the facade of a building, most often open sided.

Portal The principal entry of a structure.

Porte Cochere Carriage porch large enough to let a vehicle pass through.

Portico A large porch, usually with a pediment roof supported by columns.

Preservation The retention of valuable existing elements of a building.

Pueblo Distinctive style of flat-roofed stucco structures taken from the Pueblo Indians of the Southwest.

Purlin A horizontal structural member parallel to the ridge, supporting the rafters. Can extend out from the gable.

Quoin Heavy blocks of stone or brick forming a unique design to accentuate the corners of a building.

Rafter Part of a wood roof frame, extending from the ridge to the eaves.

Rehabilitation Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Remodeling The redesign of a building such that the basic characteristics may be severely altered in order to create a “modern” look.

Renovation The introduction of new elements such as modern plumbing and mechanical systems in the context of rehabilitation.

Restoration Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reuse The use of a building for a purpose other than that for which it was originally designed.

Reveal The vertical side section of a doorway or window frame.

River Stone Distinctive large rounded and multi colored stones taken from river beds used extensively on foundations, porches and piers during the Craftsman era.

Sash The part of the window frame in which the glass is set.

Sawnwork Decorative embellishments appearing in the 1880s (Queen Anne) cut with a saw and applied to the exterior face.

Secretary of the Interior’s Standards for Rehabilitation Standards developed by the Secretary of the Interior to assist the longterm preservation of a property’s significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings as well as related landscape features and the environment of the building site. Many state and local municipalities use the Standards for reviewing preservation projects. The Standards are also used by the State Office of Historic Preservation in determining whether a rehabilitation qualified as a “certified rehabilitation” for federal tax purposes.

Shake Any thick hand-split shingle or clapboard, usually edgegrained; formed by splitting a short log into tapered radial sections.

Sheathing The covering of a wall surface or roof base material.

Shed Roof A sloping, single planed roof as seen on a lean-to.

Shingle A roofing unit of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness.

Shiplap Siding Early siding consisting of wide horizontal boards with “u” or “v” shaped grooves.

Sidelights Long narrow glass windows on each side of a door or window. Often contain leaded or mullioned glass.

Siding The covering of an exterior wall surface.

Sill The exterior horizontal member on which a window frame rests.

Soffit The finished underside of an eave.

State Historical Building Code (SHBC) Designed to protect the state's architectural heritage by recognizing the unique construction problems inherent in historic buildings, and provide alternative buildings regulations for the rehabilitation, preservation, restoration, or relocation of designated historic buildings. SHBC regulations are intended to facilitate *restoration* or accommodate change of occupancy while preserving a historic building's original architectural elements and features. The code also addresses occupant safety, encourages energy conservation, provides a cost-effective approach to preservation, and facilitates accessibility issues.

State Office of Historic Preservation (OHP) Responsible for administering preservation programs set up by federal and state law. Each state has such an office, established by the National Historic Preservation Act of 1966, and is headed by the State Historic Preservation Officer (SHPO) who is appointed by the governor. California is also served by the State Historical Resources Commission (SHRC), a citizen's group which is also appointed by the governor.

Stucco An exterior finish, often textured, composed of Portland cement, lime, and sand mixed with water.

Terra-Cotta A fine grained, brown-red fired clay used for roof tiles and decorations, literally, cooked earth.

Transom A fixed or operable window above a door or window.

Trefoil A design of three lobes, similar to a cloverleaf.

Turned The procedure by which a wood baluster or porch support is given a decorative shape by a carpenter.

Turret A small, slender tower usually at the corner of a building, often containing circular stair.

Veranda A roofed open gallery or porch sometimes stretching on two sides of a building.

Vernacular Common or generic folk style.

Vestibule A small foyer leading into a larger space.

Viga Spaced wooden beams used to support the roof of a pueblo structure, usually project through the outer walls. Modern use on Mediterranean Revival designs is usually ornamental.

Witch's Cap Cone shaped tower roof.