

Architectural Guidelines

Tips and standards for upgrading and maintaining your Streng Bros. Home while retaining the architectural integrity of Carter Sparks' original mid-century modern designs.



STRENG REALTY

a lifetime of local experience

“Simplicity is the **essence** of good design.”

— **CARTER SPARKS**, *Architect of Streng Bros. Homes*



Thank you to all of the Streng Bros. Homeowners who have maintained and properly renovated their homes.

Streng Bros. Homes were designed and built to be a modern, affordable solution to Sacramento living. The clean architectural lines, open floor plans, exposed aggregate floors, vaulted ceilings, exposed beams, walls of glass, and skylights featured in these unique and desirable Mid-Century Modern (MCM) homes create timeless designs that promote a seamless indoor-outdoor living experience.

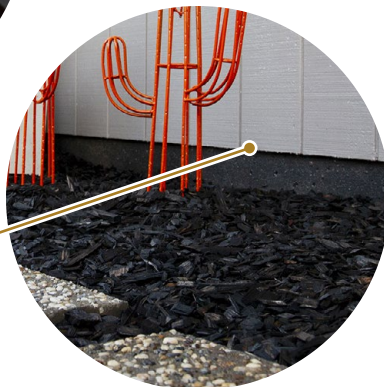
ROOFING AND SIDING

In general, extra care and maintenance is required on flat and low-pitched roofs, exposed beams, and wood siding.

Rolled Asphalt Composition, Spray Foam Roofing, TPO (polyvinyl roofing) are the most common flat or low-pitched roofs. Add rigid insulation under TPO Roofs and multiple large diameter downspouts with leaf guards over inlets. Rain chains also work well aesthetically so long as water is drained or guided away from the home.



Beams should always have a good coat of paint or metal cap and remain extended whenever possible.



Vegetation, mulch, and soil should be cleared away from bottom of siding to help prevent wicking and dryrot.



Always use full sheets of siding whenever possible.
(z bar repairs are okay on side yards)



REMODELING AND RENOVATIONS

Carport-to-garage renovations should be permitted, and new walls should be connected to newly poured footings and stem walls.



Additions to the home should match the architecture, materials, and roof lines of the existing home.

New outdoor concrete should be exposed aggregate to match existing driveways, walkways, and patios.



Original cabinetry should be maintained wherever possible. If replacing cabinets is a necessity, the design should be clean, linear, and rectangular. European style kitchens come in a range of price points, and blend well with MCM architecture.



Outdoor storage, kitchens, man-caves or she-sheds should ideally match the architecture of the original building or maintain the spirit of a clean and modern aesthetic.



Countertops were originally Formica and some are still in excellent condition. Silestone, Corian, and Quartsite are popular replacement counter materials. Granite and tile should be avoided as they are typically not an appropriate match for MCM or modern kitchen design. Black, white, or colorful tile backsplashes can be a tasteful addition over a new countertop in a renovated kitchen.

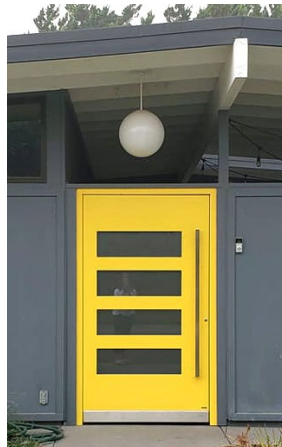


Furniture and decor should match the home's architecture. MCM furniture has become more widely appreciated for its blend of refined, timeless design and high functionality. Boutique shops, estate sales, and online marketplaces are good sources to purchase furniture and decor items of this type. Additionally, some major retailers now offer newer furnishings in both MCM and Danish-modern-inspired style.

Lighting fixtures, door knobs, cabinet pulls, and plumbing/bath hardware should be in original MCM style, or modern, sleek, and understated if updating with new fixtures and materials.



WINDOWS, DOORS, AND GARAGE DOORS



Front doors are more personal and can be a fun opportunity to introduce a bright pop of MCM color, adding more uniqueness to your front elevation. Doors were originally flat panel and often stained wood on the inside. Some modern doors with glass panels can work especially well as the variety of shapes can give the home a specific look ranging from modern and sleek to vintage and playful.

Windows were originally Blomberg Bronze aluminum. Blomberg is a local Sacramento company. Every effort should be made to keep the original bronze color whenever possible while still meeting new energy codes with more efficient glass and vinyl windows. Retrofit windows are an option, but low profile frames and casings should always be used. Standard vinyl has much bulkier trim that changes the window's appearance and heavily detracts from the clean lines of the architecture. Grids should not be installed in the windows. Associated Glass works with Blomberg, and can properly install dual paned fixed glass if desired.



Garage doors should be flat panel, frosted glass, or T1-T1 siding over a roll-up or single panel door. Traditional faceted panel doors are not recommended.

PAINTING



Standard Streng Bros. Homes palettes are preferred:



Fascia, window trim, and door trim should be an accent color.

Soffited overhangs should be the base color or a lighter color. White is preferred as it visually flows inside and out.

Beams were originally Kelly-Moore Oxford Brown. If the beam color is changed, it should be the same inside and out so the eye seamlessly travels from inside to outside.

Main walls, corner trim, and garage doors (usually), should all be the base color of the home.

NOTE: Half-plex home owners should coordinate exterior painting with their neighbor. Whenever possible, all connected half-plexes should ideally have the same paint scheme.

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