



# HOTEL CONCEPT STUDY

## Old Sacramento State Historic Park

PRODUCED FOR  
CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

MARCH 2023





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# I

## PROJECT OVERVIEW

# INTRODUCTION

## PURPOSE OF CONCEPT STUDY

This Concept Study has been prepared for the California Department of Parks and Recreation (California State Parks) to inform the design and programming of a proposed new hotel in Old Sacramento State Historic Park in Downtown Sacramento. The hotel is intended to serve Old Sacramento’s growing visitor population, increase the long-term vitality of the historic district, and meet the goals of the Old Sacramento State Historical Park General Plan. The Concept Study provides illustrative graphics and design guidelines to guide the programming, site planning, scale, massing, and architectural character for the proposed hotel.

## OPPORTUNITY

The design of this proposed project presents a unique opportunity to complete a missing section of Old Sacramento State Historic Park. As with other portions of Old Sacramento, the site proposed for the development of a new hotel was historically full of shops and businesses of varying sizes, including hotels, which were constructed side-by-side along Front Street in the 19th and early 20th centuries. Between the 1960s and the 1980s, all of the buildings on the project site were removed as part of the redevelopment of this section of Old Sacramento into an “1849 Scene.” This effort included reconstructing a number of buildings to portray a sense of Sacramento’s appearance at the start of the Gold Rush and designating the north portion of the project site as an open grass lawn.

In 2014, California State Parks adopted the Old Sacramento General Plan. As part of the Plan, the proposed project site was identified as part of a Park management zone called the Gold Rush and Commerce Zone. The General Plan established the following vision for this site:

The Gold Rush and Commerce Zone encompasses the first lots in Sacramento and represents the early years of commerce and communication in Old Sacramento. This area will be the most intensely developed area of OSSHP and will provide visitors with the opportunity to discover and experience Gold Rush history; the raising of the city streets; early commercial-era development, consistent with the historic site significance of the lots on the half block; and the Pony Express, telegraph, and stage lines that improved connectivity throughout the nation. ... In addition to improvements to existing facilities, the General Plan envisions the re-creation of the 1849 Scene as a reconstructed commercial-

era block, to be known as the Gold Rush and Commerce block, with three levels: a Gold Rush history and archaeology underground level, with opportunities to display the archaeology and artifacts found on-site and expand the facilities visited on the existing Old Sacramento Underground Tours that interpret the city’s original street elevation and street raising; commercial reconstructions of historic sites at current street level; and commercial, office, and hotel functions on the floors above. <sup>1</sup>

This Concept Study is intended to respond to the goals outlined in the Old Sacramento General Plan.

## PROJECT TEAM

### Capital District, California Department of Parks and Recreation

- John Fraser, District Superintendent
- Phil Tabor, Project Management Section
- Karen Benouar, Architect, Northern Service Center

### Page & Turnbull

- Lada Kocherovsky, Principal in Charge
- Melisa Gaudreau, Project Manager/Preservation Architect
- Greg Yanito, Senior Associate Planner/Urban Designer
- Clare Flynn, Associate/Cultural Resources Planner
- Darren Sun, Designer
- Jingyi Emma Luo, Designer

<sup>1</sup> Finding and Statement of Overriding Considerations Old Sacramento State Historic Park general Plan, January 24, 2014, accessed April 14, 2022, <https://www.parks.ca.gov/pages/843/files/Staff%20ReportOld%20SacramentoSHPGP-1-24-14.pdf>.



# HISTORIC DISTRICT

## HISTORIC STATUS

Old Sacramento was listed as a National Historic Landmark district in 1965. The passage of the National Historic Preservation Act in 1966 established the National Register of Historic Places (National Register). Old Sacramento was listed on the National Register the same year, becoming one of the first historic districts to receive this designation. The National Register-listed district is bound by the south end of the I Street access ramp on the north, the Interstate 5 freeway on the west, the north edge of Capitol Mall on the south, and the Sacramento River on the west. Old Sacramento is also designated as California Historic Landmark No. 812 and is listed on the California Register of Historical Resources (California Register). Roughly one-third of the National Register- and California Register-listed historic district is now owned and operated by California State Parks as Old Sacramento State Historic Park. The State Park is located at the north end of the district and contains the proposed project site.

## SIGNIFICANCE

As one of the earliest historic districts to be listed on the National Register, the registration documentation for Old Sacramento has limited information and historic context. According to the original registration form, the historic district is significant in the areas of communications, exploration/settlement, transportation, and mining. The California Office of Historic Preservation describes Old Sacramento's significance as California Historical Landmark No. 812 as follows:

Founded in December 1848 by John A. Sutter, Jr., Sacramento was an outgrowth of Sutter's Fort established by his father, Captain John A. Sutter, in 1839. State capital since 1854, during the gold rush it was a major distribution point, a commercial and agricultural center, a terminus for wagon train, stagecoach, riverboat, telegraph, pony express, and the first transcontinental railroad. <sup>1</sup>

The National Historic Landmark District nomination for Old Sacramento identifies the period of significance for Old Sacramento as the 1840s to 1870. <sup>2</sup>

<sup>1</sup> California Office of Historic Preservation, "Old Sacramento," accessed September 21, 2021, <https://ohp.parks.ca.gov/ListedResources/Detail/812>.  
<sup>2</sup> "Staff Report – Agenda Item 6C, General Plan and Environmental Impact Report Old Sacramento State Historic Park," 3, accessed April 14, 2022, <https://www.parks.ca.gov/pages/843/files/Staff%20ReportOld%20SacramentoSHPGP-1-24-14.pdf>.

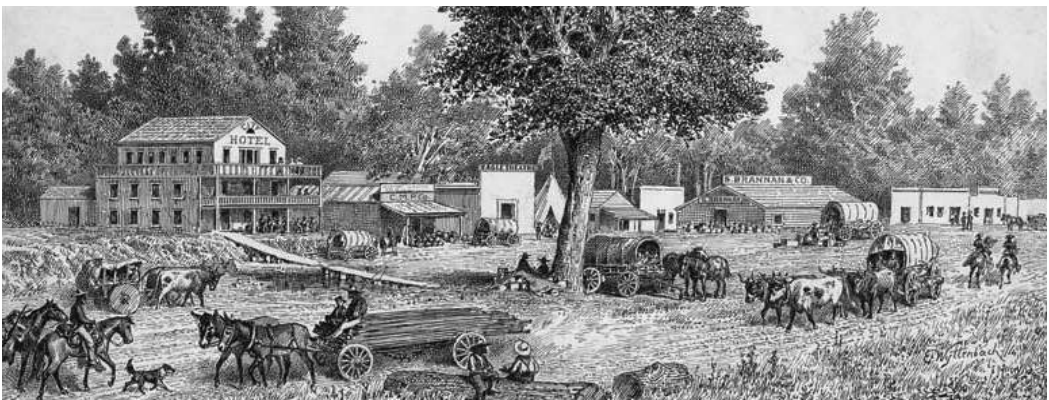




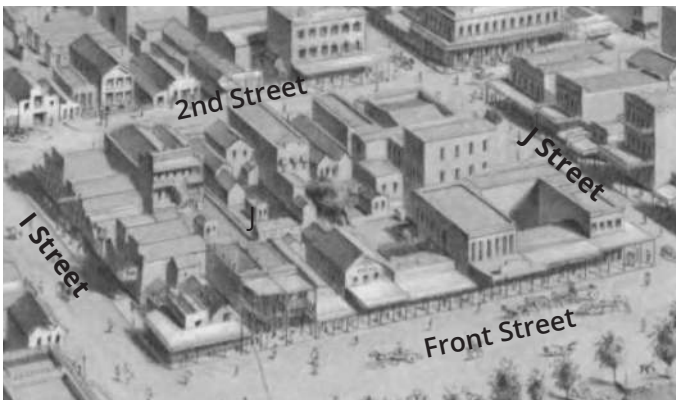
PROJECT SITE HISTORIC IMAGES



1850 Front Street between I and J streets.



1850 Front Street between I and J streets



1857 Bird's-eye view of site



1861 J Street near Front Street



1865 Front and J Streets



1869 Front Street, looking north from L Street



1913 Front Street, looking south from I Street



# SITE DEVELOPMENT

## GOLD RUSH PERIOD

The proposed project site is located within Sacramento’s original street grid that was laid out in 1849. The site directly faced the busy Sacramento River waterfront where boats and steamships arrived, bringing people and goods to the fledgling new city as it rapidly expanded during the Gold Rush. Streets at the time consisted of unpaved dirt roads laid out in an orthogonal grid. Large native trees were interspersed among the new buildings.

In the 1840s, the proposed project site contained several wood framed buildings. Buildings facing Front Street included a range of one- to three-story wood framed commercial buildings with front-facing gabled roofs, some with false fronts. The largest of these was the three-story City Hotel. Two of the one-story buildings shown in drawings from the period, the Eagle Theater and CM&T Co. buildings, were reconstructed in their original locations in the 1980s. Behind Front and J streets to the north and east, the rest of the block had not yet been fully built out and contained scattered tents and smaller one- and two-story wood framed buildings.



Figure 1: Etching showing buildings, including the City Hotel, on the project site around 1850 as viewed looking southeast from Front Street. Source: California State Library. Edited by Page & Turnbull.

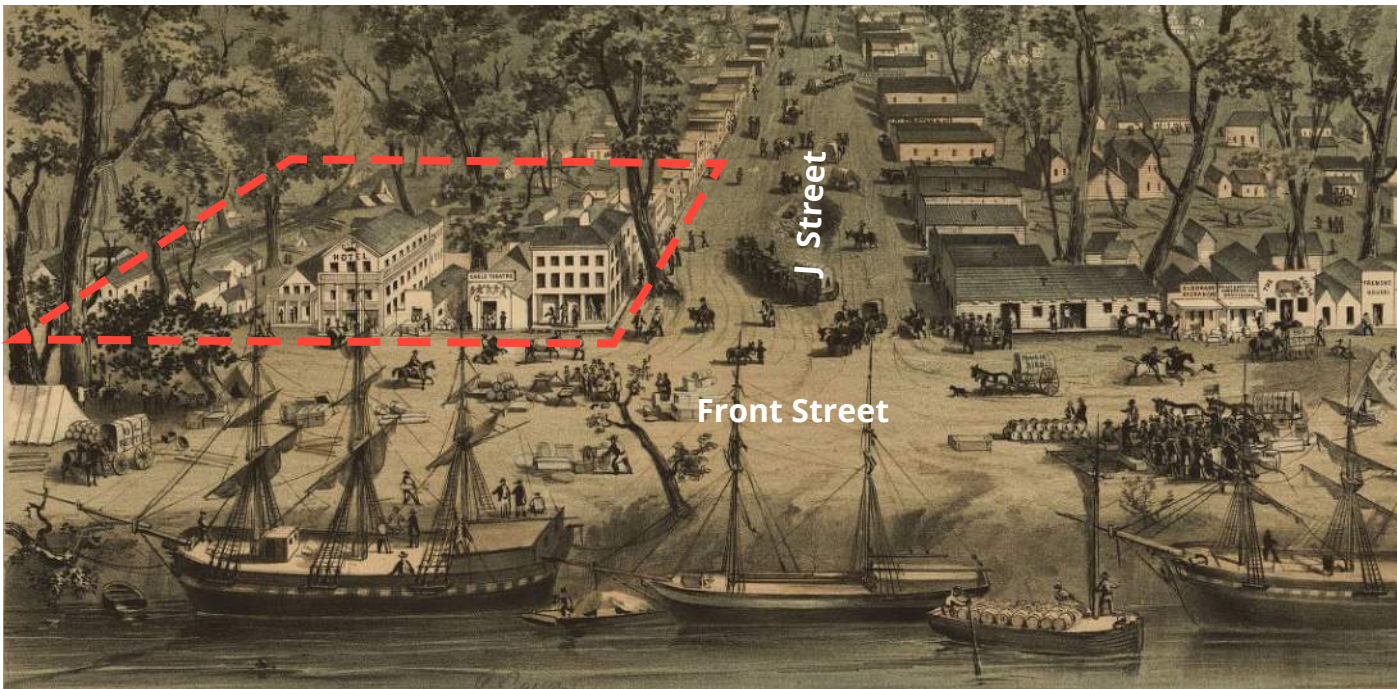


Figure 2: Sacramento around 1850, looking east down J Street from the waterfront and Front Street. The proposed project is at the left. Source: Library of Congress. Edited by Page & Turnbull.



## LATE 19TH CENTURY

By 1857, the City Hotel remained but many of the other early wood frame buildings, including the Eagle Theater and CM&T Co. buildings, had been removed. The proposed project site was entirely built up with rows of commercial buildings, standing shoulder to shoulder with no setback from the street. The buildings ranged from one to three stories in height and appeared to be a mix of masonry and wood framed buildings with flat or gabled roofs, often with parapets or false fronts in a variety of shapes. Like most of the buildings in the area at the time, the buildings on the subject site along Front and I streets featured flat covered awnings that extended over the walkways in front of the buildings and across the entire building facades. The buildings did not always fill the entire length of the parcel, and several properties had open space with small buildings, possibly outhouses, at the rear along the alley.

A 1895 fire insurance map published by the Sanborn-Perris Map Company shows further evolution of the project site. The site contained the Baker and Hamilton hardware and agricultural imports shop, Elkus & Co. gentleman's clothing shop, a Chinese laundry, boiler shop store, lodgings, a saloon, and a two-story house. An indication of the fires that decimated Sacramento in the 19th century, the subject site was located within the city's fire limits by this period, and most buildings at the subject site consisted of one- to three-story masonry buildings over a basement with wood framed awnings over the front entrances. The middle of the north side of the block contained the ruins of a building destroyed in a fire.

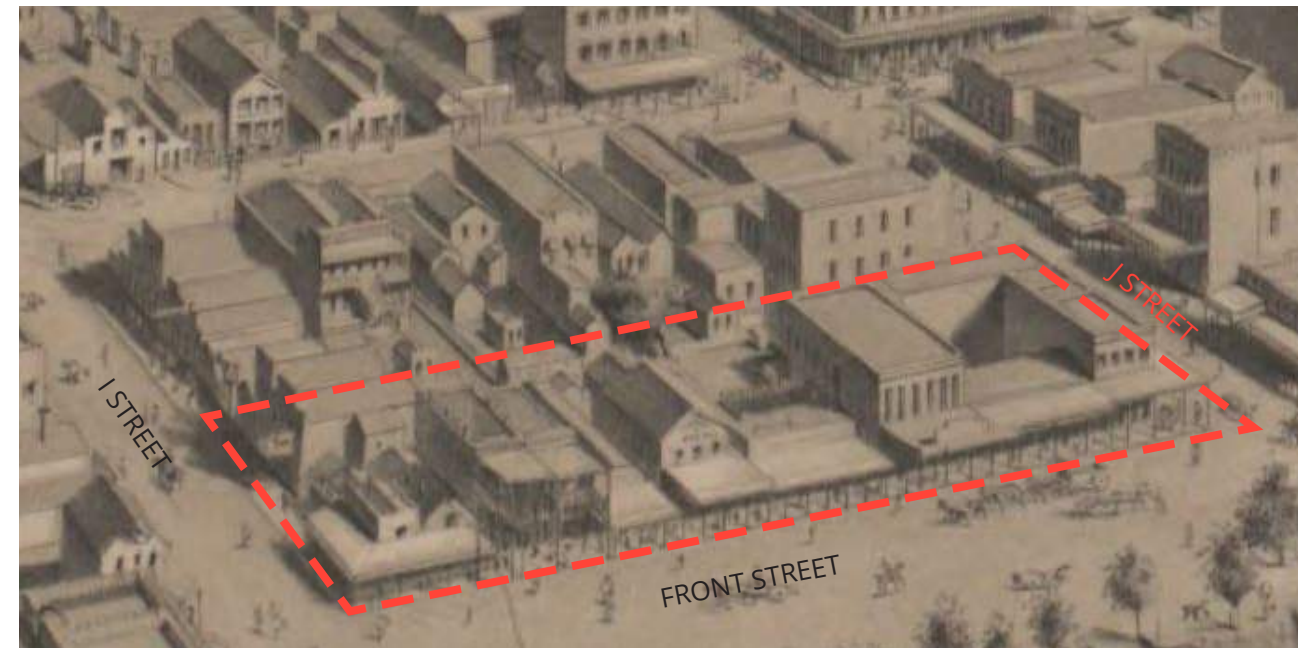


Figure 3: 1857 birds-eye view of Sacramento, showing the proposed project site, looking southeast.  
Source: UC Berkeley Bancroft Library. Edited by Page & Turnbull.

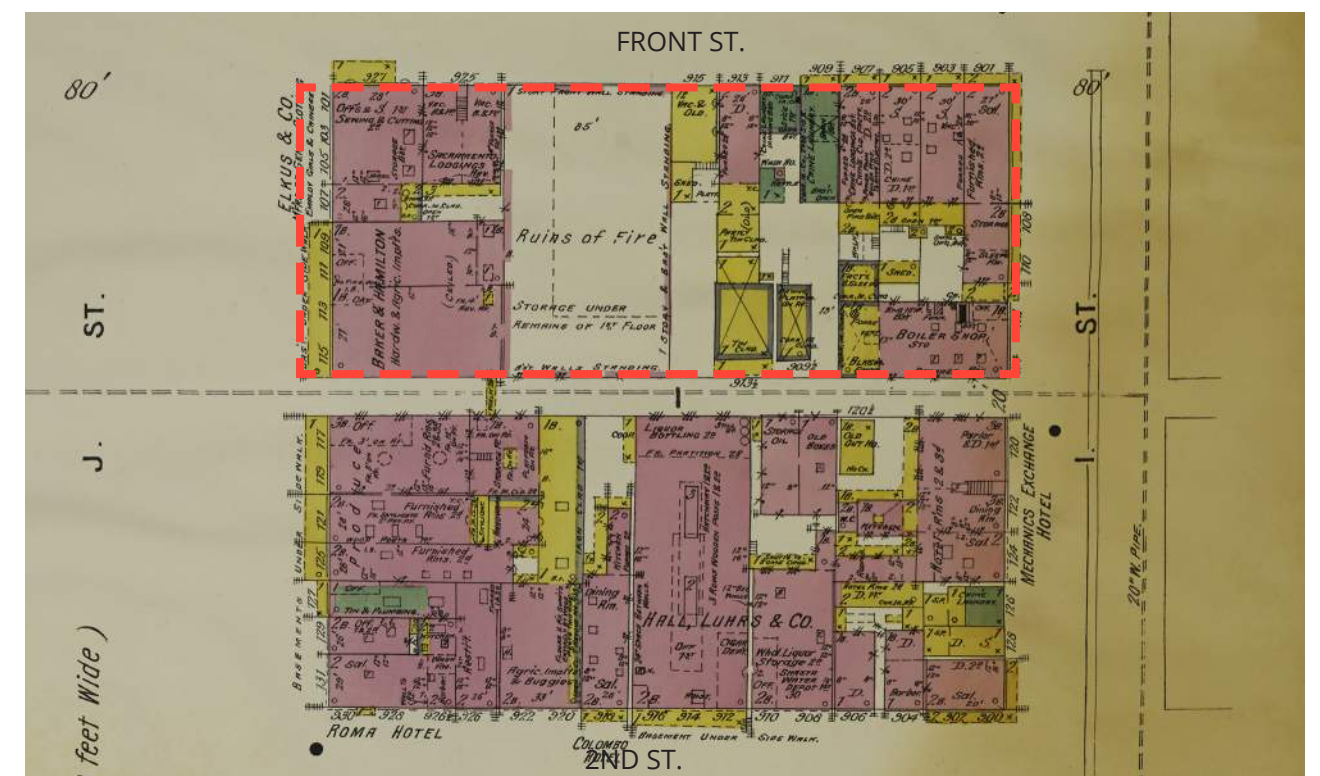


Figure 4: 1895 fire insurance map, showing buildings on the proposed project site. Source: Library of Congress. Edited by Page & Turnbull.



EARLY 20TH CENTURY

The transformation of the blocks along the waterfront to masonry construction is visible in a 1913 photograph of Front Street, viewed from I Street. Aerial photographs taken in 1928 show the subject block fully built out with buildings from Front Street to the alley.

As Sacramento expanded to the east, the original commercial center along the waterfront gradually deteriorated. By the 1940s, the area was considered a slum, and buildings began to fall down or be demolished. A 1937 aerial shows that several of the buildings on the south side of the subject block along J Street had been removed and replaced with surface parking. The north two-thirds of the block, however, remained relatively intact.



Figure 7: View of Front Street looking south from I Street (1913). Source: California State Library.

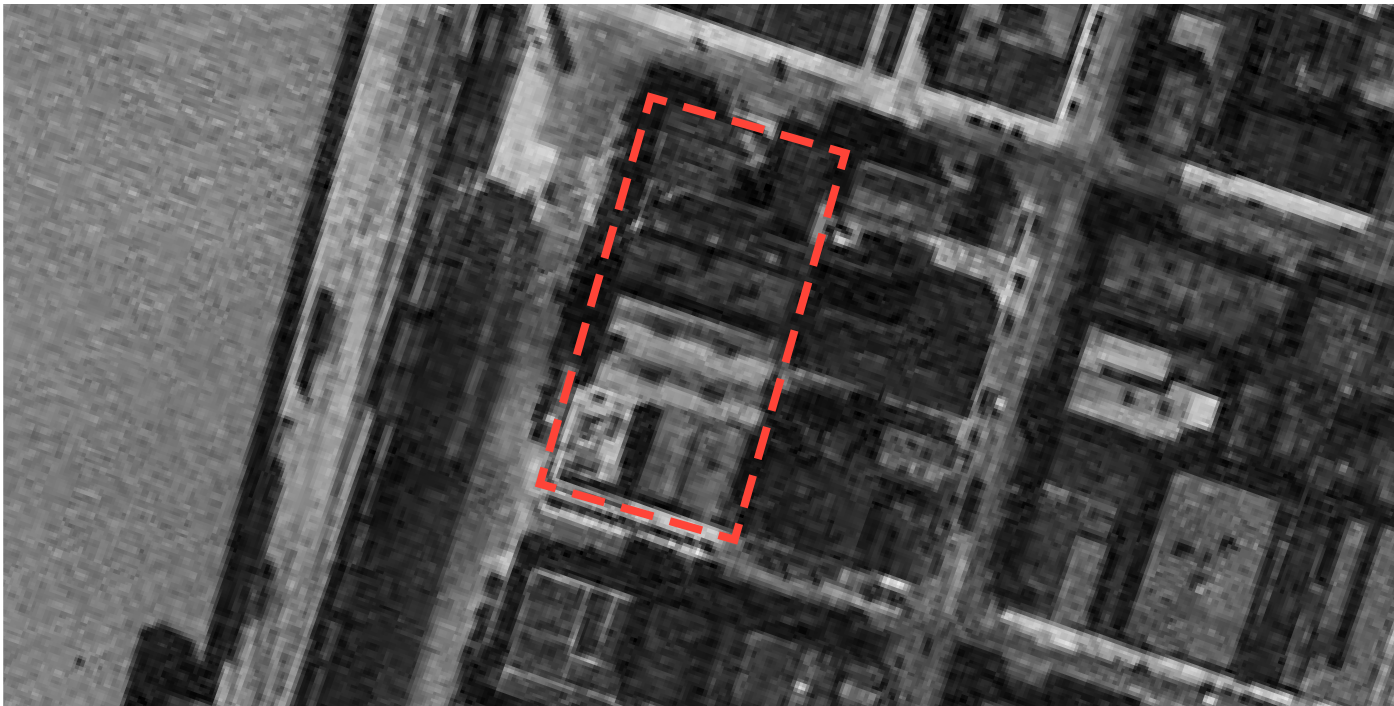


Figure 6: 1928 aerial photograph, showing the project site. Source: Flight C-163, Frame C-3, Fairchild Aerial Surveys, UCSB Library FrameFinder. Edited by Page & Turnbull.



Figure 5: 1937 aerial photograph, showing the project site. Source: Flight ABB-137, Frame 49-27, Laval Company Inc. UCSB Library FrameFinder. Edited by Page & Turnbull.



## MID-LATE 20TH CENTURY

Development of the Old Sacramento historic district began in 1961 in response to the proposed routing of the Interstate 5 highway along the Sacramento waterfront. Buildings in the path of the new highway were demolished or relocated into the historic district. Buildings relocated to the vicinity of the project site included the Big Four Building, which was moved from its original site at 220-226 K Street, to its present location on I Street, directly across from the subject site. The proposed project site was planned to be redeveloped to reflect an “1849 Scene,” depicting how Sacramento quickly transformed from a city of small temporary structures to more permanent masonry buildings.

Between 1964 and 1984, all previously existing buildings located at the project site were removed. In the 1980s, the Eagle Theater, CM&T Co., and Tehama Block buildings were reconstructed at roughly their original locations in the block. The rest of the site became an informal grass open space, used for picnics and gatherings.

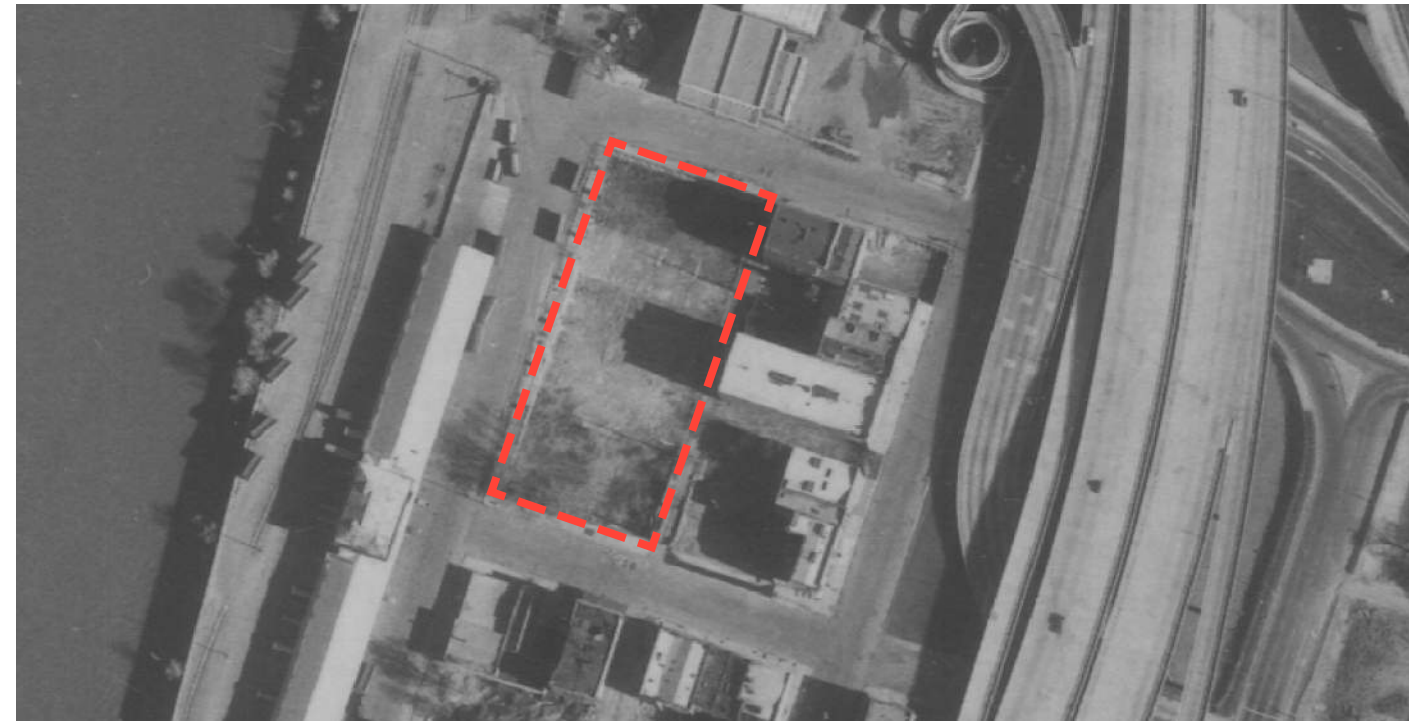


Figure 8: 1971 aerial photograph, showing the project site. Source: Flight CAS-3069, Frame 3-41, Cartwright Aerial Surveys, UCSB Library FrameFinder. Edited by Page & Turnbull.



Figure 9: 2023 aerial photograph, showing the project site. Source: Google Earth. Edited by Page & Turnbull.



# OLD SACRAMENTO STATE HISTORIC PARK GENERAL PLAN

In 2014, California State Parks adopted the Old Sacramento State Historic Park General Plan. The General Plan is a key park management document that establishes the long-range purpose and vision for Old Sacramento State Historic Park (OSSHP):

[The General Plan] provides a comprehensive framework to guide the development, ongoing management, and public use of OSSHP for the next 20 years or more. It offers a consistent vision for the future of OSSHP to support the interpretive and recreational opportunities available in the park, but also allows flexibility to accommodate change in the General Plan’s proposed program and approaches to address potential future management or other changes over time.<sup>1</sup>

The General Plan establishes Old Sacramento SHP’s statement of purpose and park vision, which provide guidance for future planning efforts and management of the state park. The Statement of Purpose (right) describes the park’s broad mission and significance to California, its key resources and values, and a framework for future management and planning. The park vision describes the desired future outcome of the General Plan, what OSSHP should ultimately feel and look like, and what kinds of experiences should be available to visitors in the future.<sup>2</sup>

In addition to guidance for parkwide management, the General Plan also provides goals and guidance for specific management zones of the park. The General Plan defines five management zones in OSSHP. The proposed project is located in the Gold Rush and Commerce Zone management zone (formerly known as the 1849 Scene).

The General Plan envisions the re-creation of the 1849 Scene as a reconstructed commercial-era block, to be known as the Gold Rush and Commerce Block, with three levels: a Gold Rush history and archaeology underground level, with opportunities to display the archaeology and artifacts found on-site and expand the facilities visited on the existing Old Sacramento Underground Tours, interpreting the city’s original street elevation and street raising and commercial reconstructions at current street level, with commercial, office, and hotel functions on the floors above.<sup>3</sup>

1 Old Sacramento State Historic Park General Plan and EIR (June 2014), ES-3.

2 Old Sacramento State Historic Park General Plan and EIR, 1-14.

3 Old Sacramento State Historic Park General Plan and EIR, ES-7 - ES-8.

**Statement of Purpose**

*The purpose of Old Sacramento State Historic Park is to collect, preserve, study, restore, reconstruct, exhibit, and interpret, for the education, recreation, and entertainment of the broadest possible audience, the story of the City of Sacramento: its Gold Rush roots; the development of commerce, communication, and transportation systems through 1870; the history and technology of railroads and railroading in California, the West, and the nation from their early beginnings through contemporary and future transportation systems; and their impacts on cultural and natural resources in the development of the city, region, state, and nation.<sup>4</sup>*

4 Old Sacramento State Historic Park General Plan and EIR, 4-1.



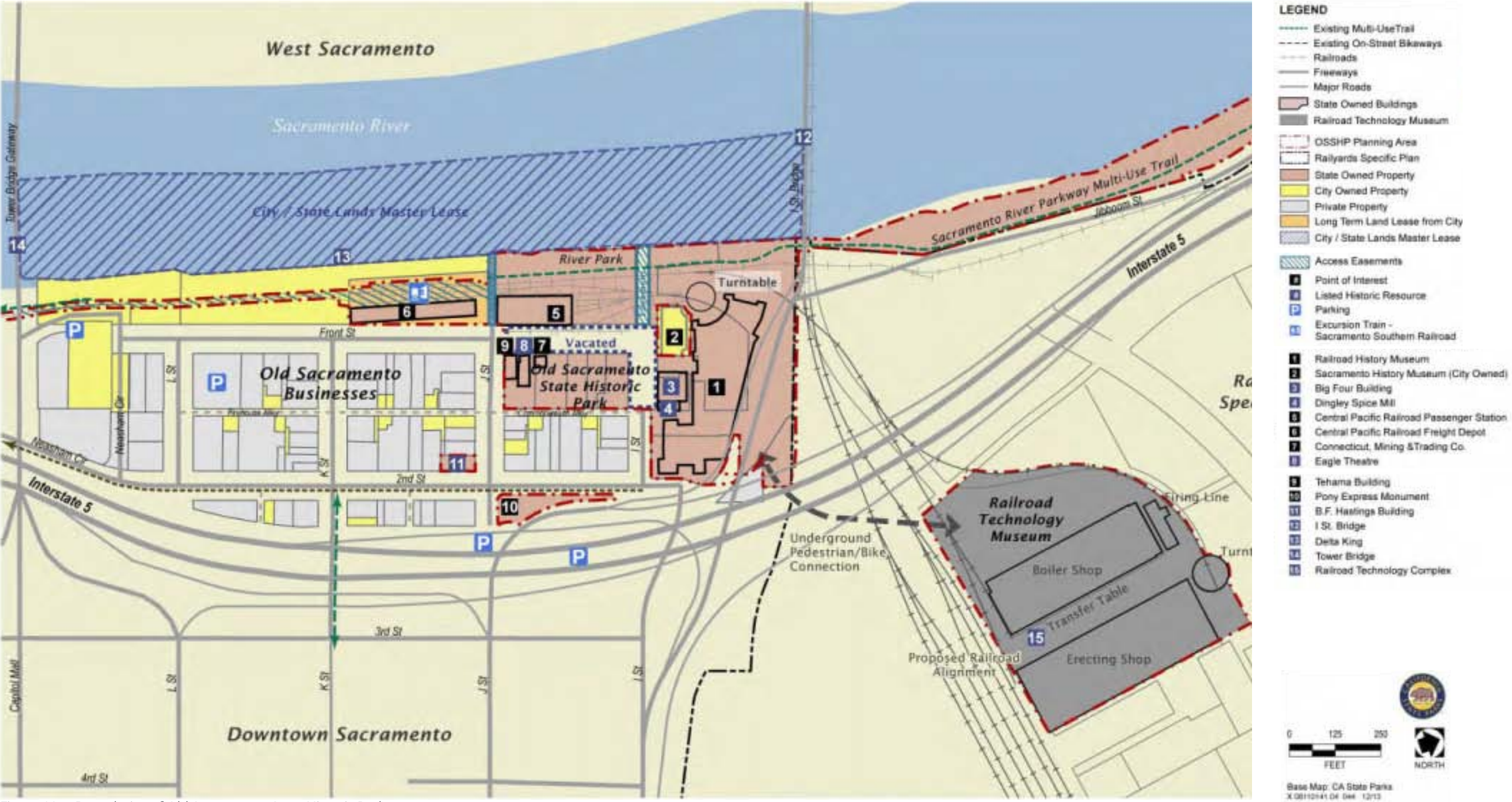
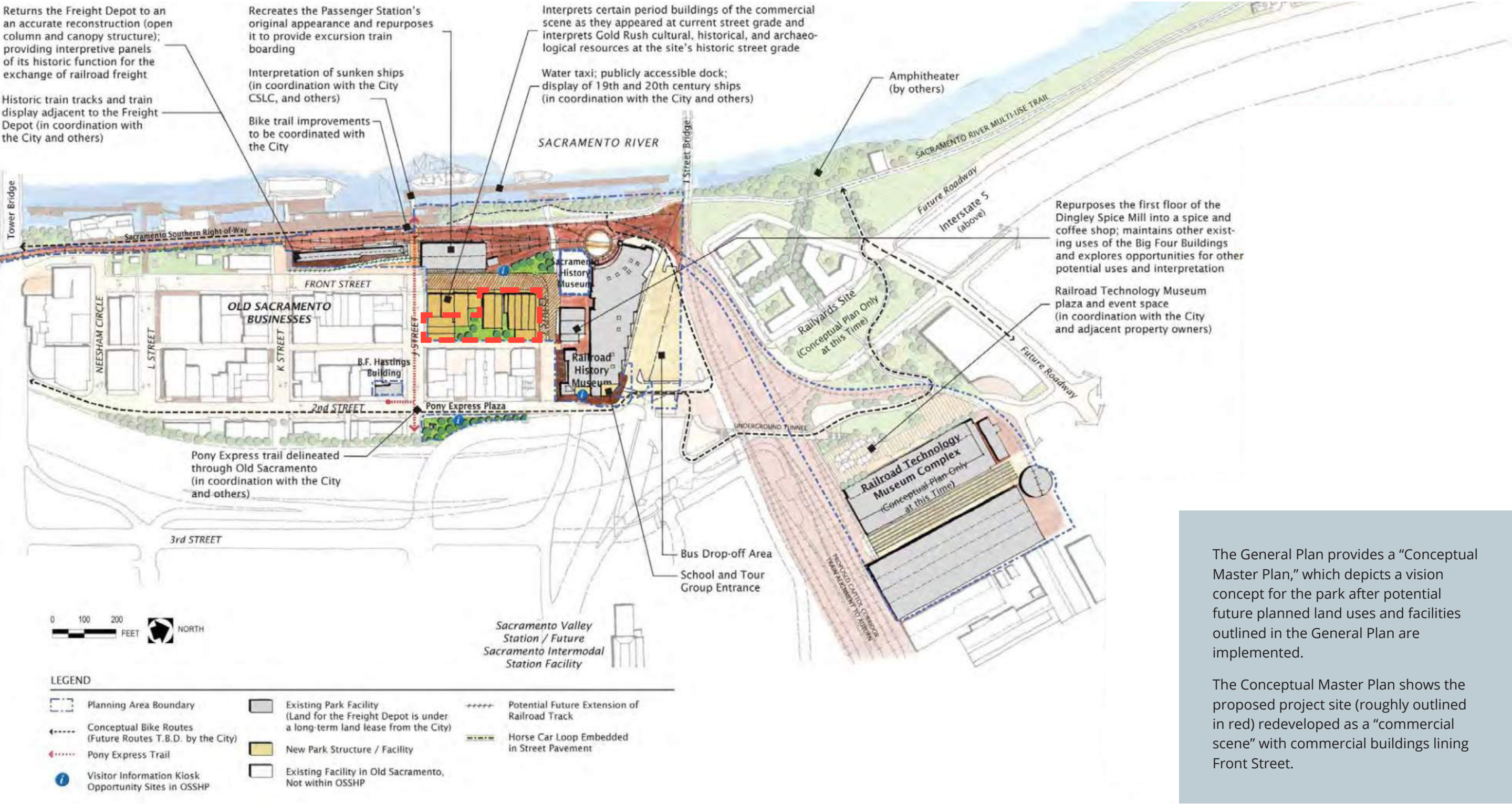


Figure 10: Boundaries of Old Sacramento State Historic Park.



2014 GENERAL PLAN CONCEPTUAL MASTER PLAN



The General Plan provides a "Conceptual Master Plan," which depicts a vision concept for the park after potential future planned land uses and facilities outlined in the General Plan are implemented.

The Conceptual Master Plan shows the proposed project site (roughly outlined in red) redeveloped as a "commercial scene" with commercial buildings lining Front Street.



2014 GENERAL PLAN & HOTEL CONCEPT STUDY COMPARISON



Figure 11: Initial Site Concept Character Rendering, Old Sacramento SHP General Plan.



Figure 12: View from Front Street, Old Sacramento Hotel Concept Study.



Figure 13: Conceptual Rendering of the Historic Scene, Old Sacramento SHP General Plan.



Figure 14: View from Firehouse Alley, Old Sacramento Hotel Concept Study.

The OSSHP General Plan provided a series of conceptual renderings the Gold Rush and Commerce Zone (former 1849 Scene) developed with commercial buildings (left).

This Hotel Concept Study provides updated renderings of how the block could look, based on program requirements identified for a proposed hotel on the site (right). The updated renderings align with the vision provided in the General Plan.



# CHARACTER-DEFINING FEATURES

Page & Turnbull developed the following list of character-defining features for Old Sacramento based on historic research on the development of Old Sacramento, historic images of the project site and surrounding area, as well as a site visit in September 2021. The identified character-defining features relate to the architectural character and design of Old Sacramento during the California Gold Rush and late 19th century.

## BUILDINGS

### Massing, Scale, and Form

- Building footprints typically fill width of the parcel
- Regular, rectangular floor plans
- Typically one- to four-story buildings over a basement
- Materials representative of 19th-century construction
- Early buildings (ca. 1849) typically feature wood frame construction and are clad with wood siding and/or canvas
- Later buildings (ca. 1850-1900) feature wood or masonry construction typically clad with fireproof materials, most commonly brick, but also occasionally stone or plaster cement
- Highest quality of materials used on street-facing facades
- Utilitarian cladding materials, typically unpainted brick, at side and rear facades
- Some granite or cast iron pilasters
- Some granite door and window lintels, wall bases, and pilaster capitals

### Fenestration

- Commercial and mixed-use buildings typically with traditional commercial storefronts with repeating bays of windows and doors across main entries
- Tall, narrow rectangular or arched window and door openings
- Double wood doors, often with large glazed panes, at primary facades
- Wood panel doors at secondary facades
- Single windows openings (not paired or grouped) typically evenly spaced across facades
- Multi-lite wood casements or double-hung wood sash windows at upper stories

- Arched or rectangular transoms over windows and doors at main entries
- Metal or wood window shutters
- Decorative arched, flat, curved, or pedimented crowns over windows, especially at upper stories

### Design Features & Architectural Details

- One- to two-story covered awnings supported by narrow wood or cast iron posts across primary facades
- Balconies with balustrades or metal railing at upper stories and tops of covered awnings
- Flat, stepped, curved, parapets or false fronts in front of flat or gabled roofs
- Decorative false chimneys on some parapets
- Open wood staircases to upper stories at rear of buildings
- Italianate style elements, including but not limited to decorative carved woodwork or masonry surrounds around windows and doors and at cornices; carved wood brackets at cornices; slender turned porch posts and balusters; and quoins on building corners.
- Greek and Classical Revival style elements, including but not limited to square pilasters with Classical Roman or Greek capitals; dentilled cornices; acanthus leaves

### Streetscape and Other Features

- Continuous elevated wooden boardwalk along street-facing facades protected by covered awnings (see above)
- Roughly square blocks bisected by a central north-south alley
- Buildings sited with zero-lot line setback and abut adjacent buildings, forming a continuous street wall along streets
- Cobblestone and decomposed granite street paving
- Cobblestone gutters
- Alleys and courtyards that slope down to original street level
- Railroad-related infrastructure, including railroad tracks, bumpers, and other equipment
- Underground hollow sidewalks
- Painted ghost signs on building facades
- Painted wood signs on primary building facades or suspended under covered canopies
- Cast iron lamp posts



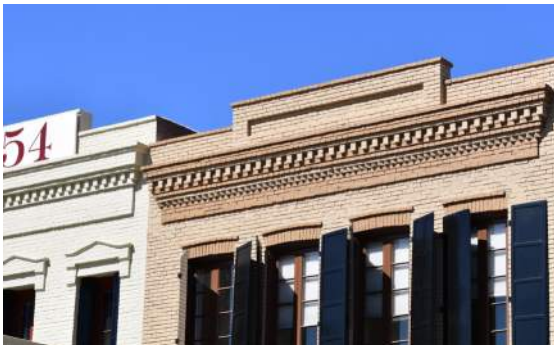
CHARACTER-DEFINING FEATURES



Railroad equipment



Early wood buildings



Flat parapets & masonry cladding



Shaped parapets, balconies & balustrades



Zero lot line setbacks



Courtyards at original street level



Tall, narrow, evenly spaced windows



Italianate details



Iron railings and hooded windows



Covered balconies



Alleys slope to original street level



Iron or wood shutters



1-4 story building heights



Brick secondary facades



Covered awnings & raised wood walkways



Cobblestone paving



Arched transoms



Stone or masonry details



Repeating glazed doors at ground floor



Tall arched or rectangular double doors



## SITE & CIRCULATION ANALYSIS

Old Sacramento lies at the western edge of Downtown Sacramento and is distinctly bound by the Sacramento River to the west, the Interstate 5 (I-5) highway to the east, I Street and the I Street bridge to the north, and Capitol Mall to the south. The north end of Old Sacramento is occupied by Old Sacramento State Historic Park. The State Park contains the Sacramento History Museum; California State Railroad Museum and Library; several original, relocated, or reconstructed historic buildings; riverfront property along the west side of Front Street; and the hotel project site. The project site is located adjacent to the California State Railroad Museum and is bound by Front Street to the west, I Street to the north, J Street to the south and Commonwealth Alley to the east. The existing topography of project site slopes down approximately seven feet in elevation from Front and I Streets to a low point mid-block at the alley.

Many Downtown destinations - such as DoCo, Golden 1 Center, and the Sacramento Valley Station - are within an approximately five-minute walk, while other popular destinations, including the Crocker Art Museum and the new MOSAC museum are within an approximately ten-minute walk. Despite its proximity to Downtown Sacramento and nearby attractions, Old Sacramento is relatively isolated from the surrounding area primarily due to limited vehicular and pedestrian connections. Vehicular access to Old Sacramento is provided from Capitol Mall at the south end of the district and I Street at the north side of the district; all other east-west vehicular street connections to Downtown Sacramento are cut off the I-5 highway. Pedestrian and bicycle access is available along K Street via a tunnel under I-5. Bicycle access is also provided along the riverfront at the Sacramento River Bike Trail. Secondary pedestrian paths under I-5 are also available along I Street and 2nd Street that connect to the Sacramento Valley Railyard to the north; however, they are convoluted and not well lit or well signed. Parking structures are located under I-5 and just north of Tower Bridge at the south end of the district. Additional vehicle parking is provided by a surface parking lot at Front and L streets, as well as metered street parking (angled and parallel) throughout Old Sacramento.

Vehicular circulation through Old Sacramento is primarily along 2nd Street. Commonwealth Alley runs north-south between Front and Second Streets. Front Street is closed to vehicles north of J Street, and I Street is closed to vehicles west of Commonwealth Alley. Pedestrian connections throughout district are commonly along covered wood plank or boardwalk style sidewalks.



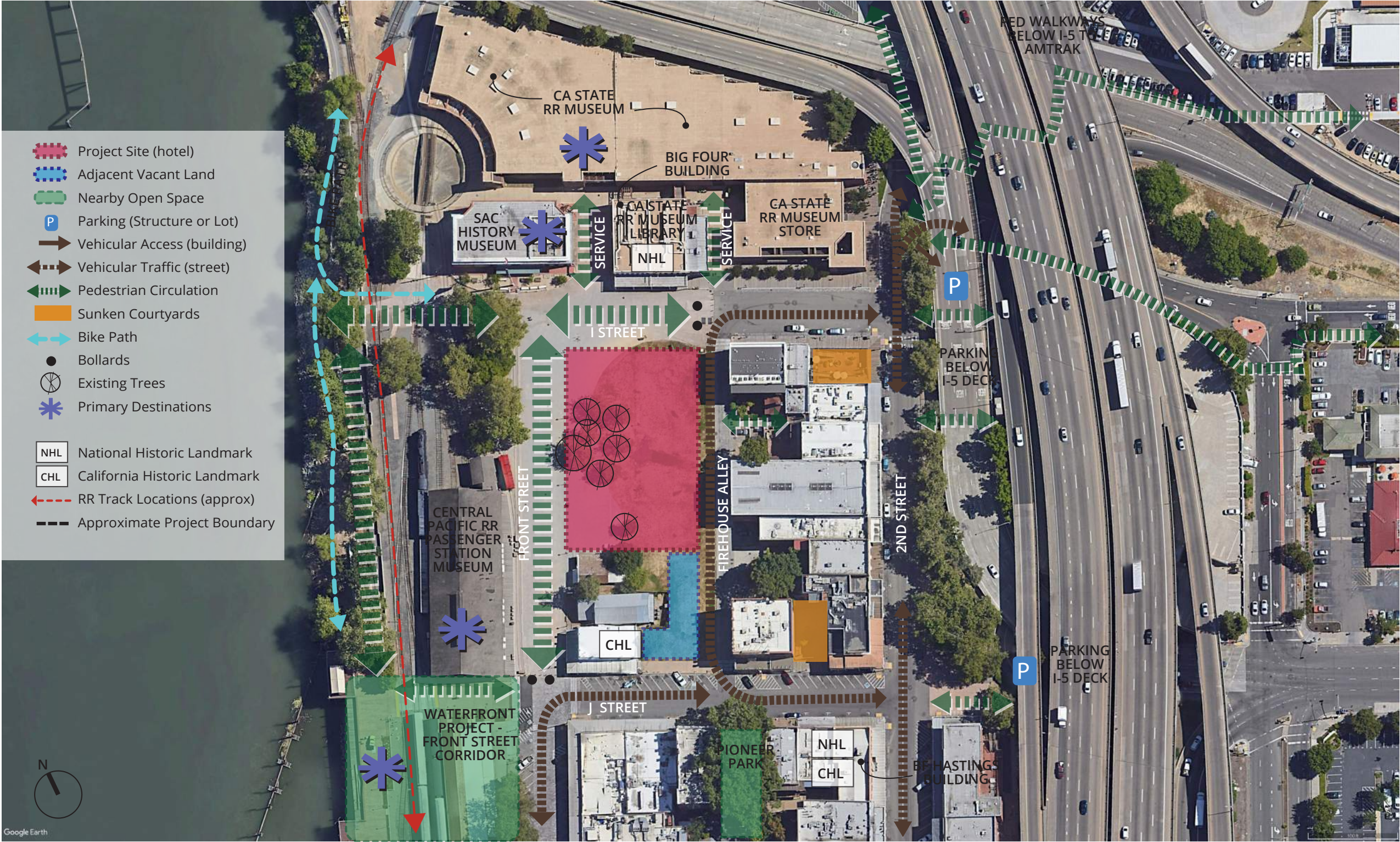


CIRCULATION ANALYSIS: OLD SACRAMENTO





CIRCULATION ANALYSIS: PROJECT SITE





SURROUNDING HISTORIC LANDMARKS & DESTINATIONS

LEGENDS:

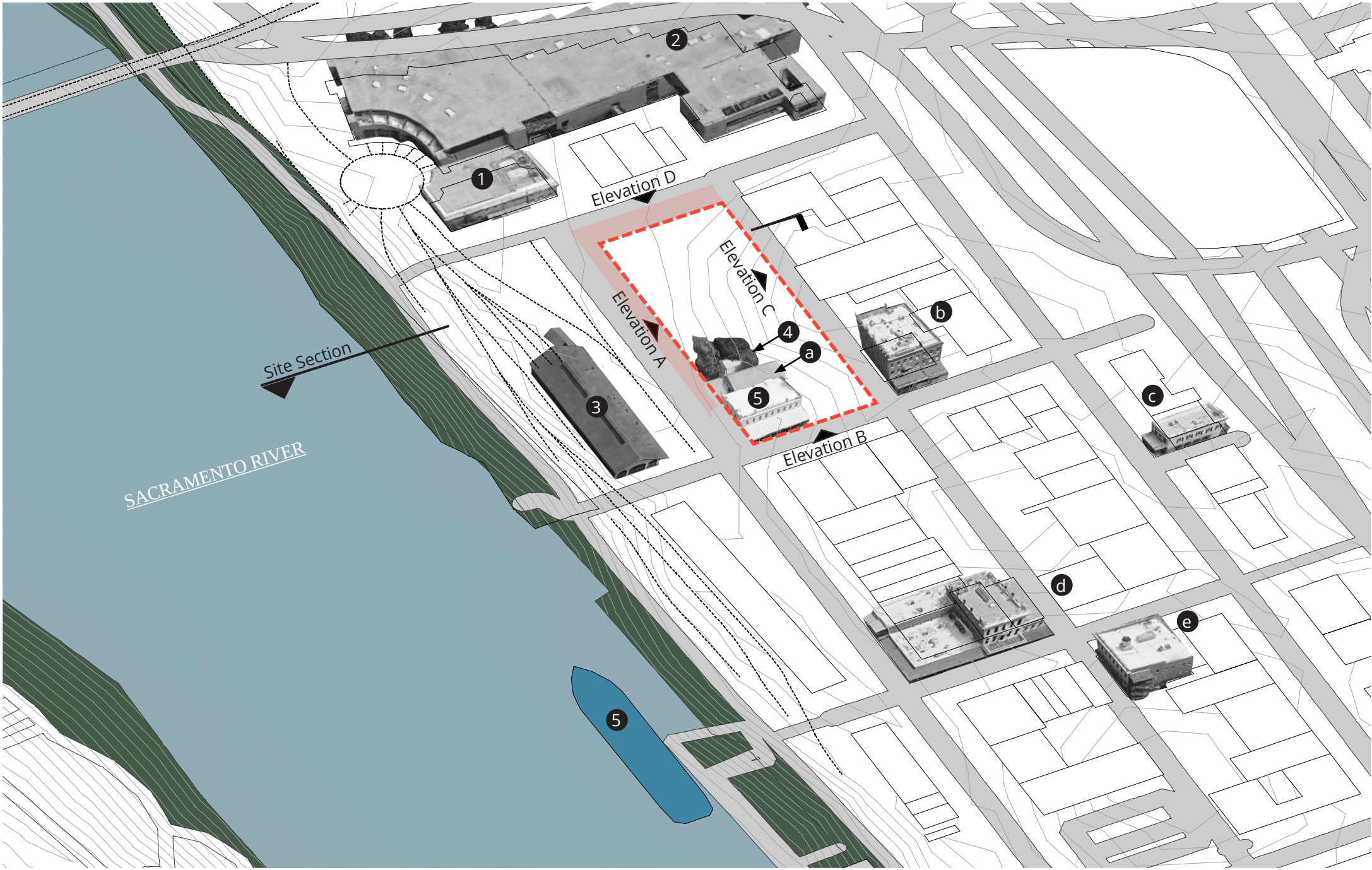
- Project Site
- Railway
- Covered awnings & raised wood walkways
- Site Elevations
- Section

Surrounding Buildings:

- 1 Sacramento History Museum
- 2 California State Railroad Museum
- 3 Central Pacific Railroad Passenger Station
- 4 Connecticut Mining and Trading Company (C.M &T.C. Building)
- 5 Tehama Block
- 6 Delta King Hotel

Individual California Historic Landmarks (CHL)

- a Eagle Theater (CHL 595)
- b Site of Sacramento Union, 121 J Street (CHL 605)
- c Pioneer Telegraph Station (CHL 366)
- d Lady Adams Building (CHL 603)
- e Ebner's Hotel, 116 1/2 K Street (CHL 602)





SITE SECTION

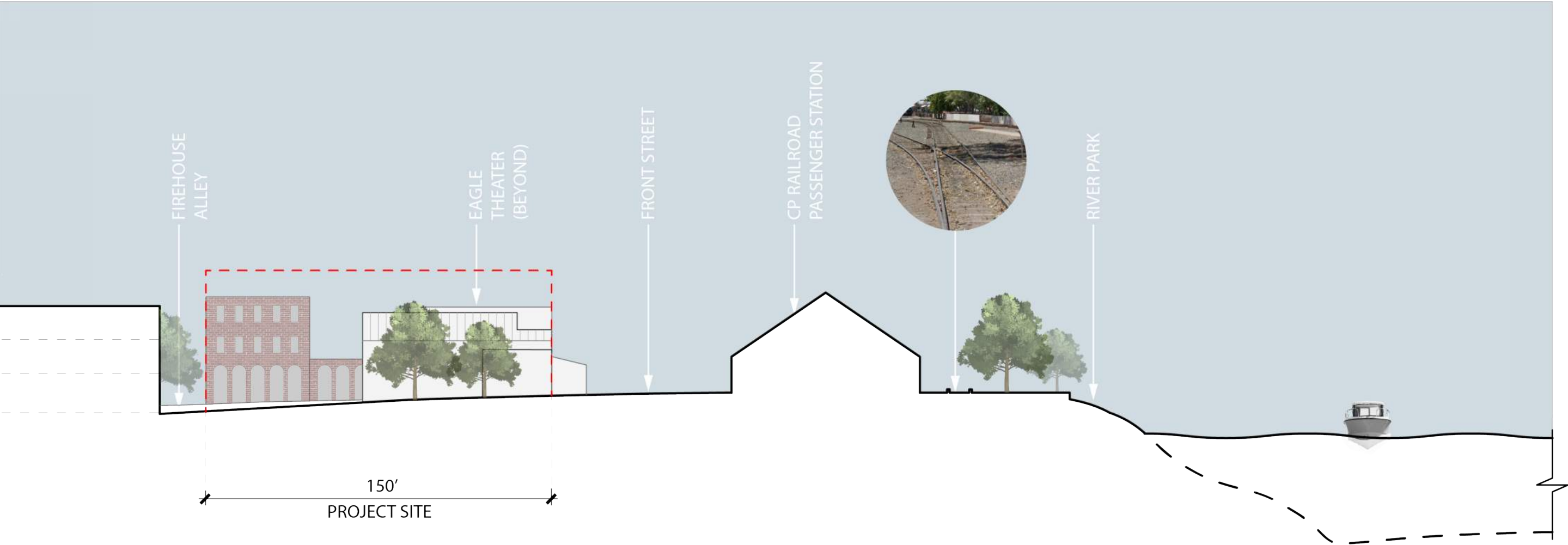


Figure 15: Section looking south through the project site, showing its sloping topography and proximity to the Sacramento River.



ELEVATIONS



Elevation A: Front Street, looking east



Elevation B: J Street, looking north



ELEVATIONS



Elevation C: Alley elevation, looking east.



Elevation D: I Street, looking south.



# HOTEL PROGRAM SUMMARY

In 2020, the California Department of Parks and Recreation (“Parks”) commissioned a financial analysis for a proposed boutique hotel on the project site that would be targeted to open in January 2024. The assessment looked at visitor data, market analysis, market forecast, hotel prototypes, site suitability and financial proforma. The summary of this analysis finds that a hotel at the proposed project site would enhance the Old Sacramento Historical Park by providing a visitor amenity in the heart of the historic district.

The recommended boutique hotel program per this analysis is summarized in Table 3 on this page and represents an initial starting point for the hotel concept study represented in this document.

TABLE 3.

PROGRAM LEVEL	SPECIFIC USE	EVERGREEN PERFORMA
		SQ FT
Ground Level	Lobby	3,500
	Restaurant & Lounge	5,500
	BOH / other (Laundry, mech, stor)	9,000
	Ballroom & meeting rooms	5,000
	Bar	0
	Guest Amenities & Circulation	4,200
	Cafe	0
	Retail Shop	0
	Eagle Theater	0
Subtotal		27,200
Basement Level	Museum	6,600
	Basement Bar	3,000
	BOH / other	4,000
Subtotal		13,600
Upper Levels (rooms)	Ballroom	0
	Standard Rooms	59,375
	Suites	14,250
	Circulation	11,400
	BOH / other	3,699
Subtotal		88,724
Total Interior Square Footage		129,524
Courtyard & Terrace	First Floor	n/a
	Second Floor	n/a
	Upper Floors (exterior)	n/a
Subtotal		0



# II

## DESIGN GUIDELINES



# INTRODUCTION TO THE GUIDELINES

The following design guidelines for the proposed new hotel in Old Sacramento are formulated to be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards), specifically the Standards for Rehabilitation, and associated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary’s Standards and Guidelines)<sup>1</sup>. Established by the U.S. Department of the Interior and National Park Service, the Secretary’s Standards and Guidelines are nationally recognized best practices for historic preservation. Federal agencies use the Secretary’s Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both federal and non-federal rehabilitation proposals.

The Design Guidelines that follow are intended to guide the development of a new hotel in Old Sacramento that specifically meets Standards 9 and 10 of the Standards for Rehabilitation, which address new construction in a historic setting:

- Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- Rehabilitation Standards 10: 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.

Furthermore, the Secretary’s Standards and Guidelines provide the following “Recommended” and “Not Recommended” guidelines in association with new construction (see Table 1 & Table 2).

<sup>1</sup> The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2017), accessed April 14, 2022, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

TABLE 1: REHABILITATION GUIDELINES SETTING (DISTRICT / NEIGHBORHOOD) – ALTERATIONS AND ADDITIONS FOR A NEW USE <sup>1</sup>	
RECOMMENDED	NOT RECOMMENDED
Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting.	Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed.
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships with the setting, or which damages or destroys important landscape features.
Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting.	Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting.
TABLE 2: REHABILITATION GUIDELINES NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION <sup>2</sup>	
RECOMMENDED	NOT RECOMMENDED
Designing new construction on a historic site or in a historic setting that is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.

<sup>1</sup> The Secretary of the Interior’s Standards for the Treatment of Historic Properties, 146.

<sup>2</sup> The Secretary of the Interior’s Standards for the Treatment of Historic Properties, 162.



# 1. HISTORIC DISTRICT COMPATIBILITY

## DESIGN PRINCIPLE

Design and construct a new building that fits seamlessly into the existing highly cohesive historic setting of Old Sacramento, while introducing an inviting, user friendly, and visually interesting new element that brings new vitality to the district.

## RATIONALE

Constructing a new building at the proposed site presents a rare opportunity to introduce new uses into Old Sacramento that will attract visitors and local residents to the area and enhance the district’s long-term vitality as a commercial, entertainment, education, tourism, and community destination. New buildings constructed in historic districts also have the power to irreversibly impact the character and integrity of the historic setting in which they are built: visually, physically, and in terms of how people interact with the area. Old Sacramento is a one-of-a-kind and irreplaceable site which serves as a unique asset to the city. As such, it is of paramount importance that new construction in Old Sacramento is carefully designed to preserve, respect, and enhance the historic character and elements that make Old Sacramento a destination.

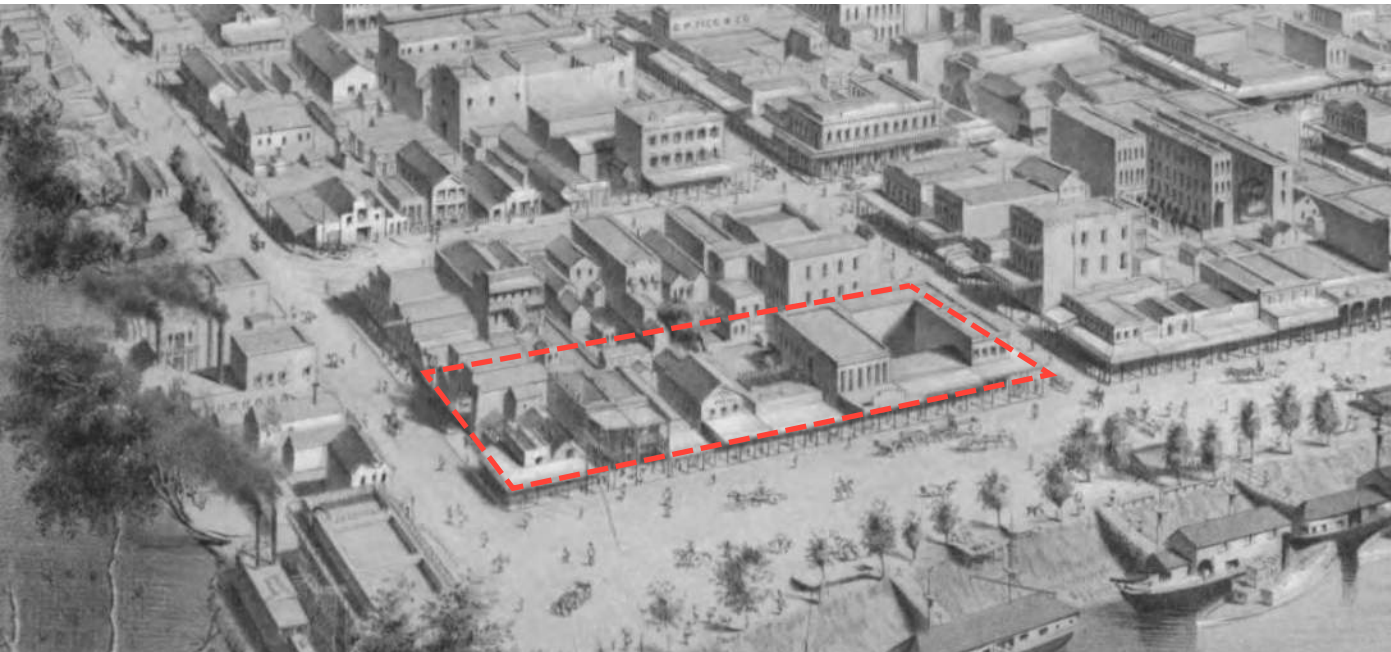


Figure 16: 1857 bird’s-eye view of the subejct site. Source: UC Berkeley Bancroft Library.

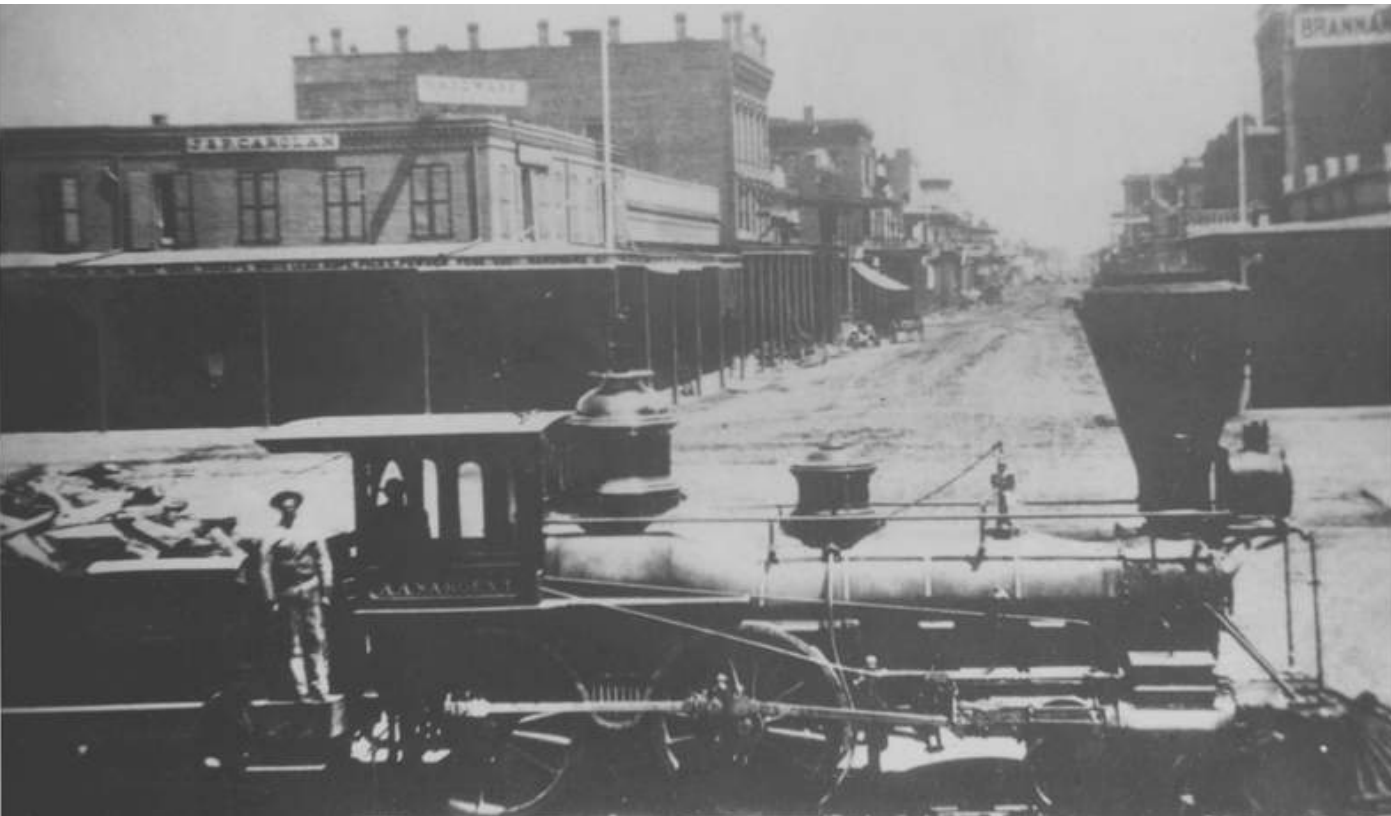


Figure 17: 1865 view of the project site (left), looking northeast from Front Street down J Street. Source: California State Library.



## 2. SITE, CIRCULATION & SETBACKS

### DESIGN PRINCIPLE

Maintain continuity of public circulation, street façades and setbacks with existing patterns in Old Sacramento State Historic Park Gold Rush and Commerce Zone. Embrace and populate the street facing facades with public uses to encourage day and night activity and to create a vibrant, safe environment.

### RATIONALE

Public uses such as dining, retail, entertainment, and public gathering spaces activate the site by offering places and activities that attract hotel guests and visitors alike. Locating these uses along the public right-of-way promotes regular activity and use, fostering a safer environment and creating a sense of vibrancy. Orienting the front of the building towards public streets and spaces creates “eyes on the street” that help define these public spaces and provide security.

Alleys are an important part of the history of Old Sacramento that portray how the early city developed as well as its history with flooding. While alleys were originally used for service uses, today they also enhance the richness of exploring Old Sacramento by providing quieter, more intimate vantage points from which to interact with the neighborhood.





GUIDELINES

- 2.1 Setbacks
- 2.1.1

Include zero lot line / no setbacks from Front Street, I Street, and J Street.
- 2.1.2

Set back new construction from adjacent historic structures (min 12' wide pedestrian connection) if adjacent new massing is more than twice the height of the existing building.
- 2.2 Primary Facades
- 2.2.1

Recognize Front and I Streets as the primary, public-facing facades. Provide high quality materials and a higher level of detail and building elements - such as windows, entries, canopies, and signage - to reinforce the primacy of these facades.
- 2.2.2

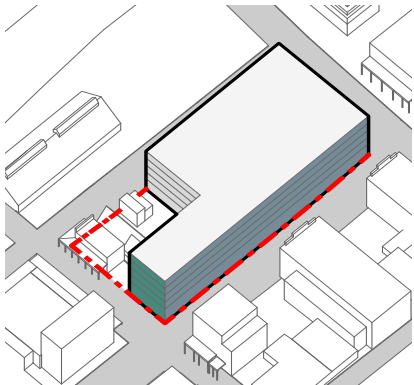
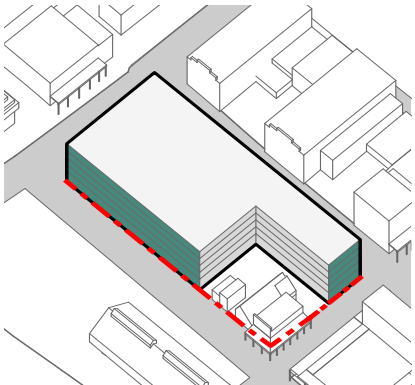
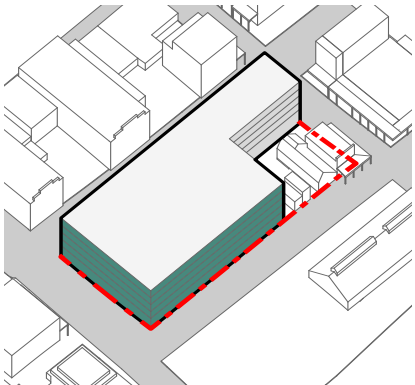
Recognize the corner of J Street and Firehouse Alley a primary façade. Provide high quality materials and a higher level of detail and building elements - such as windows, entries, canopies, and signage - to reinforce the primacy of these facades.
- 2.3 Secondary Facades
- 2.3.1

Recognize Firehouse Alley and internal block elevations as secondary facades. These elevations may provide less glazing, and prominence compared to the facades at Front, I, and J streets.
- 2.4 Circulation
- 2.4.1

Locate hotel entrance and drop off (valet) along I Street.
- 2.4.2

Consider providing a through-block passage to improve pedestrian circulation between uses on Front Street and proposed new uses on Firehouse Alley.
- 2.4.3

Provide hotel, restaurant, museum, and other service use access from Firehouse Alley.



Entry

Other service access

Pedestrian Walk

Covered walk

Secondary facade

Primary facade

Property line



### 3. HEIGHT, MASSING & FORM

#### DESIGN PRINCIPLE

Ensure that the building massing does not compromise the integrity of the surrounding historic resources, is compatible with the scale and massing of adjacent historic buildings, and provides a street frontage that is appropriately scaled to the human scale and pedestrian-oriented buildings in Old Sacramento.

#### RATIONALE

The buildings surrounding the project site range from two to three stories, with single story wood frame structures immediately south and west of the proposed hotel site. Historically, the project site was occupied by numerous buildings of varying heights and stories, providing variation that served to break up the continuous wall of vertical street frontages.

Incorporating stepped and varied massing in the new construction will help to avoid the effect of an imposing “vertical wall” next to the smaller adjacent historic buildings.

Note that the floor-to-floor heights of these adjacent historic buildings is taller than most modern construction. This condition may allow for additional floor levels of new construction inserted within a comparable volume of reasonable height.





GUIDELINES

- 3.1 Height Limitation
- 3.1.1 Limit building height at the tallest location to 55 feet, not including a parapet or rooftop equipment screen.

3.1.2 Locate the tallest portions of the building (such as a corner tower) along I Street, preferably at the intersection of Front and I Streets.

3.1.3 Step up building massing up from smaller adjacent buildings.

a. New building volumes located immediately adjacent to the one-story C.M.&T. Co. building and Eagle Theater should appear to be no taller than two stories, not including parapet or rooftop equipment screens.
- 3.2 Massing and Context
- 3.2.1 Ensure that the massing of the new building is sympathetic to the scale and massing of adjacent historic buildings.

a. Larger building frontages and volumes should be broken up into volumes between 3 and 6 window bays wide to reflect the typical widths of historic buildings in Old Sacramento."

3.2.2 New construction that is separated from adjacent smaller buildings by a visual break, such as a pedestrian walkway, should not be more than three times the height of the adjacent smaller building.

3.2.3 Provide horizontal datum alignments, elements or building details that reflect strong datums of adjacent buildings.
- 3.3 Design building with rectilinear plan and massing
- 3.3.1 Include a flat or gabled roof with a pitch that is similar to the pitch of historic buildings in the district

3.3.2 Refrain from the use of overtly modern building shapes and forms, such as angles and curves, that sharply contrast with the historic pattern of rectilinear buildings in the historic district.

a. Use of more modern forms may be acceptable in small, limited areas of the building that are subordinate to the overall form and massing of building and are not highly visible from the street.

- 3.4 Minimize bulk of building volume
- 3.4.1 Limit width of double loaded corridor to 60' in order to minimize bulk of upper stories and allow for central courtyard space.
- 3.5 Provide stepped massing, changes in heights, materials, and other differentiation to the building envelope to break up the overall volume, give the visual impression of multiple smaller buildings, and reflect the scale of surrounding historic buildings. Design elements such as the following are encouraged:

a. Shaped or decorative parapets

b. Stepped height or volume

c. Variety of façade materials (see Materials & Glazing section below)

d. Balconies

e. Rhythm of openings or setbacks

f. Variation in details at boardwalk canopy, signage, and lighting



Figure 18: Step building massing up from smaller adjacent buildings, such as the CM&T Co. building and Eagle Theater (right).



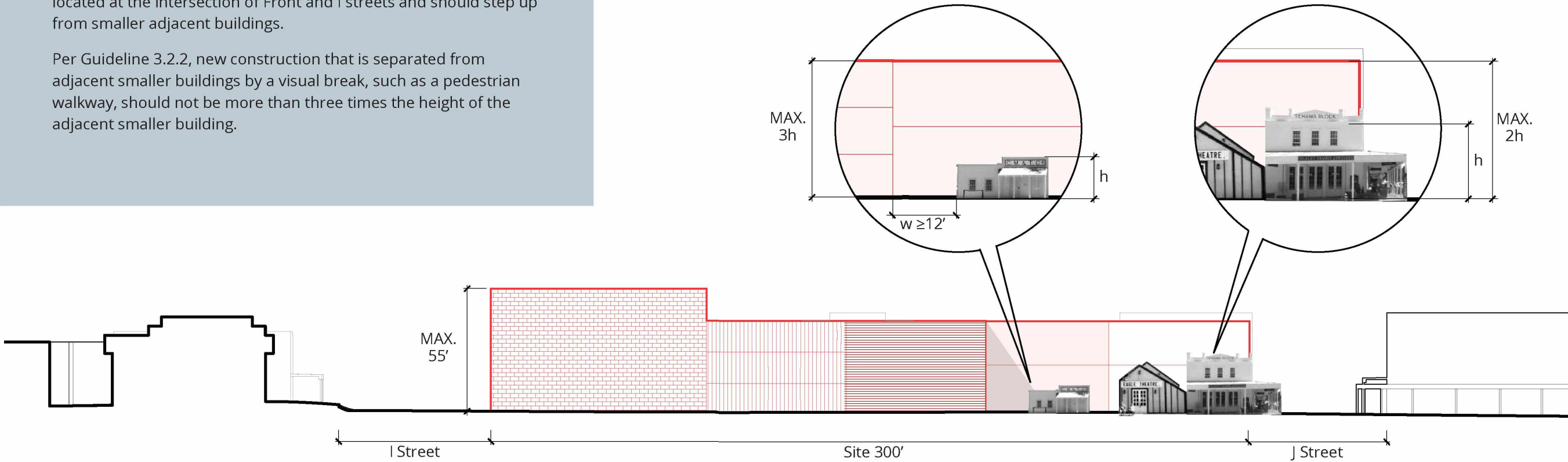
Figure 19: Locate the tallest portions of the building along I Street, preferably at the intersection of Front and I streets.



GUIDELINES

Per Guidelines 3.1.2 and 3.1.3, tall building masses should be located at the intersection of Front and I streets and should step up from smaller adjacent buildings.

Per Guideline 3.2.2, new construction that is separated from adjacent smaller buildings by a visual break, such as a pedestrian walkway, should not be more than three times the height of the adjacent smaller building.





# 4. ARCHITECTURAL CHARACTER

## DESIGN PRINCIPLE

Design a new building that is visually compatible with the architectural character of the historic Gold Rush-era and late 19th-century buildings of Old Sacramento while also being clearly legible as contemporary new construction.

## RATIONALE

New buildings can fit seamlessly beside historic buildings and ultimately enhance the visual richness of historic district, such as Old Sacramento, if they are designed to carefully and thoughtfully respond to the specific historic and architectural contexts of the settings in which they are located. This does not imply that new buildings should be exact replicas of historic architectural styles, as this could result in a building that appears to be falsely historic, nor that forward-thinking contemporary new designs should be forbidden. Rather, the most visually successful new buildings in historic settings are clearly inspired by and take cues from the surrounding historic setting. In keeping with the *Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties*, new buildings should be distinct yet compatible with the historic character of the historic district and maintain historic relationships that characterize the district.

## GUIDELINES

- 4.1 Study the historic development and list of character-defining features for Old Sacramento early in the design process to gain a thorough understanding of the features and elements that give Old Sacramento’s its distinctive architectural character.
- 4.2 Avoid directly replicating historic architectural features or styles to prevent a sense of false historicism.
  - 4.2.1 Consider incorporating simplified or updated elements that continue the scale, proportion, or relationship of historic features.
- 4.3 Follow closely the design guidelines related to site setbacks, overall height, massing, scale, form, and material use to design a building that seamlessly integrates with the surrounding historic district.



# 5. MATERIALS & GLAZING

## DESIGN PRINCIPLE

Utilize appropriate exterior materials at both the upper and lower levels of the hotel site that are compatible with the materials of the surrounding historic buildings and historic district as a whole.

## RATIONALE

In addition to building mass and height, the exterior materials selected to clad new construction on this property will play an important role in ensuring the project's compatibility with the historic district. Ground-floor street frontages will benefit from transparent, inviting, user-friendly glazing approaches, while the need for privacy and access to views will need to be carefully balanced and considered on the upper floors. Solar heat gain and subsequent solar controls may also be considered on south-, east-, and west-facing facades.



Utilize materials that are compatible with the surrounding historic buidlings

Carefully balance the upper floor facade base on the need for privacy and access to views

Consider balcony for views and solar controls for shade

Transparency creates an inviting atmosphere benifits retails and other hospitality programs on the ground floor



GUIDELINES

- 5.1

Use exterior materials that reflect the traditional material palette used at historic buildings in the district, such as wood, masonry, and cast iron.

5.1.1

Refrain from using large amounts of highly visible modern materials - such as aluminum, unfinished concrete, glazed curtain walls, and obviously synthetic materials - particularly at primary facades along Front, I, and J streets.
- 5.2

Use materials that are compatible, inviting and pedestrian-scaled, particularly at the ground floor level. Include one or more of the following façade finishes that relates to existing facades facing Front, I, and J streets:

a.

Brick or stone masonry

b.

Painted wood siding

c.

Cast iron, cast stone, or high quality cast composites for trim, base or cornice details

d.

Limited amount of cement plaster or stucco that is finished or scored to relate to historic finishes (i.e. cement plaster scored to look like stone masonry)
- 5.3

Use high-quality, durable materials that are articulated to provide visual interest and detail, to the extent feasible, at the primary facades along Front, I, and J streets.

5.3.1

Similar to historic buildings in the district, a more restrained palate and/or utilitarian materials may be acceptable at the rear façade along Fireside Alley.
- 5.4

Reserve storefront window treatments for set-back (minimum 10' step back) upper floor volumes (floors 4-5) and hyphen connections.





GUIDELINES

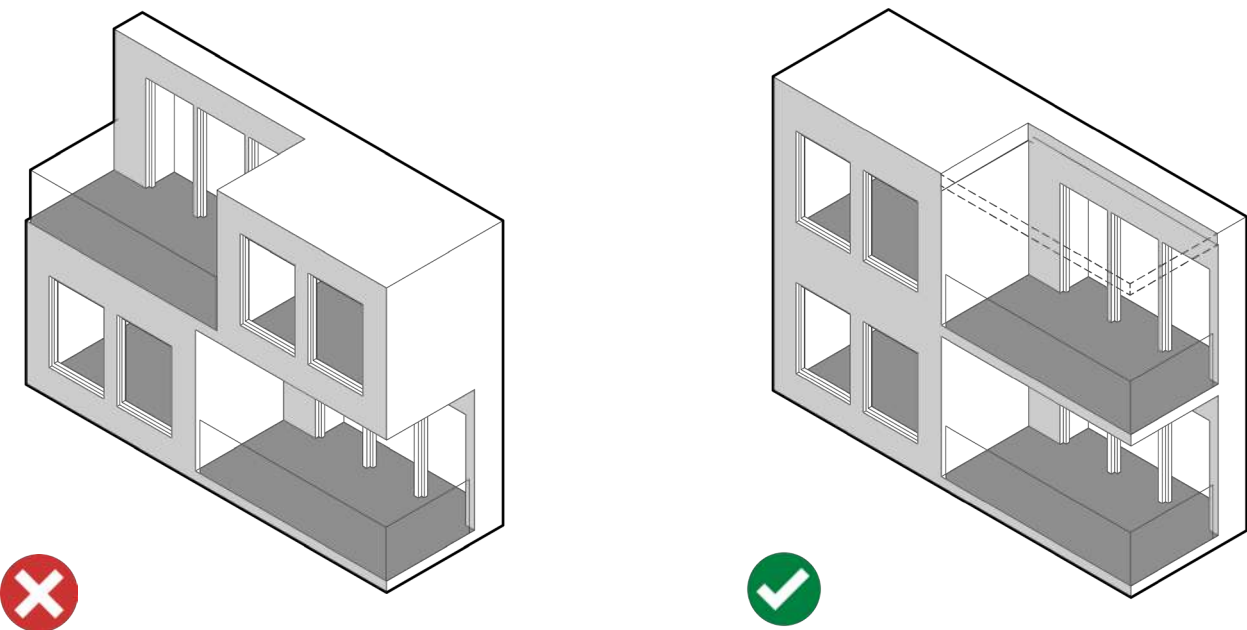


Figure 20: Windows should be arranged in a regular stacked pattern (Guideline 5.6.2).



Figure 21: Windows and doors should be scaled and arranged to relate to the pattern of tall, vertically oriented, evenly spaced windows and doors at historic buildings.

5.5 Provide a minimum 50% and maximum 75% of glazing at ground-level facades facing Front, I, and J streets.

- 5.5.1 Refrain from using large continuous expanses of glazing
- 5.5.2 Windows and doors should be arranged in a regular pattern that relates to pattern of repeating, evenly spaced bays of windows and doors at ground-floor storefronts at surrounding historic buildings.
- 5.5.3 Windows and doors should be scaled to reflect the scale and tall, vertically oriented configuration of ground-floor storefronts found in surrounding historic buildings.

5.6 Provide a minimum 25% and maximum 60% of glazing at upper-level facades facing Front, I, and J streets.

- 5.6.1 Refrain from using large continuous expanses of glazing
  - 5.6.2 Windows should be arranged in a regular stacked pattern that relates to pattern of tall, vertically oriented windows at surrounding historic buildings.
  - 5.6.3 Avoid pairing or grouping window openings as this is an uncommon pattern on historic buildings in Old Sacramento.
- 5.7 Consider incorporating solar shading devices that are compatible with the historic character of the district, such as balcony or roof overhangs or inset windows.
- 5.7.1 Tinted glazing and window films that are visible from the street are discouraged.



# 6. SUSTAINABILITY

## DESIGN PRINCIPLE

Ensure that new construction on State Parks property is built in harmony with the natural environment by optimizing site potential and energy use, implementing environmentally-friendly building materials, and methods, and is designed in a way to adapt for multiple uses and in multiple ways over the life of the building.

## RATIONALE

Building construction and operation have direct impacts on the environment, and responsible development should consider the effects of climate change and energy consumption. Using sustainable materials and green design concepts helps offset the carbon footprint of new construction to create new buildings that are ready to meet the challenges of climate change while offering flexibility for continued use over time.

## GUIDELINES

- 6.1 Follow the guidance offered in The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.<sup>1</sup>
- 6.2 Aim to comply with the California Green Building Standards Code (CGBSC).
- 6.3 Aim to achieve a minimum of LEED silver rating.
- 6.4 Integrate sustainable building materials where possible, such as natural, recycled or recyclable flooring, low-VOC paints, and reclaimed wood.
- 6.5 Utilize renewable energy sources where possible and appropriate within a historic setting, such as passive energy solutions, solar shading, and natural ventilation to minimize demand on energy sources.
  - 6.5.1 Incorporate passive shading and cooling features that respond to the orientation of each facade to the sun at the hottest periods of the day.
- 6.6 Encourage the use of materials or construction types that can be modified over time to accommodate new uses.

<sup>1</sup> Anne E. Grimmer, Jo Ellen Hensley, Liz Petrella, and Audrey T. Tepper, *The Secretary of the Interior’s Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* (Washington, D.C: National Park Service, Technical Preservation Services, 2013), accessed April 14, 2022, <https://www.nps.gov/tps/standards/rehabilitation/guidelines/sustainability.htm>.



# 7. STREETSCAPE & SITE IMPROVEMENTS

## DESIGN PRINCIPLE

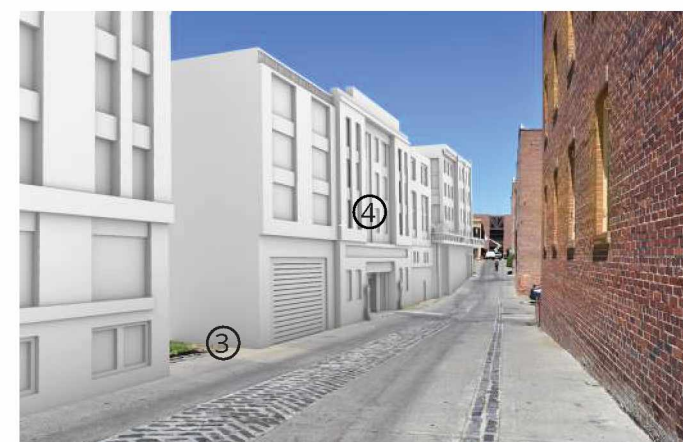
Provide public realm improvements surrounding new construction to appropriately blend the hotel into the surrounding historic district and encourage increased pedestrian interaction with the site.

## RATIONALE

Old Sacramento features a rich variety of historic buildings that are connected by pedestrian amenities. New construction should draw from these design precedents and provide streetscape elements that are pedestrian-oriented and reinforce connections to the surrounding streets in order to improve public use of the site.

## GUIDELINES

- 7.1 Provide a covered boardwalk (sidewalk) at least 12 feet deep within the public right-of-way along Front, I, and J streets.
- 7.2 Provide a ceiling height of at least 12 feet at covered boardwalks.
- 7.3 Provide accessible means of entry/exit and lighting at covered boardwalks.
- 7.4 Provide streetscape improvements that accommodate the use of I Street for the hotel lobby entrance and guest drop-off (valet).
  - 7.4.1 Consider changing street surfaces to encourage slow vehicular movement along I Street.
- 7.5 Place pedestrian-scaled lighting features at least every forty (40) feet on center along Front and I Streets. Lighting should also be provided along Firehouse Alley and mid-block connections.
- 7.6 Provide a through-block pedestrian walk with a minimum width of 12 feet to connect Front Street and Firehouse Alley.
  - 7.6.1 Provide wall-mounted lighting or other lighting sources to enhance safety and security.
- 7.7 Include a public/semi-public plaza, paseo, or public open space adjacent to the Eagle Theater and C.M.&T. Co. buildings.
- 7.8 Include benches, seat walls, or other means of seating within the public open space.
- 7.9 Consider providing public art, pedestrian-scaled signage, and lighting to create a safe and inviting pedestrian experience along Firehouse Alley.



- Proposed hotel
- ① Private plaza
- ② Public / semi-public plaza
- ③ Pedestrian walk connects Front Street to Firehouse Alley
- ④ Pedestrian-scaled lighting
- ⑤ Covered boardwalk

Figure 22: Streetscape and public space





- ① Pedestrian walk connects Front Street to Firehouse Alley
- ② Hotel, restaurant, museum, and other service uses access from Firehouse Alley

Figure 23: Include a pedestrian walk connecting Firehouse Alley to Front Street and entries to hotel, restaurant, museum, and other uses along the alley to increase pedestrian interaction with the site.



# 8. PUBLIC & SEMI-PUBLIC OPEN SPACE

## DESIGN PRINCIPLE

Enhance the sense of place in Old Sacramento by providing safe, accessible, and inviting public open spaces within the block for outdoor gathering, dining, recreating, and other social activities.

## RATIONALE

Historically, the project site was fully built out with commercial buildings, but in recent years a large grassy open space has occupied much of the site and provided passive park space within the Old Sacramento Historic District.

While the Old Sacramento Historic District is primarily characterized by commercial buildings and uses, there are open courtyards in various locations that provide porosity, shade, greenery, and intimate gathering spaces. The inclusion of a public open area within the block is desired to break up the massing of the built program and provide a greater variety of opportunities for visitor interaction.





GUIDELINES

- 8.1 Orientation of open space
  - 8.1.1 Orient open spaces to receive southern solar exposure.
  - 8.1.2 Design open space so that it is proportional in size and scale to the surrounding buildings.
  - 8.1.3 Provide glazing at surrounding building facades to enhance safety and security in open spaces.
- 8.2 Public courtyard
  - 8.2.1 Locate public courtyards at the ground level.
    - a. Consider the use of sunken gardens, which have precedence in Old Sacramento.
  - 8.2.2 Provide glazing at surrounding building facades to enhance safety and security in the courtyard.
  - 8.2.3 Consider including a historic interpretation program.
  - 8.2.4 Provide shade for relief from the hot summer sun.
- 8.3 Semi-public open space (roof decks, terraces, raised courtyards)
  - 8.3.1 Provide shade for relief from the hot summer sun.
  - 8.3.2 Limit the visibility of rooftop landscaping from the street level.

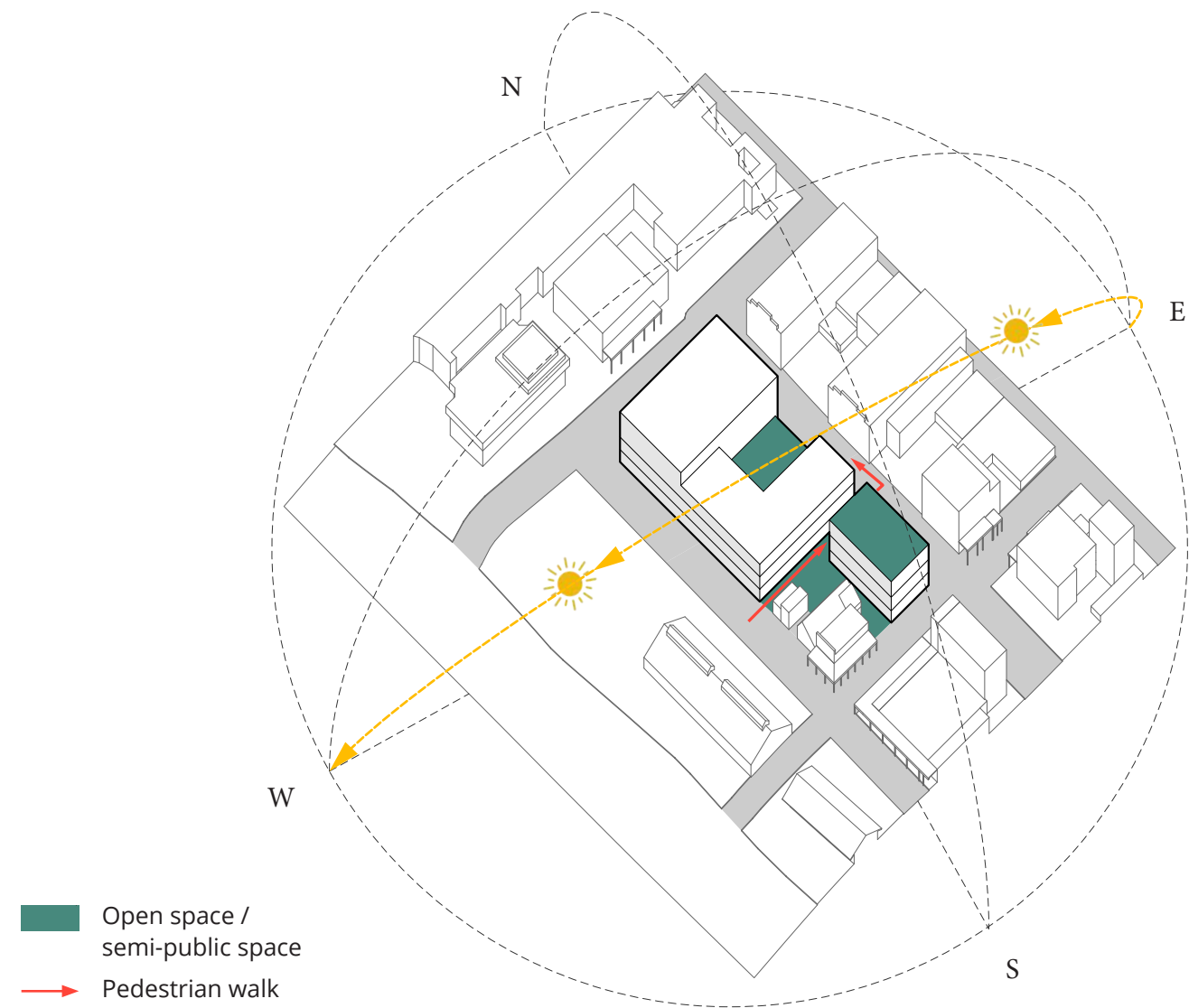


Figure 24: Diagram showing solar exposure at the project site.

# 9. GROUND-FLOOR PROGRAMMING

## DESIGN PRINCIPLE

Provide public or semi-public uses at the ground level that engage transparently with the surrounding historic district and street frontages, similar to adjacent and opposing blocks.

## RATIONALE

Ground floor retail, commercial, and public/semi-public uses encourage pedestrian traffic and subsequently offer a vibrancy that comes along with activated spaces. By uniting exterior public spaces with internal public/semi-public uses - such as courtyards, lobbies, restaurants, and other use - pedestrian traffic often deters criminal activity and provides a sense of passive security. Regular pedestrian traffic throughout the site can also offer an opportunity for historic interpretation.

## GUIDLEINES

- 9.1 Provide a 15’ floor-to-floor height at the ground level.

9.1.1 Align the ground floor height with that of adjacent buildings to the extent feasible
- 9.2 Street-facing facades should avoid solid walls devoid of window and door openings.
- 9.3 Provide obvious entrance doors to individual interior building uses.

9.3.1 Provide pedestrian entrances from I Street and/or Front Street where possible. Entrances to alley-facing uses may be less prominent in the design.

9.3.2 Design main entrance doors to reflect the location, scale, configuration, materials, and transparency of historic doors in the district. Double wood doors with visual interest and large glazed panes are highly encouraged.
- 9.4 Ensure that through-block connections at the ground level are public or semi-public.

- 9.5 The following uses are recommended at the ground floor level:

a. Hotel lobby

b. Commercial, retail stores

c. Museum or museum entrance

d. Restaurant, lounge, or bar

e. Public/semi-public open space
- 9.6 Consider reuse of the Eagle Theater and/or C.M.&T. Co. building for expanded programming or event space.

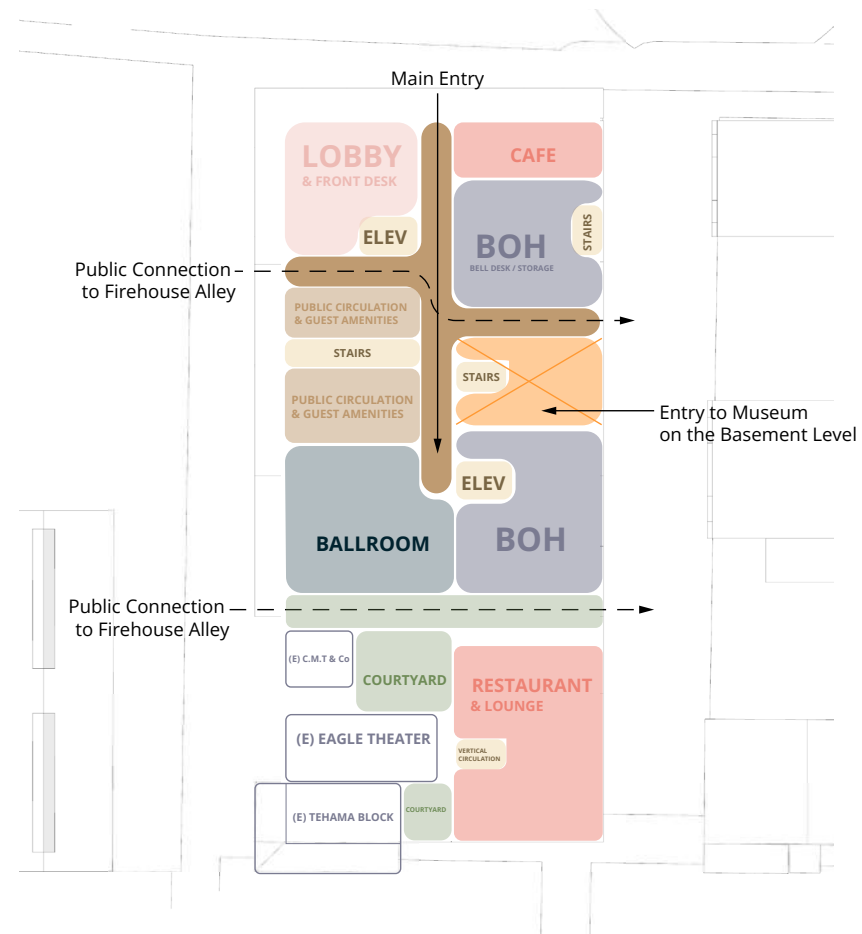
9.6.1 Any new entrances to the Eagle Theater and/or C.M.&T. Co. building from adjacent open spaces shall comply with the Secretary of the Interior Standards.

9.6.2 Avoid using these buildings as lobbies or circulation for the proposed new hotel.

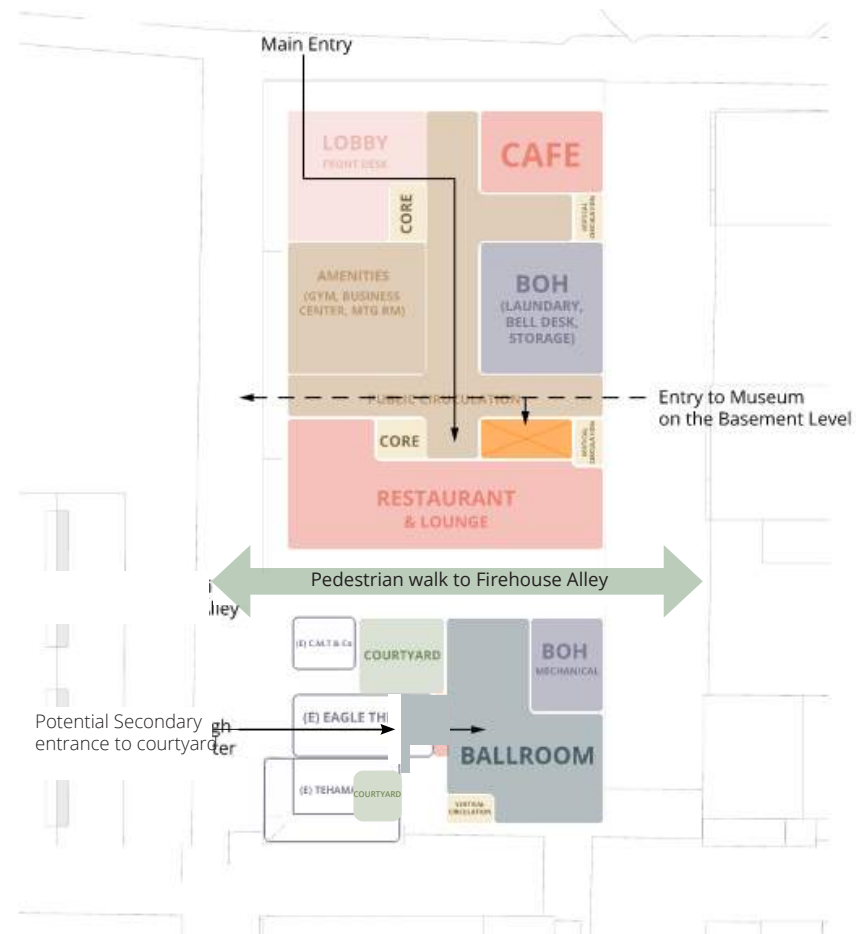
a. Side entrances to these buildings may be used to provide additional access to adjacent public open space.
- 9.7 Provide a flat or shed awning over the sidewalk in front of the building that extends across the facades facing Front, I, and J streets.

9.7.1 Align the covered awning with existing covered awnings at adjacent buildings.

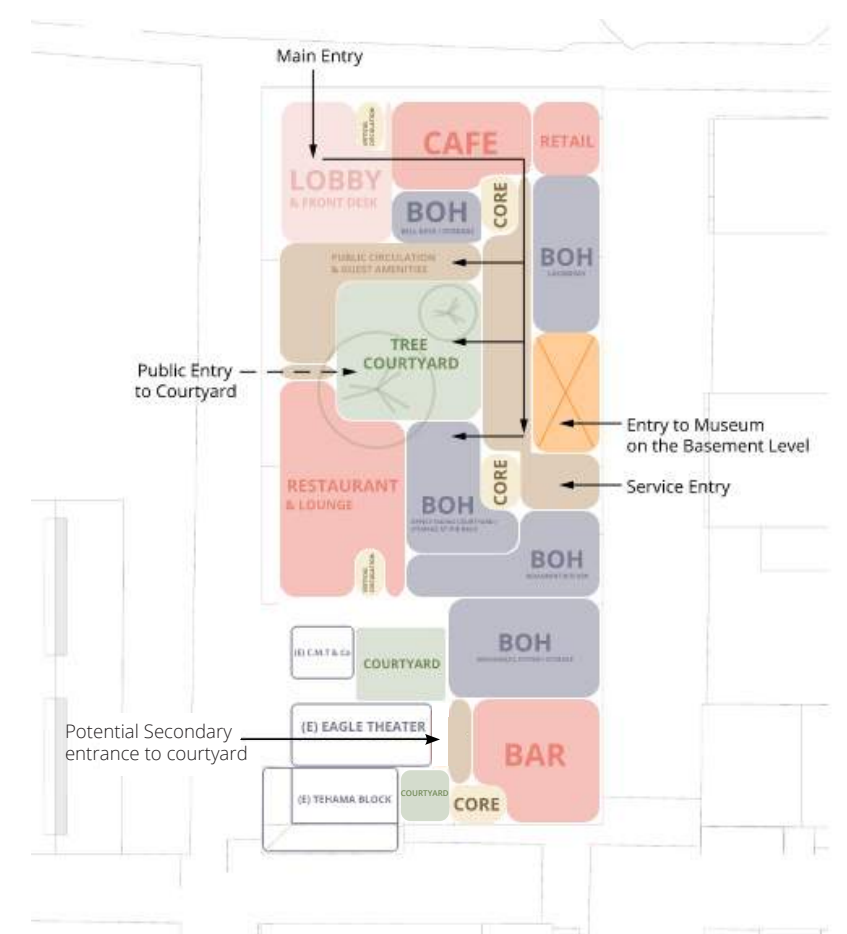




Study 1



Study 2



Study 3

Figure 25: Studies for ground-floor programming and circulation.

# 10. ROOM CONFIGURATION & ORIENTATION

## DESIGN PRINCIPLE

Provide hotel room configurations that respond to market demands to ensure competitiveness while recognizing site size limitations, view opportunities, exterior building massing, and unique qualities of Old Sacramento.

## RATIONALE

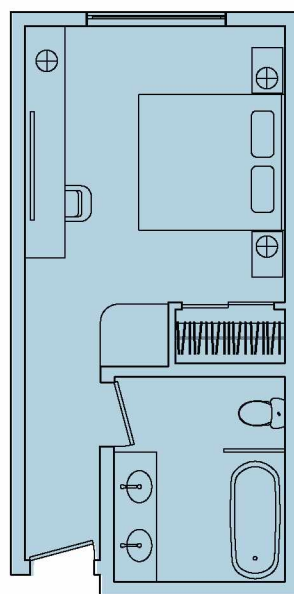
Double-loaded corridors provide the most efficient layout on a size-constrained site. Given the shallow depth of the site, room configuration, width and depth will be a critical design element in order to provide exterior views, courtyard space, and reduce overall building scale.

The organization of room types, sizes, and orientation can be used to develop the exterior building massing in a way that minimizes the height of the new hotel building and provides distinct façade areas to break up the overall massing. Suite designs that include exterior balconies can be grouped vertically or horizontally to create façade relief. Recognizing view opportunities towards the river and east towards the State Capitol can also provide rationale for room layout and orientation.

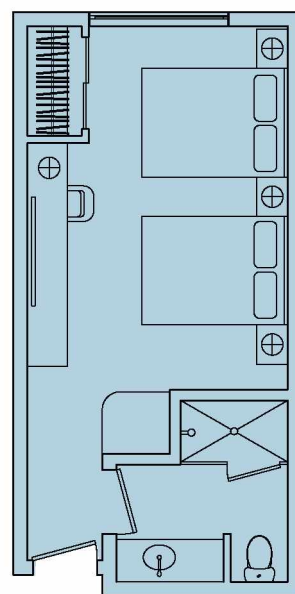
## GUIDELINES

- 10.1 Room sizes: Provide a maximum of 26’ depth and 14’ - 16’ width for standard rooms at double-loaded corridors.
- 10.2 Provide private balconies of at least 6’ deep for each suite.
- 10.3 Suite locations: Group suites in horizontal rows or vertical columns on upper floors to allow balconies to have an organized, consistent pattern
  - 10.3.1 Consider aligning balconies horizontally to create the visual appearance of long connected balconies that extend across the façade(s), similar to the configuration of historic balconies in the historic district.

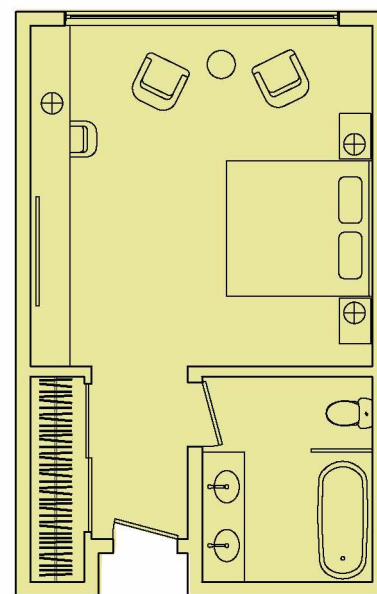




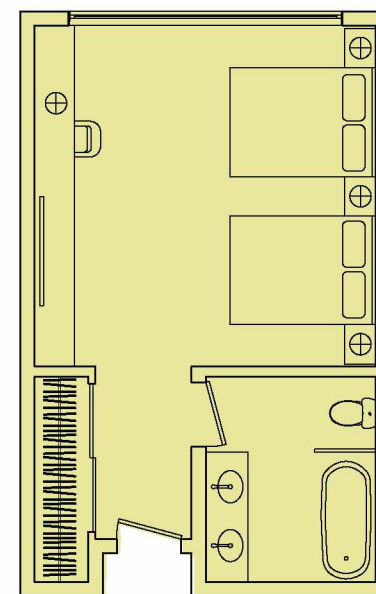
Efficiency A  
320 sq. ft.



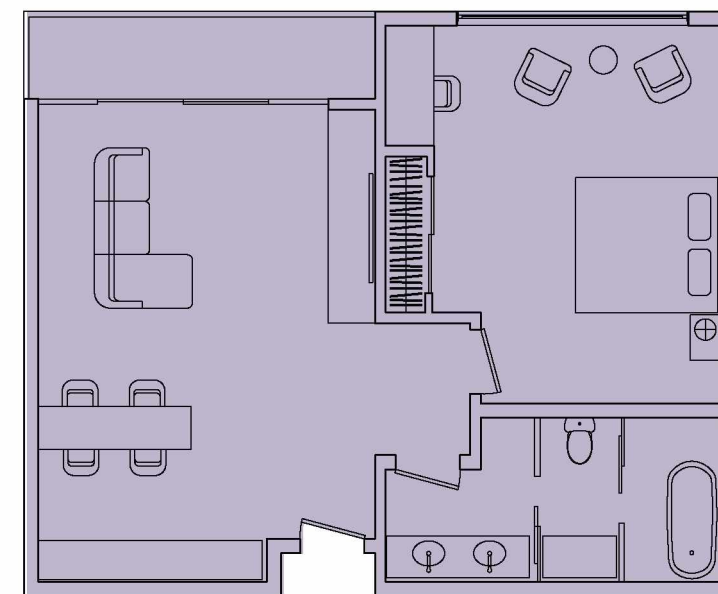
Efficiency B  
320 sq. ft.



Standard A  
402 sq. ft.



Standard B  
402 sq. ft.



Suite  
862 sq. ft.

Figure 26: Possible layouts for different unit types. Square footages are approximate.

# 11. VIEWS

## DESIGN PRINCIPLE

Orient building massing and layout to take advantage of views of the Sacramento River and waterfront to the west, as well as views of the State Capitol to the east, particularly from upper floors.

## RATIONALE

Old Sacramento is uniquely positioned along the historic Sacramento riverfront and directly northwest of Capitol Mall. Although separated from downtown Sacramento by an elevated highway, the upper floors of the hotel will have striking views not only of the downtown area and the California State Capitol, but also west towards the Sacramento River, Tower Bridge, West Sacramento, and a proposed new I Street bridge crossing. The rooms, terraces, and floor plate layout of the new hotel should be oriented to optimize the unparalleled view potential of the site.

## GUIDELINES

- 11.1 Locate suite configurations at facades facing I, J, and Front streets with views of the Sacramento River.
- 11.2 Orient the building layout with double loaded corridors running north-south to provide rooms with direct views to the east and west.
- 11.3 Provide upper-level balconies or terraces at facades facing I, J, and Front streets. Orient public spaces, especially on upper-level floors, to capture views of the historic district and the Sacramento River to the fullest extent possible.
- 11.4 Design window openings at the facade facing Firehouse Alley to provide privacy to residences in adjacent buildings.
  - 11.4.1 Arrange windows to avoid alignment with adjacent residential window openings.
  - 11.4.2 Consider providing public or semi-public green space or landscaping adjacent to existing residential buildings to provide views, light, and physical separation between the new building and existing residences.

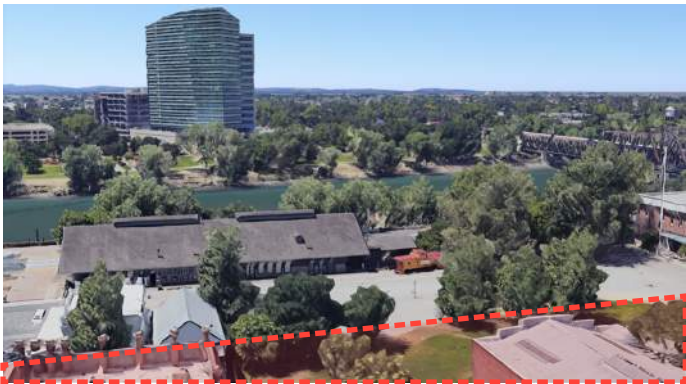


Figure 27: View looking west from the site



Figure 28: View looking north from the site

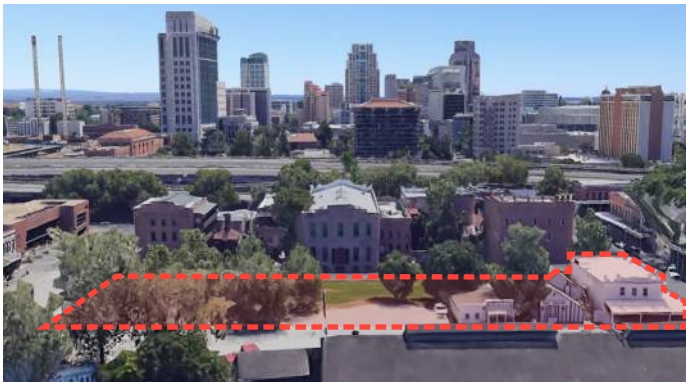


Figure 29: View looking east from the site



Figure 30: View looking south from the site

 Site



# 12. HISTORIC INTERPRETATION

## DESIGN PRINCIPLE

Supplement existing historic interpretation in the Park with additional interpretative programming in public spaces that relay Sacramento’s multi-layered history, including previously underrepresented histories and archaeological remains at the site at the City’s original Gold Rush-era street grade prior to raising of streets.

## RATIONALE

According to the Old Sacramento SHP General Plan, the park’s purpose includes the collection, study, exhibition, and interpretation of the story of the City of Sacramento for the broadest possible audience. The history of Old Sacramento and the project site is complex and multifaceted. However, to date, historic interpretation in the park has had a narrow scope that overlooks important aspects of Sacramento’s development. Buried archaeological resources at the site offer the potential to reveal additional stories that expand the public’s understanding of Old Sacramento. The proposed project, thus, provides a unique opportunity to enhance the park’s mission by telling a broader, richer, and more inclusive history of Sacramento and improve the public experience.

## GUIDELINES

- 12.1 Incorporate a robust program of historic interpretation into the project to illustrate and acknowledge the history of the site and/or the Old Sacramento State Historic Park as a whole.
- 12.2 Interpretation may include, but is not limited to, on-site signage or displays, public art, landscaping features and design, virtual reality, archaeology access,
  - 12.2.1 Using a variety of interpretive approaches to appeal to the widest audience possible is encouraged.



Figure 31: Immersive historic interpretation during Gold Rush Days in Old Sacramento.



Figure 32: The project offers opportunities to highlight underrepresented histories, including the role of Chinese-Americans in Sacramento’s development.

- 12.3 Consider interpretive programming that highlights previously underrepresented or overlooked layers of Old Sacramento’s history, such as ethnic, cultural, or natural history.
- 12.3.1 Some potential topics include Native American or Chinese American history with the site and/or Old Sacramento.
- 12.4 Coordinate new historic interpretation programming with existing historic interpretation programming in Old Sacramento, including existing tours, interpretive signage, activities, events, etc.
- 12.5 Develop historic interpretive programming to be publicly accessible.
- 12.6 Avoid designs or concepts that restrict access to historic interpretive programming to hotel guests.
- 12.7 Design permanent physical interpretive displays with durable, high quality materials that will weather well in Sacramento’s climate.
- 12.8 Use materials and designs that are compatible with the scale and materials of historic buildings and features in Old Sacramento.
- 12.9 Design interpretive displays to meet the requirements of the Americans With Disabilities (ADA) Act.
- 12.10 Consider including immersive programming options that place visitors into history.



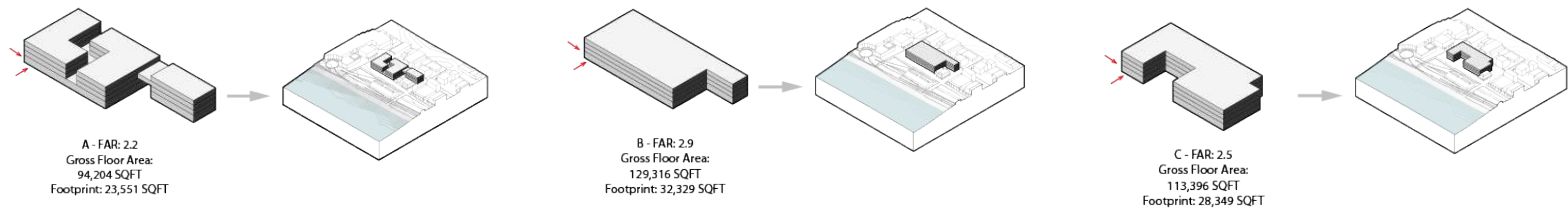
Figure 33: A variety of historic interpretation methods may be used, including but not limited to (clockwise from top left) interpretive signage, exposed underground archaeology, site furnishings, and public art.



# III

## CONCEPT STUDIES

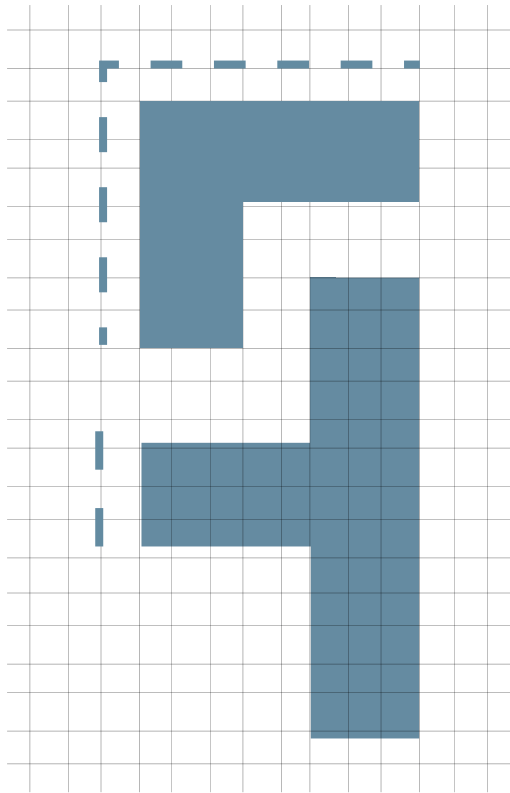
PRELIMINARY MASSING STUDIES



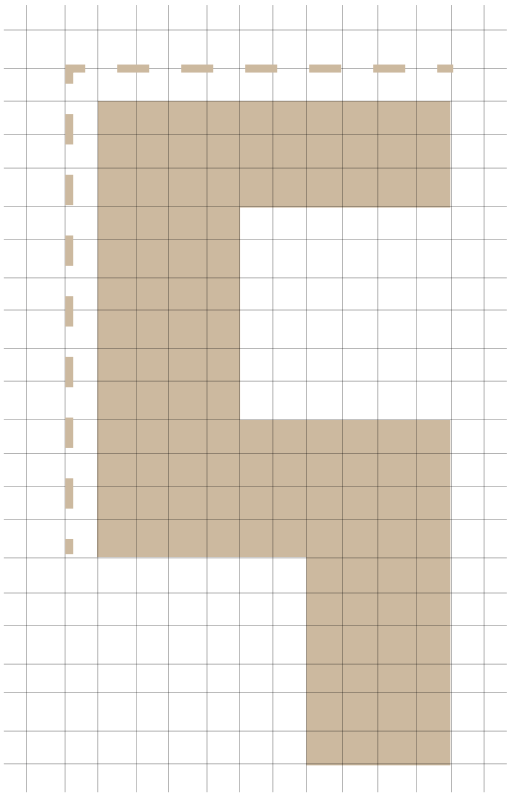
Massing Studies



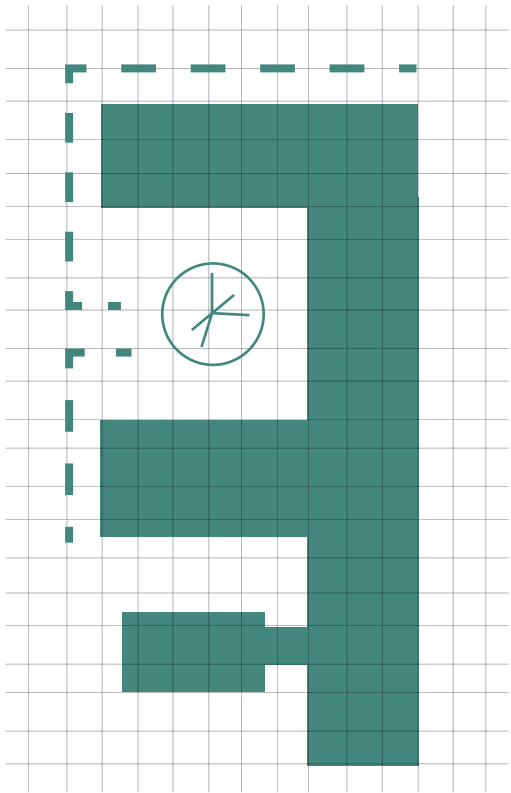
UPPER-FLOOR CONFIGURATION STUDIES



Study 1: "S" Courtyard



Study 2: Central Courtyard



Study 3: Tree Courtyard

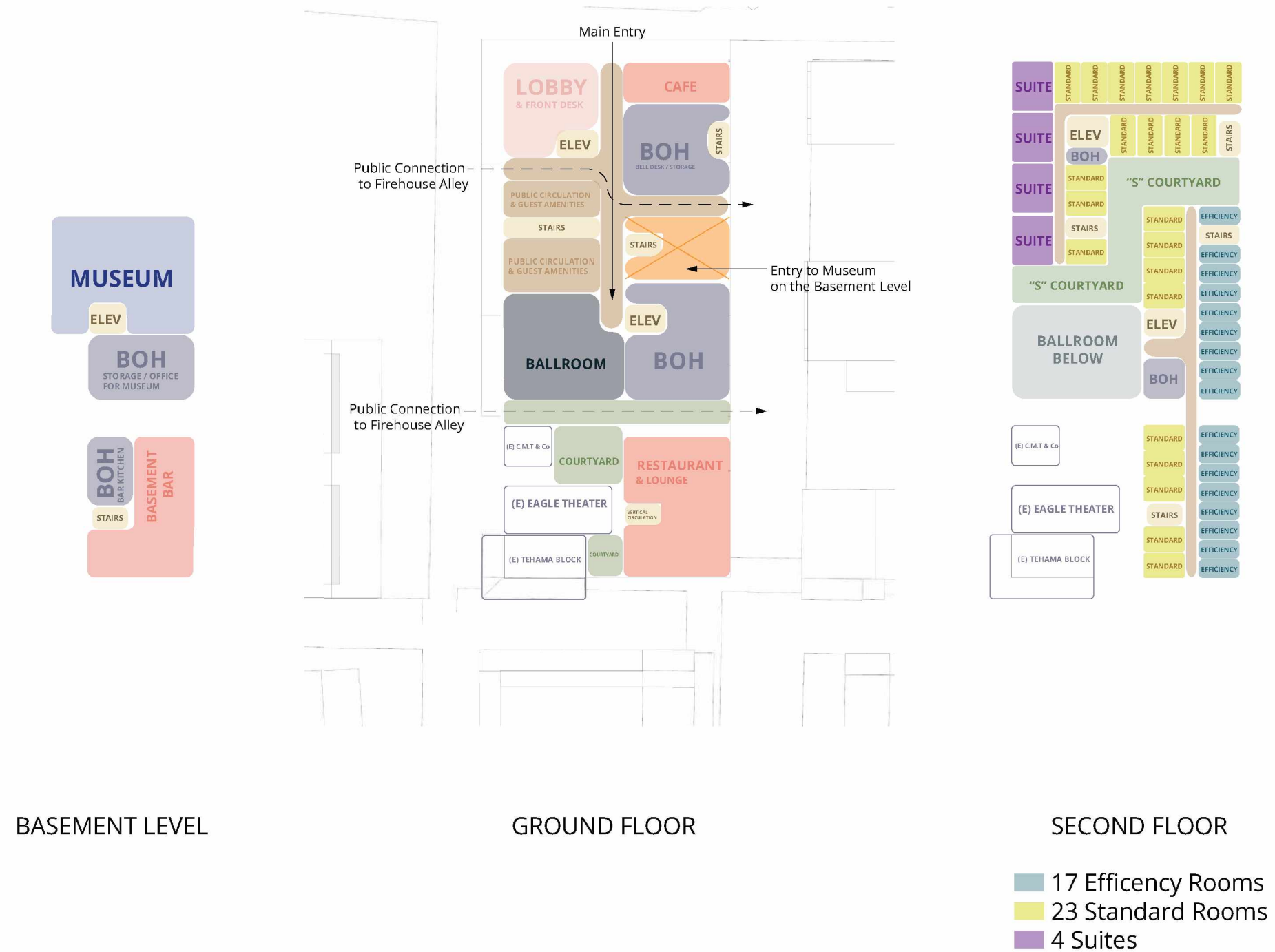
Massing Diagrams

PROGRAM COMPARISON

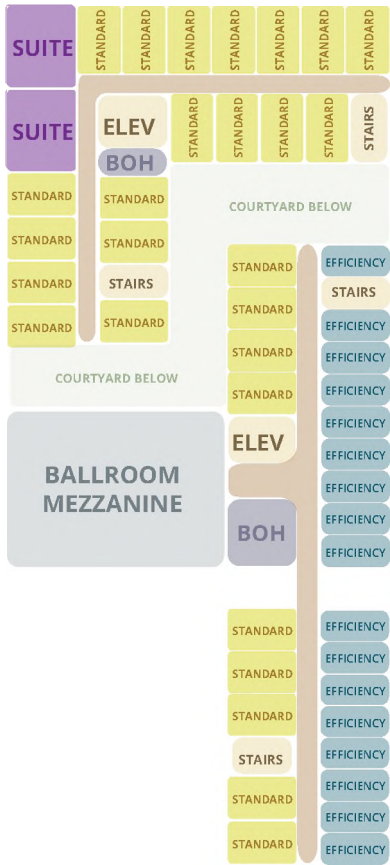
PLAN LEVEL	SPECIFIC USE	OPTION 1: “S” Courtyard	OPTION 2: Central Courtyard	OPTION 3: Tree Courtyard
		SQ FT	SQ FT	SQ FT
Ground Level	Lobby	3,435	3,644	3,466
	Restaurant & Lounge	6,432	7,240	5,380
	BOH / other (Laundry, mech, stor)	8,885	6,295	10,441
	Ballroom & meeting rooms	5,084	5,780	0
	Bar*	0	0	3,667
	Guest Amenities & Circulation	3,829	10,920	6,330
	Cafe**	1,500	2,340	3,189
	Retail Shop**	0	0	1,500
	Eagle Theater**	2,184	2,184	2,184
	* = not incl on this level **= not incl in Performa			
Subtotal		31,349	38,403	36,157
Basement Level	Museum	6,893	6,643	7,037
	Basement Bar	4,320	3,154	0
	BOH / other	4,776	3,040	5,339
Subtotal		15,989	12,837	12,376
Upper Levels (rooms)	Ballroom*	0	0	4,690
	Standard Rooms	51,584	51,584	52,000
	Suites	12,480	12,480	12,480
	Circulation	20,109	25,822	17,689
	BOH / other	5,002	3,754	3,212
	* = not incl on this level			
Subtotal		89,175	93,640	85,381
Total Interior Square Footage		136,513	144,880	133,914
Courtyard & Terrace	First Floor	5,925	5,925	0
	Second Floor	6,186	7,336	7,543
	Upper Floors (exterior)	9,879	9,800	11,404
Subtotal		16,065	17,136	18,947



## FLOOR PLAN STUDY 1

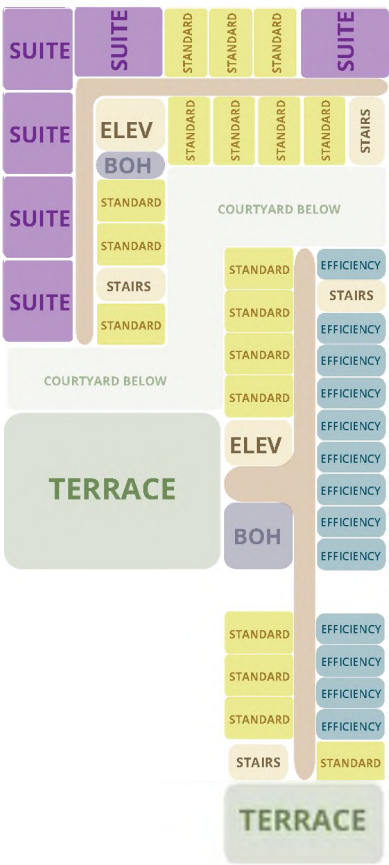


FLOOR PLAN STUDY 1



THIRD FLOOR

17 Efficiency Rooms  
27 Standard Rooms  
2 Suites



FOURTH FLOOR

13 Efficiency Rooms  
18 Standard Rooms  
6 Suites



FIFTH FLOOR

9 Standard Rooms  
3 Suites

Total Room Count:

47 Efficiency Rooms

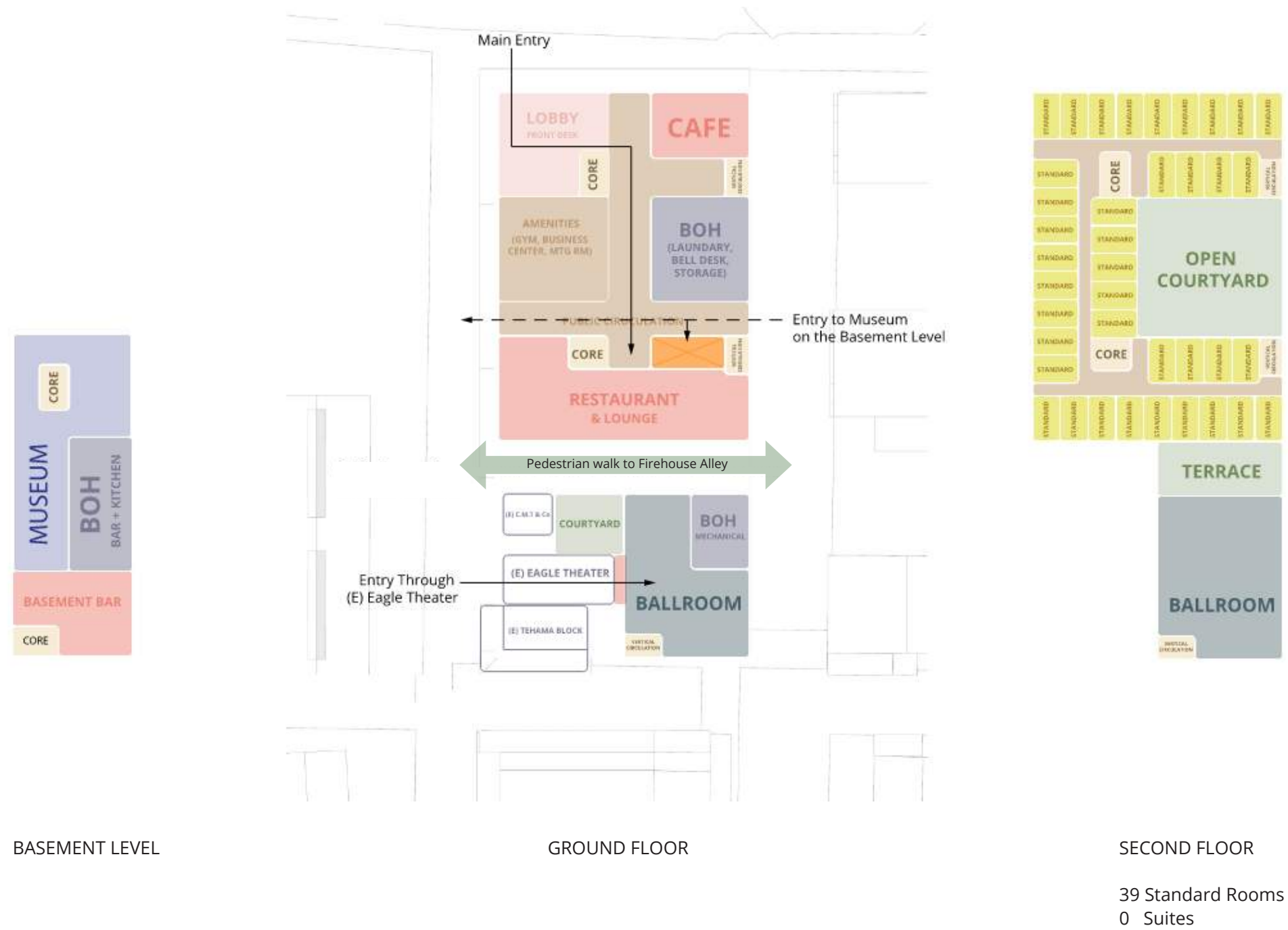
77 Standard Rooms

15 Suites

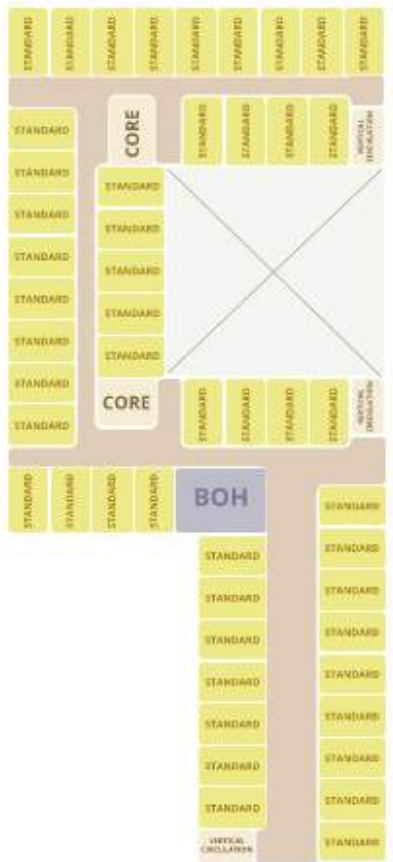
Total Rooms: 139



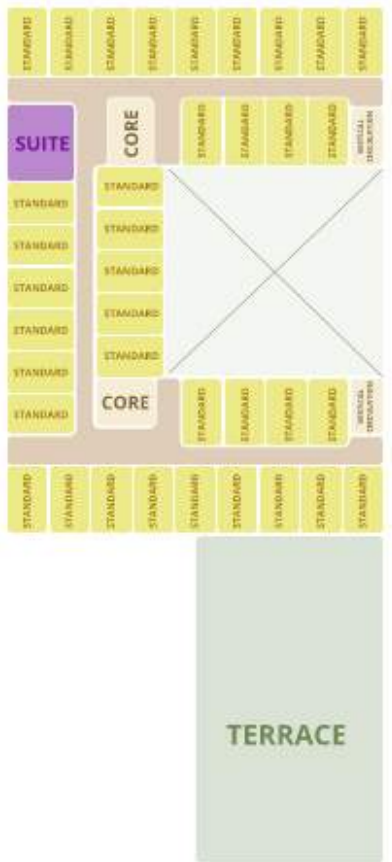
FLOOR PLAN STUDY 2



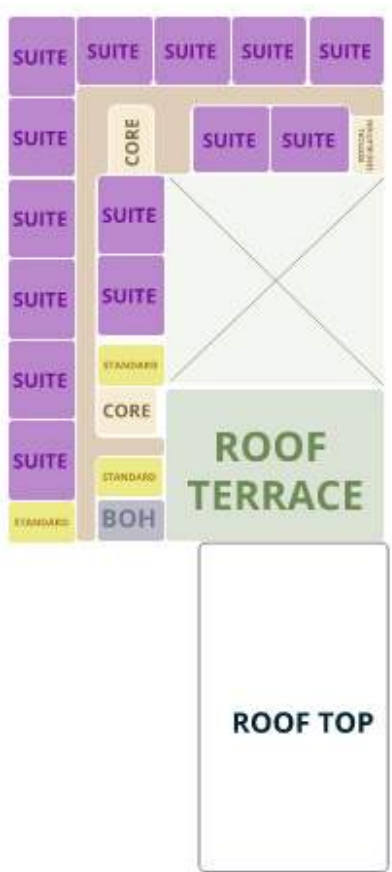
FLOOR PLAN STUDY 2



THIRD FLOOR  
46 Standard Rooms  
0 Suites



FOURTH FLOOR  
37 Standard Rooms  
1 Suites



FIFTH FLOOR  
3 Standard Rooms  
14 Suites

Total Room Count:

125 Standard Rooms

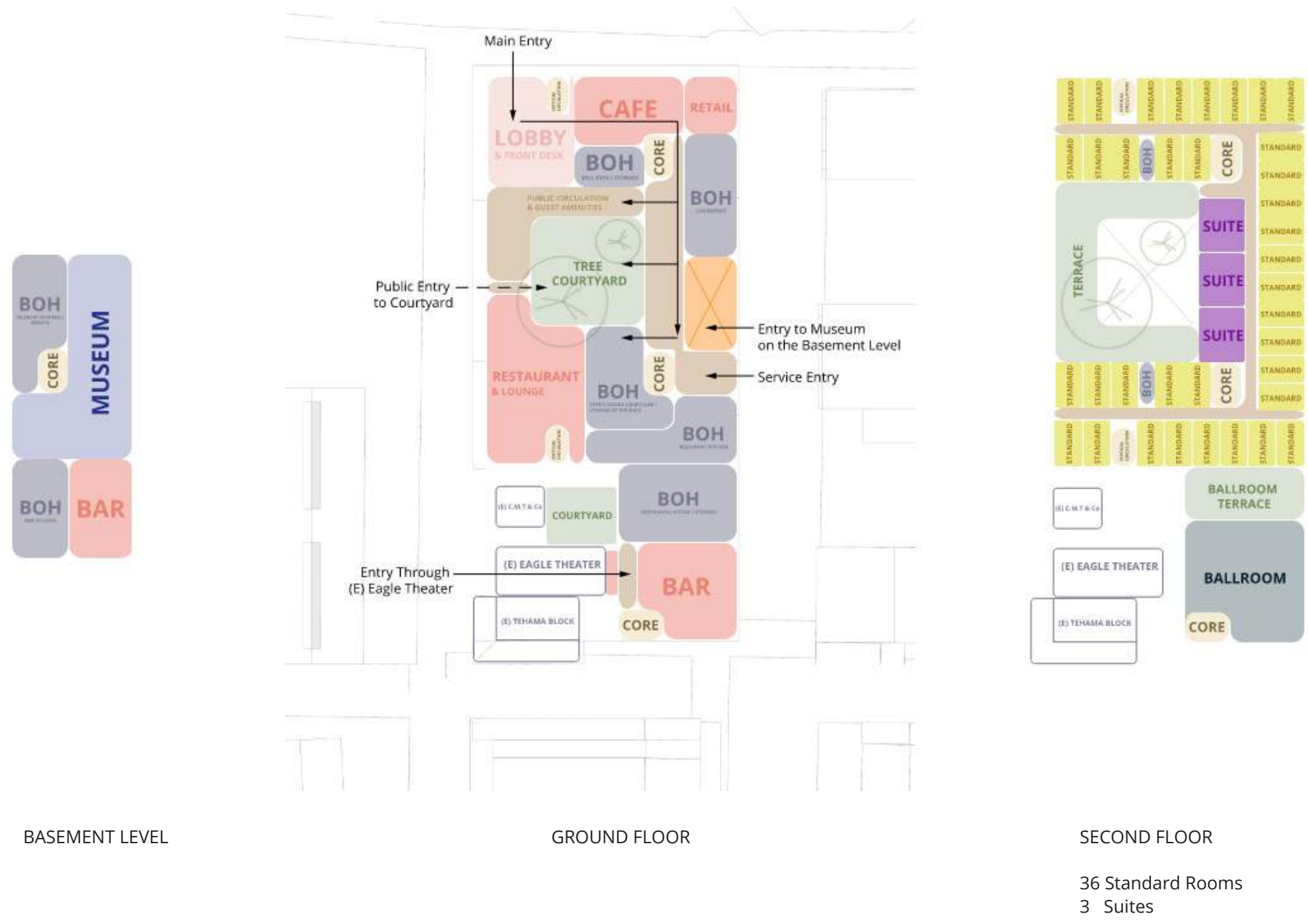
15 Suites

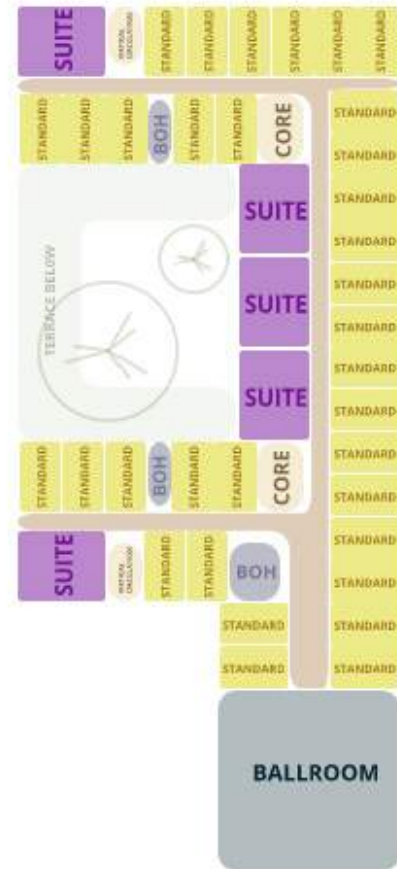
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Total Rooms: 140



FLOOR PLAN STUDY 3





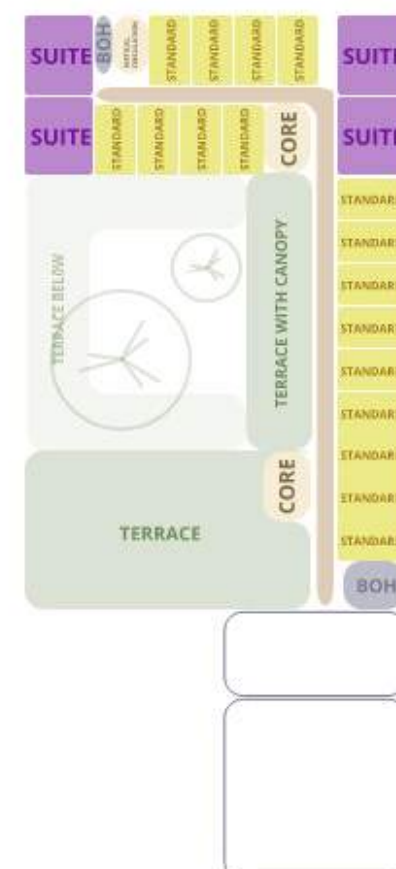
THIRD FLOOR

36 Standard Rooms  
4 Suites



FOURTH FLOOR

38 Standard Rooms  
4 Suites



FIFTH FLOOR

17 Standard Rooms  
4 Suites

Total Room Count:

125 Standard Rooms

15 Suites

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Total Rooms: 140



# APPENDIX

## HOTEL CONCEPT RENDERINGS

















## PAGE & TURNBULL

Imagining change in historic environments through  
design, research, and technology

170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415.362.5154  
417 S. HILL STREET, SUITE 211 LOS ANGELES, CALIFORNIA 90013 TEL 213.221.1200  
2600 CAPITOL AVENUE, SUITE 120 SACRAMENTO, CALIFORNIA 95816 TEL 916.930.9903  
75 E. SANTA CLARA STREET, SUITE 900 SAN JOSE, CALIFORNIA 95113 TEL 408.320.7911