

SECTION 1

BUILDING FORM

PRINCIPLE

PRECEDENT

GRAPHICS

- FACADE COMPOSITION
- WALLS
- ROOFS
- ENTRANCES
- OPENINGS
- ELEMENTS
- STOREFRONTS
- YARDS

NARRATIVE STANDARDS

I. FACADE COMPOSITION

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

II. WALLS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

III. ROOFS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

IV. ENTRANCES

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

V. OPENINGS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

VI. ELEMENTS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

VII. STOREFRONTS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

VIII. YARDS

- A. MATERIAL
 - B. CONFIGURATION
 - C. TECHNIQUE
-

MISCELLANEOUS

GUIDELINES

MASTER LIST OF MATERIALS

STANDARDS

REQUIREMENTS

- I. FACADE COMPOSITION
- II. WALLS
- III. ROOFS
- IV. ENTRANCES
- V. OPENINGS
- VI. ELEMENTS
- VII. STOREFRONTS
- VII. YARDS



ORGANIZATION

For diverse building conditions and design orientation, appropriateness and quality of buildings is not an issue of style. Quality of architecture can be understood in “tectonics”: Material, Configuration, and Technique.

Matters of appropriate building styles are addressed in a following Section IV.B.1.Design Vocabulary.

- A. MATERIAL:** Selection of building components.
- B. CONFIGURATION:** Shape and location of building elements.
- C. TECHNIQUE:** Detail, color, relationships between elements, scale, and connections of one piece to another.

To avoid disagreements - in the design review process - based on personal taste, and provide detail to assess project quality, Standards are organized by eight areas to define Material, Configuration, and Technique.

<p><u>I. FACADES</u></p> <ul style="list-style-type: none"> • MODULATION • DIVISION • SYMMETRY • PROJECTION/RECESSION • CORNERS 	<p><u>III. ROOFS</u></p> <ul style="list-style-type: none"> • PRIMARY • SECONDARY • EDGE • ACCESSORIES • UTILITIES 	<p><u>V. OPENINGS</u></p> <ul style="list-style-type: none"> • DOORS • WINDOWS • BAYS • SURROUNDS • OPERATION 	<p><u>VII. STOREFRONTS</u></p> <ul style="list-style-type: none"> • FORM & INTERVAL • ACTIVE SPACE • ACTIVE EDGE • SIGNAGE • LIGHTING
<p><u>II. WALLS</u></p> <ul style="list-style-type: none"> • BUILDING LOCATION • SITE WALL • COMPOSITION • INTERVAL & MEASURE • CONSTRUCTION 	<p><u>IV. ENTRANCES</u></p> <ul style="list-style-type: none"> • USE & TYPE • FORM • COMPONENT • DIMENSION • PATTERN 	<p><u>VI. ELEMENTS</u></p> <ul style="list-style-type: none"> • GROUND LEVEL • BUILDING VOLUME • SECONDARY • STRUCTURAL • SERVICES SCREENING 	<p><u>VII. YARDS</u></p> <ul style="list-style-type: none"> • GROUND PLANE • ENCLOSURE/EDGE • VEHICLES • CONTEXT • ELEMENTS

I. FACADE COMPOSITION

MATERIAL	CONFIGURATION	TECHNIQUE
MODULATION		
OPENINGS Wood shingles, slate, synthetic slate, premium grade composition (asphalt and fiberglass) shingles, or tile.	Shall be sloping, simple, and symmetrically pitched, and in the configuration of gables and hips. Pitches allowed between 2:12 and 9:12.	Fishscale and shield shingle shapes approved by the Review Entity. Groups of several buildings by one developer may
VOLUMES Styrofoam elements left uncovered are prohibited.	The addition of detail to cornices (producing relief and shadow lines) is strongly recommended.	Shall be complementary in appearance to the building's style.
DIVISION		
HORIZONTAL Shall employ the same material as the principle roof: There are some instances where a change in material is successful, and may be approved by the review entity.	Shed roofs shall have the ridge attached to a higher exterior building wall. Flat roofs are permitted only when edged by a parapet, or occupied by a deck and edged by a railing.	For buildings of a multiple grouping, projecting elements, such as entry vestibules, shall use a variety of roof shape and type - from building to building.
VERTICAL Dormer roof material shall match that of the principle roof.	May sit within roof or extend the wall plane up through the eave. Dormers may have roof pitches at variance to the main roof pitch.	Dormers shall not be extremely small, nor built as a "fake" dormer (servicing no internal space).
SYMMETRY		
OVERALL Shall be wood, vinyl, or aluminum. If vinyl or aluminum, must be carefully designed and detailed.	Exceed 16" overhang from wall, and may have exposed rafters. Rakes (eaves on gable end) shall exceed 8" overhang from wall plane (greater dimension larger buildings: Exceed 16").	Several buildings grouped together shall produce a harmonious variety of color on eaves and rakes - building to building. Minimum fascia dimension for eaves and rakes shall be 5 1/2".
LOCAL Wood, vinyl, composite board, or aluminum. If exterior plywood, 3/8" thickness at minimum. If vinyl or aluminum, high quality, carefully designed and detailed.	Careful detailing of soffits is recommended.	Color complementary to the colors of the building walls and roofs.
PROJECTION/RECESSION		
TOP OF WALL Glazing shall be glass or durable, high quality transparent synthetic.	Shall not be bubble type in shape, but instead flat and low lying on the roof.	Color of materials subdued and complementary whenever possible. Grouping of venting elements within a framed chimney element recommended.
BODY OF WALL Steel, copper, oiled wood, or ESP aluminum. Vinyl material Conditional, considered by review entity at time of Building Permit, to determine highest quality commonly available in market.	Rectangular or round in section.	Gutter color shall match fascia color - except copper, which shall be allowed to age. Downspout color shall match fascia color - except copper, which shall be allowed to age.
CORNERS		
PRIMARY-SECONDARY Parapet walls shall be employed to screen roof top mechanical equipment. Utility or venting elements shall be located on roof slopes facing away from	Parapet walls shall be employed to screen roof top mechanical equipment. Utility or venting elements shall be located on roof slopes facing away	Large mechanical equipment, when required to be placed at roof, shall be concealed from ground level public view.
BUILDING VOLUME Steel, copper, oiled wood, or ESP aluminum. Vinyl material Conditional, considered by review entity at time of Building Permit, to determine	Rectangular or round in section.	Gutter color shall match fascia color - except copper, which shall be allowed to age.

I. FACADE COMPOSITION

ILLUSTRATIONS

Tc.....Nc.....Na Ng.....Nd.....Ne



MODULATION

- Openings
- Thoughtful pattern of openings creates well scaled walls, visual interest, and ordered enclosure and syncopation of street wall.
- Volumes
- Projecting elements modulate the apparent size of a building by breaking the wall span into an assembly human scale parts.



DIVISION

- Horizontal
- Number of divisions may differ between base, middle, and top - but shall be composed to align throughout façade. Division may be distinguished by material, projections, rhythm of opening.
- Vertical
- Façade elements are comprised of major and minor divisions (such as opening alignment) which create the composition.



SYMMETRY

- Overall
- Symmetrical arrangement may be emphatic and primary to the building character, or displayed in minor pattern of regular parts.
- Local
- Elevation of main body may be symmetrical or asymmetrical, but shall include at least one vertical axis of local symmetry - and the boundary of local symmetry shall align with a façade division.



PROJECTION/RECESSION

- Top of Wall
- At least one of the following, or in combination:
- Parapet with projecting parapet cap
 - Pitched roof with projecting rake or eave
 - Cornice comprised of well detailed horizontal lines of structure
- Body of Wall
- Top or bottom of wall may be projected, if articulated by a color/material change or by a prominent horizontal profile.



CORNERS

- Primary - Secondary Combination
- At intersection of two public spaces, building shall compose major and minor elements to enhance public realm.
- Building Volume
- Projecting local symmetries within building volume at prominent corner registers the response of building mass to public space.

II. WALLS

MATERIAL	CONFIGURATION	TECHNIQUE
BUILDING LOCATION		
FOUNDATION Poured concrete, concrete block (finished in stucco), adobe or brick.	Front facades shall not have foundation walls exposed > 24" max. from grade (and side/rear facades > 36" max.) unless constructed of stone.	
GROUND FLOOR Material change from higher quality (the street facade) to lesser quality shall only occur at building's rear corner, or at a wall corner or large building element >25' back from front wall.	Walls limited to two materials. Any material change located at a horizontal line. Change in material quality or type may occur vertically if bordered by opening or large building element.	Horizontal line of material change carefully detailed, with additional lines of material elements for 'relief', producing a strong shadow line.
UPPER FLOOR When two materials are used on a wall, the material with 'visually lighter' character shall be set above the other.	Maximum 6" course interval of horizontal siding, when upper floor material is designed to be distinct from ground floor.	Wall colors selected within a harmonious range of color established in the neighborhood. Overly large blank walls prohibited.
SITE WALL		
RETAINING Stone, stucco, concrete, adobe or brick.	Shall be 24" to 60" height when used, and subject to any Frontage requirements (defined in Section II.C.3 Buildings & Frontages).	Buildings on a sloping grade shall define the edge of street front with attached retaining wall or solid fence for majority of frontage.
ROUND STONE River rock and round rock shall be used with the greatest care (to avoid inappropriate appearance). If used, shall cover >25% of wall areas visible from street.	Size range of stone shall be extreme (approx. 15% of stones 1/4 the size of average stone), to avoid too regular pattern - which is alien to rustic character of round stone walls.	Shall not be > 10% mortar visible (a dry stack appearance) to avoid 'popcorn' appearance of round shapes in a field of mortar. Sealer for stone (angular or round) flat or matte finish.
COMPOSITION		
TRIM/ACCENT Constructed of materials complementary to the wall material, and avoid bright or jarring colors.	Shall not exceed 6" in width at corners, nor 4" in width around openings, except at decorative front entry door conditions.	Shall be required where there is a change of material or change in plane. Trim shall be one color per building.
INTERVAL AND MEASURE		
GABLE END The triangle top of gabled end walls may be fiber cement siding, shingles, synthetic stucco, and wood siding.	Gable trim (at the joint of the gable end wall to the rake soffit) shall be a minimum of 7 1/2" in width. Additional detail is strongly recommended.	A variation of the gable end material is acceptable within the triangular shape of the gable.
CONSTRUCTION		
WOOD/HARDBOARD Plywood and particle board are prohibited. Fiber cement siding (hardiplank or cemiplank) are acceptable, but not be employed over more than 70% of the building's wall area.	Wood and fiber cement shingles/clapboards shall be installed in horizontal alignment, with a maximum 5" course interval for at least 40% of any wall areas of this material.	Wood shingles left natural, clear 'preserved', stained, or painted. Fiber cement or wood horizontal siding painted or stained with opaque brands. Board and batten shall be vertical.
MASONRY/STONE Ranging in color (buff, grey, brown) of rough and "squared" form. Masonry or stone wall area visible from public area shall cover >25% wall area.	Laid up with uncoursed ledge-rock pattern, with horizontal orientation of stones. Arches shall be greater than 10" in wall thickness.	Shall not appear as thin veneer facing - minimum stone thickness as veneer shall be 4" or thicker, increasing in dimension at bottom of wall.
STUCCO/PLASTER Comprised of high quality material (from currently available products).	Reveals and expansion joints carefully located within wall composition. Details shall be high quality - not crude or quickly executed.	Sand finished or steel troweled. Stucco treatments around openings shall protrude no more than 1/2 inch from finished wall face.

II. WALLS

ILLUSTRATIONS

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BUILDING LOCATION

- Wall materials change between floors / between major forms:
- Clear distinction between base, middle, and top of the wall.
 - Well detailed horizontal breaks between material.
 - More substantial, visually heavy material on lower floor.
- Wall material change along vertical lines:
- Requires distinct volume differentiation.
 - Follows established local stylistic precedent.



SITE WALL

- Stone pattern follows established masonry craft and character:
- Uncut, rough cut, regular cut stone permitted if quality design.
 - Horizontal courses may be laid in regular or irregular pattern.
 - Natural or synthetic sourced.
 - Mortar may range from dry stack to heavy cement.
 - Stucco construction employs established quality technique.



COMPOSITION

- Variation of elements brings harmony and interest to the street wall, dependent on:
- Building type, frontage, setback, material consistent in character defining the public space.
 - Front building walls clearly framing the space of street with a coherent alignment of facades.



INTERVAL AND MEASURE

- Diverse architectural taste may be expressed with techniques of:
- Recurring scale of building volume and space between building.
 - Geometry and profile of primary facades generally congruent.
 - Consistent proportions of eave, window, balcony, and porch.
 - Harmonious range of entry scale (within coded frontage entry type).
 - Generally similar floor heights carried along structures.



CONSTRUCTION

- Material
- All masonry style possible if suitable to local tradition.
 - Stucco application to follow vernacular style, well executed detail
 - Wood/Hardboard use determined by regional forms, exemplars
- Detail
- Articulated building details to be stylistically coherent.
 - Greater detail suggested for wall fronting public space.

III. ROOFS

MATERIAL	CONFIGURATION	TECHNIQUE
PRIMARY		
<p>PRINCIPLE Wood shingles, slate, synthetic slate, premium grade composition (asphalt and fiberglass) shingles, or tile. High quality metal; anodized, galvanized metal standing seam, or corrugated (provided they do not produce glare). One color per material per building.</p>	<p>Shall be sloping, simple, and symmetrically pitched, and in the configuration of gables and hips. Pitches allowed between 2:12 and 9:12. A consistent range of roof slopes for buildings within a neighborhood is encouraged. Flat roofs shall have parapet walls >20" above the roof.</p>	<p>Fishscale and shield shingle shapes approved by the Review Entity. Groups of several buildings by one developer may employ a subtle variety of colors - from building to building - in roof material. Metal roofs used in muted, earth tone, non-shiny colors and materials.</p>
SECONDARY		
<p>LOWER Shall employ the same material as principle roof: Some instances, where a change in material is successful, may be approved by review entity.</p>	<p>Shed roofs shall have the ridge attached to a higher exterior building wall. Flat roofs are permitted only when edged by a parapet, or occupied by a deck and edged by a railing.</p>	<p>For buildings in a multiple grouping, projecting elements, such as entry vestibules, shall use a variety of roof shape and type - from building to building.</p>
<p>DORMERS Dormer roof material shall match that of the principle roof.</p>	<p>May sit within roof or extend the wall plane up through the eave. Dormers may have roof pitches at variance to the main roof pitch.</p>	<p>Dormers shall not be extremely small, nor built as a "fake" dormer (servicing no internal space). Number of dormers not excessive, too active.</p>
EDGE		
<p>EAVES/RAKES Shall be wood, vinyl, or aluminum. If vinyl or aluminum, must be carefully designed and detailed.</p>	<p>Exceed 16" overhang from wall, and may have exposed rafters. Rakes (eaves on gable end) shall exceed 8" overhang from wall plane (greater dimension larger buildings: Exceed 16").</p>	<p>Several buildings grouped together shall produce a harmonious variety of color on eaves and rakes - building to building. Minimum fascia dimension for eaves and rakes shall be 5 1/2".</p>
<p>SOFFITS Wood, vinyl, composite board, or aluminum. If exterior plywood, 3/8" thickness at minimum. If vinyl or aluminum, high quality, carefully designed and detailed.</p>	<p>Careful detailing of soffits is recommended.</p>	<p>Color complementary to the colors of the building walls and roofs.</p>
<p>CORNICES Styrofoam elements left uncovered are prohibited. If aluminum, shall be carefully detailed.</p>	<p>The addition of detail to cornices (producing relief and shadow lines) is strongly recommended.</p>	<p>Shall be complementary in appearance to the building's style.</p>
ACCESSORIES		
<p>SKYLIGHTS Glazing shall be glass or durable, high quality transparent synthetic.</p>	<p>Shall not be bubble type in shape, but instead flat and low lying on the roof.</p>	<p>Color of materials subdued and complementary whenever possible. Grouping of venting elements within a framed chimney element recommended.</p>
<p>GUTTERS/DOWNSPOUTS Steel, copper, oiled wood, or ESP aluminum. Vinyl material Conditional, considered by review entity at time of Building Permit, to determine highest quality commonly available in market.</p>	<p>Rectangular or round in section.</p>	<p>Gutter color shall match fascia color - except copper, which shall be allowed to age. Downspout color shall match fascia color - except copper, which shall be allowed to age.</p>
UTILITIES		
<p>MECHANICAL EQUIPMENT Color complementary to roofs.</p>	<p>Parapet walls shall be employed to screen roof top mechanical equipment. Utility or venting elements shall be located on roof slopes facing away from public streets, whenever possible.</p>	<p>Large mechanical equipment, when required to be placed at roof, shall be concealed from ground level public view.</p>

III. ROOFS ILLUSTRATIONS

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PRIMARY

- Principle volume and roof pitch
- Roof form creates coherent assembly of building profile that confirms architectural intent.
- Clear span of a primary roof surface shall not exceed 100'-0" without break in plane (with dormer, shift in ridge line).
- Hipped roofs shall use the same slope throughout roof volume.
- Evidence of actual use is required within interior of gable space.



SECONDARY

- Lower roofs
- Distinctly shallower pitch than building's primary roof pitch.
- Gables appropriate to public facade with careful scale, proportion.
- Evidence of actual use is required within interior of gable space.
- Dormers
- Width of dormer windows shall not exceed width of windows on walls of lower floors.
- Proportion and roof shape to be complementary to building style.



EDGE

- Eaves and rakes are expressive elements of building character.
- Eaves shall be configured by a full array of composite elements of structure and detail.
- Soffits
- Uninterrupted length not to exceed 50'-0" without brackets placed against soffit.
- Cornices and Parapets
- Parapets without a cornice shall include a string course to define profile and to distinguish building top.



ACCESSORIES

- Gutters/Downspouts
- Integrated to building elements: to be secondary in appearance and aligned with building forms.
- Skylights
- Secondary in shape and profile to the roof form: preferably flat without setting a discordant pattern.
- Accessory Elements
- Terraces, recessed decks set within surrounding roof edge/pitch.



UTILITIES

- Mechanical structure
- Carefully designed or sheathed with quality material when visible from public spaces.
- Vent pipes
- Grouped within chimney enclosure or aligned to building form and located on roofs away from public spaces when possible.
- Chimneys and Flues
- Placed at locations complementary to building composition, to appear as part of the structure and style.

IV. ENTRANCES

MATERIAL	CONFIGURATION	TECHNIQUE
USE & TYPE		
ACCESS Wood shingles, slate, synthetic slate, premium grade composition (asphalt and fiberglass) shingles, or tile. High quality metal; anodized, galvanized metal standing seam, or corrugated (provided they do not produce glare).	Shall be sloping, simple, and symmetrically pitched, and in the configuration of gables and hips. Pitches allowed between 2:12 and 9:12. A consistent range of roof slopes for buildings within a neighborhood is encouraged. Flat roofs shall have parapet walls >20" above the roof.	Fishscale and shield shingle shapes approved by the Review Entity. Groups of several buildings by one developer may employ a subtle variety of colors - from building to building - in roof material. Metal roofs used in muted, earth tone, non-shiny colors and materials.
GROUND FLOOR/UPPER FLOOR Styrofoam elements left uncovered are prohibited.	The addition of detail to cornices (producing relief and shadow lines) is strongly recommended.	Shall be complementary in appearance to the building's style.
FORM		
GEOMETRY Shall employ the same material as principle roof. Some instances, where a change in material is successful, may be approved by review entity.	Shed roofs shall have the ridge attached to a higher exterior building wall. Flat roofs are permitted only when edged by a parapet, or occupied by a deck and edged by a railing.	For buildings in a multiple grouping, projecting elements, such as entry vestibules, shall use a variety of roof shape and type - from building to building.
MATERIAL/COLOR Dormer roof material shall match that of the principle roof.	May sit within roof or extend the wall plane up through the eave. Dormers may have roof pitches at variance to the main roof pitch.	Dormers shall not be extremely small, nor built as a "fake" dormer (servicing no internal space).
COMPONENT		
ROOF/CANOPY Shall be wood, vinyl, or aluminum. If vinyl or aluminum, must be carefully designed and detailed.	Exceed 16" overhang from wall, and may have exposed rafters. Rakes (eaves on gable end) shall exceed 8" overhang from wall plane (greater dimension larger buildings: Exceed 16").	Several buildings grouped together shall produce a harmonious variety of color on eaves and rakes - building to building. Minimum fascia dimension for eaves and rakes shall be 5 1/2".
PIER/COLUMN Wood, vinyl, composite board, or aluminum. If exterior plywood, 3/8" thickness at minimum. If vinyl or aluminum, high quality, carefully designed and detailed.	Careful detailing of soffits is recommended.	Color complementary to the colors of the building walls and roofs.
DIMENSION		
WIDTH/HEIGHT Glazing shall be glass or durable, high quality transparent synthetic.	Shall not be bubble type in shape, but instead flat and low lying on the roof.	Color of materials subdued and complementary whenever possible. Grouping of venting elements within a framed chimney element recommended.
GROUND FLOOR/UPPER FLOOR Steel, copper, oiled wood, or ESP aluminum. Vinyl material Conditional, considered by review entity at time of Building Permit, to determine highest quality commonly available in market.	Rectangular or round in section.	Gutter color shall match fascia color - except copper, which shall be allowed to age. Downspout color shall match fascia color - except copper, which shall be allowed to age.
PATTERN		
BUILDING WALL Color complementary to roofs.	Parapet walls shall be employed to screen roof top mechanical equipment. Utility or venting elements	Large mechanical equipment, when required to be placed at roof, shall be concealed from ground
GROUND FLOOR/UPPER FLOOR Styrofoam elements left uncovered are prohibited.	The addition of detail to cornices (producing relief and shadow lines) is strongly recommended.	Shall be complementary in appearance to the building's style.

IV. ENTRANCES ILLUSTRATIONS

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USE & TYPE

- Access
- Entrances clarify and promote accessibility from the sidewalk.
 - Entrances provide coherence and legibility to entire block front.
- Ground Floor/Upper Floor
- Entrances to upper floor shall employ different elements than those of the ground floor, to differentiate function.



FORM

- Geometry
- Shape and scale of doorway and its ensemble shall complement building style and wall composition.
 - Shape of doorway may be a singular element, or may be one of a sequence of repeated openings.
- Material/Color
- Consistent with, and complementary to other elements of facade.



COMPONENT

- Roof/Canopy
- For a variety of shape and style, portico roofs shall be integrated to the composition of the building facade.
- Pier/Column
- Singular elements well designed: fully architectural.
- Wall
- Recessed entries configure to various shapes, and side walls range from transparent to solid.



DIMENSION

- Width
- Commercial or multifamily uses require broad egress/ingress.
- Height
- With recommended generous height of ground floor commercial space, their doorways shall employ a tall proportion.
- Ground Floor/Upper Floor
- Entries to ground floor commercial shall be wider than those for upper floor uses.



PATTERN

- Building Wall
- Doorways may be set within a frame of windows and posts.
 - Doorways may be isolated openings set within a solid plane.
- Scale
- Larger ground floor uses employ prominent doorways.
- Ground Floor/Upper Floor
- Depth of entry door space (recessed from facade) shall distinguish ground floor entrance from upper.

V. OPENINGS

MATERIAL	CONFIGURATION	TECHNIQUE
DOORS		
ENTRY Shall be built of wood, embossed steel, or fiberglass with wood veneer.	Shall be placed on or near (within 6'-0") the front facade, visible from the public street, and be directly accessible from the street.	Hinged when visible from public way. Untreated aluminum and steel prohibited. Front door(s) to building should be designed as important visual element.
SERVICE Utility doors and screen doors shall be constructed of wood, metal, or vinyl.	Screen doors shall be half view, three-quarter view, or full view and free of decorative trim.	Shall be hinged.
GARAGE Shall be built of wood, embossed hardwood, or fiberglass - with glass windows as optional elements. Aluminum garage doors are permitted when accessed from a rear alley or lane (thus not visible from street).	Not exceed 9'-6" in height nor 11'-0" in width if within 30'-0" of frontage line and if visible from street. Set back a distance of 25'-0" from either front setback of the lot or from front face of main building facade.	Recommended glass, raised panels, or both. Doors opening on alleys recommended to have light fixture activated by motion detector.
STORM/SCREEN Shall be built of vinyl, pre-painted aluminum, or wood.	A glass panel shall occupy - at minimum - the upper half of the door.	Untreated aluminum and steel are prohibited. Overly ornate patterns of pressed metal are prohibited.
WINDOWS		
GLASS Shall be clear and free of color. Selected windows shall be stained glass, art glass, or frosted glass - subject to review/approval by Review Entity.	Eccentric glass shapes prohibited. Original glass composition subject to review.	Arched windows introduced with no compositional logic are prohibited. Mirror glass is prohibited. The glass reflectivity "co-efficient" shall not exceed 10%.
MULLIONS/SASH Vinyl or wood, and the type placed within two panes of insulating glass, or as mullions holding together truly divided glass panes.	Within a building, proportions of mullion rectangles complementary to window proportion which they are placed (ex: Not horizontal proportion in vertical proportion window).	Addition of true window mullions to windows - especially on the street facing walls - recommended for variety and visual interest.
BAYS		
WINDOWS Shall be wood, clad in vinyl, clad in pre-painted metals, or made entirely of vinyl. Untreated aluminum and steel are prohibited.	Shall be rectangular, the majority operable, each individual unit vertically proportioned. Units facing the street shall be very generous in size and generous in cumulative area on the street facade: Exceeding 20% of the front facade area.	Variation in proportion of window openings may occur from floor to floor. Circular windows discouraged, allowed if part of high quality design.
SHUTTERS Shall be wood or vinyl. Color selections are to be made from a Master List, or shall be of a dark, subdued color.	Shall not be undersized: i.e., each shutter >50% of the width and the full height of the adjacent window.	Shutters not painted an overly bright color, shall be applied to either all or none of the windows on any given elevation of a single family house.
SURROUNDS		
TRIM & CASING Shall be wood, fiber-cement, and (if well detailed) vinyl, aluminum in small face dimensions, and stucco.	Scale and proportion suitable to building style, determined by historical reference.	The strong detailing and resulting shadow lines of traditional casings is strongly recommended for houses with wood/fiberboard walls.
OPERATION		
SECURITY DEVICES Security doors and window grills must be approved by the Review Entity.	If roll-up: roll box shall be concealed. Panels of roll grills to be open lattice.	Shall be unobtrusive and visually compatible with the building elements.

V. OPENINGS

ILLUSTRATIONS

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DOORS

Identity

- Doorways distinguish a building in its context: informal quality suitable for Edge zones; formal character for Central zones.

Ensemble

- Entry doors combine windows and elements to compose a user experience that is comfortable and pleasant.

Style

- Any vocabulary may be used; shall be high quality design.



WINDOWS

Architectural Expression

- Either modest or elaborate treatment of sash, doors, and surrounds may be employed - if supporting building style.
- Ganged windows shall be separated by visible jambs.

Scale

- Front facade windows shall be generous, larger than average.

Proportion

- Majority of window sash (>75%) shall be vertical orientation.



BAYS

Ground Floor

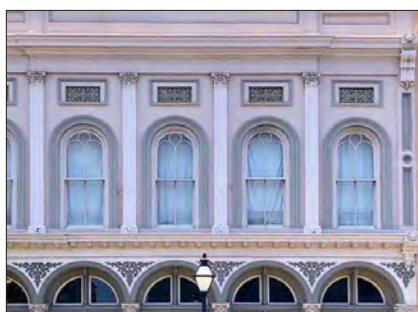
- Windows on bay oversized, creating a glassy overall character.

Middle/Upper Floor

- Not to exceed height of facade, shall connect to cornice/eave.

Form

- Bays may be rectangular, chamfered, or rounded - integrated to building style.
- Central face of bay shall be wider than sides of bay.



SURROUNDS

Trim and Casing

- Carefully detailed casing, molding, or brackets shall employ convincing and well constructed techniques.
- Color/material change shall occur at a) horizontal articulation such as string course, or b) boundary between vertical division.

Shutters

- Permitted when stylistically acceptable, and when employed for actual use.



OPERATION

Public Use

- Commercial facades require a generous scale or monumentality inappropriate for residential design.

Private Use

- May be single/double hung, awning, casement, fixed - and composed in coherent, pleasing fashion on facade.

Ventilation Openings

- Consistent in scale and proportion to all other facade openings.

VI. ELEMENTS

MATERIAL	CONFIGURATION	TECHNIQUE
GROUND LEVEL		
<p>STOOP/STEPS Shall be stone, concrete, stucco or brick. Wood is permissible at secondary entrances out of sight from the streets. Railings wood, steel or high density synthetic (painted). or vinyl.</p>	<p>When facing street, railings for any porch or landing 16" above grade, shall be substantial in dimension and generous in proportion. Concrete stoops and steps >20" height strongly detailed.</p>	<p>Exterior fire escapes are prohibited on the sides of accessory unit walls, except at their rear corner - predominantly out of public view.</p>
<p>PORCH DECK/STAIRS Deck surfaces shall be stone, brick, concrete, synthetic planks (or Trex), or pressure treated, or high quality, wood.</p>	<p>Free standing decks shall be placed only on rear elevations and shall not cantilever more than 6" beyond their supports. Exterior stairs shall be of high quality material, design, and construction.</p>	<p>Deck undercrofts shall be enclosed by wood/ synthetic boards, not pre-fab lattice. Inexpensive decks or balconies shall not be added to the front wall of a building after construction is complete.</p>
BUILDING VOLUME		
<p>ARCADE Shall be stone, stucco (of high quality detailing), rusticated block, high quality concrete (or aggregate) block, or brick.</p>	<p>Arched arcades (as opposed to rectilinear) shall follow established proportions for segmental or round arches (as shown in the American Vignola or other style books).</p>	<p>Shall be constructed of a single material from front to back (as an arcade is a free standing structure), with no applied veneer on the front, looking only 'skin deep'.</p>
<p>PORCH Finish members of street visible porches shall be quality wood or synthetic hardwood (Trex or similar). If concrete or stucco, brushed finished and detailed for its specific size.</p>	<p>Ground floor porch levels shall > 2' - 0" above the sidewalk grade, and roofed. Porch roofs to handle rain and melting snow in an effective manner, maintain attractive appearance over long period.</p>	<p>Porches thoroughly detailed and constructed with a high level of craft. In groupings of buildings, porches shall vary in appearance, remaining complementary in style.</p>
<p>TOWER Shall be constructed in the highest quality material used in that building, unless those materials are only average in quality: then 'higher'.</p>	<p>Shall be well proportioned (primarily: Not too skinny) and shall not extend higher than reasonable proportions would suggest.</p>	<p>Shall not mimic explicit historical styles, if doing so results in a jarring relationship with its building or with surrounding buildings.</p>
SECONDARY		
<p>BALCONY/OVERHANG Undersides shall be constructed of wood or a high quality synthetic finish.</p>	<p>Railings of steel or wrought iron shall be painted black, or a dark neutral color.</p>	<p>When structurally cantilevered, balconies and overhangs shall show detailed support elements.</p>
<p>RAILING Shall be metal (painted), vinyl (open picket or solid panel), wood (high quality/painted), or composite/synthetic: not framing stock.</p>	<p>Railings to steps and porch (required) shall be substantial in dimension and proportion: not thin or flimsy.</p>	<p>In groupings of multiple buildings, railing color and components shall be varied - to yield visual interest.</p>
<p>CHIMNEY Chimney enclosures shall be stone, stucco, or brick. Flues shall be tile, terra cotta, or metal.</p>	<p>Shall employ careful detailing (following best practices for the material used), especially at the chimney top, to achieve shadow lines and visual detail.</p>	<p>In groupings of multiple buildings by the same builder, chimney material and color shall be high quality and varied - to yield visual interest.</p>
<p>AWNING Awnings shall be built of a structure covered with canvas or synthetic canvas. Materials visually complementary to building materials. Permanent awnings on street walls of detached houses prohibited.</p>	<p>Shall be rectangular in shape with straight edges. May have side panels but not bottom panels. Awnings shall be no higher than 12' - 0" above grade, when used for storefront shading.</p>	<p>May not be used as signs in NR, NE or NG zones. In NC zone, may not be used as the primary business sign; and lettering height may not exceed 4". Shall not have a glossy finish.</p>
STRUCTURAL		
<p>PIERS/POSTS Shall be stone, stucco, rusticated block, high quality concrete (or aggregate) block, brick, or a high quality wood (with a high quality finish).</p>	<p>When made of stucco, stone, or masonry, plan dimension shall exceed 10" x 10". When in wood, must exceed 8" x 8" (when square) or 8" diameter (when round), strongly detailed at the capital and base conditions.</p>	<p>Spaced no further apart than their height, employed in a variety of types when located in groupings of buildings, while complementary in style, well detailed. Thinner proportion posts used when posts paired together.</p>

VI. ELEMENTS

ILLUSTRATIONS

Tc.....Nc.....Na Ng.....Nd.....Ne



GROUND LEVEL

Stoop/Steps

- Generous in scale, well constructed in detail, stylistically balanced to the building.
- When stoop is tall, the lowest, in-ground windows and entry shall be well designed, and appear as a visual base to the elevation.

Porch/Deck

- Fronting to the street, contributes to framing the public space, especially when porch deck is raised well above the minimum 2'-0" standard.



BUILDING VOLUME

Bay

- Articulates public domain by enlivening and modulating walls.

Arcade

- Commercial arcade reaches over entire pedestrian sidewalk.

Tower

- Shall be generously proportioned (i.e. not too thin).

Porch - Incised or Additive

- A major volume to be integral to the building composition.



SECONDARY

Balcony

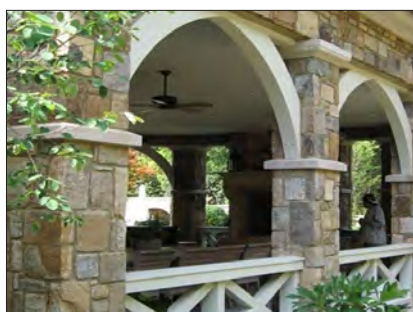
- Occupiable balcony shall be > 6'-0" depth and > 48 s.f. area.
- Brackets under balcony required if balcony depth from wall > 24".

Component Parts

- Sheltered entries, operable windows, elements supporting eaves, composition of siding pattern - simple means and quality material.

Railing

- Varied baluster - rail configuration permitted if complements building.



STRUCTURAL

Pier/Post

- All shape and scale permitted if suitable to building type and scale.

Heights

- Arcade, gallery, or porch may be single or multiple level in height, designed to be fully used for respective functions.

Entablature/Cornice

- Fully articulated structure and construction, with assembly and handicraft demonstrating quality building method.



SERVICES SCREENING

Equipment

- When unavoidably visible from public space, shielded by garden walls, gates, planting.

Enclosures

- Cabinet, closet, free structure enclosing utilities built substantially.

Meters

- Substantial scale of commercial and multifamily meters requires careful placement and if possible, visual screening.

VII. STOREFRONTS

MATERIAL	CONFIGURATION	TECHNIQUE
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FORM & INTERVAL

<p>DEPICTION OF USE Xxx</p>	<p>Xxx</p>	<p>Xxx</p>
<p>DIMENSION/SCALE Xxx</p>	<p>Each storefront business shall employ a door, and no shopfront shall take more than 80' - 0" of retail frontage.</p>	<p>Xxx</p>

ACTIVE SPACE

<p>COMMERCIAL SIDEWALK Xxx</p>	<p>A selection of merchandise may be displayed on the sidewalk outside the store.</p>	<p>Sidewalks swept once daily and scrubbed or power washed weekly. Proper and timely snow removal is required.</p>
<p>ARCADE/PORCH Xxx</p>	<p>Xxx</p>	<p>Xxx</p>
<p>AWNING/CANOPY Xxx</p>	<p>Depth to range 5'-0" to 7'-0"</p>	<p>Xxx</p>

ACTIVE EDGE

<p>WINDOW Wood, painted aluminum, or vinyl. Window frames shall be set back from the adjoining wall material by at least 2", clear glass (88% transmission).</p>	<p>Each shopfront designed individually when part of a larger building ensemble. Each storefront's components (windows, doors, signage) shall be unified design, and detailed as a storefront.</p>	<p>Storefront glazing shall be comprise 70% > 80% of the ground floor facade. Window displays shall not have backdrops. Displays throughout the store shall be designed to be seen through the storefront.</p>
<p>DOOR Shall be wood or painted aluminum, and hinged type. 18" height, metal kickplate at base.</p>	<p>Recessed minimum of 3' - 0" from shop front and windows and generally located near the center of storefront, except at building corners. Shall include glass for a substantial (>50%) portion of the door.</p>	<p>Distance between shop front doors along all commercial frontages be as small as possible: 25'-0" intervals ideal for pedestrian experience.</p>
<p>GRILLS/SCREENS Security doors and screens must be reviewed and approved by the Review Entity.</p>	<p>Any box installed for containing rolled up security screens shall be hidden from view behind architectural elements.</p>	<p>Shall be visually compatible with the building architecture and the storefront image. Solid and opaque elements shall be recessed.</p>

SIGNAGE

<p>DESIGN Wood or enameled steel, with durable finishes.</p>	<p>A single external blade sign may be hung below the second floor window sill perpendicular to building, extending from building a maximum of 4' -0". Sign height a maximum of 2' -0". (See Signage Standards).</p>	<p>Signage on glass shall be vinyl cut letters or gold painted letters with black highlighting (not posters not handwritten). Signs mounted to conceal method of attachment, unless method is highly attractive.</p>
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LIGHTING

<p>INTERNAL Storefront displays illuminated by halogen - "white" color light, most successful type for display and retail. Only small amount of neon (2 square feet area) allowed within a shopfront.</p>	<p>Lighting intensity appropriate to the display task. Overly strong, garish, multi-colored, or actively moving lighting is prohibited.</p>	<p>After closing, store lights activated at 60% capacity until 11PM, with emphasis on the window display and back wall inside the store.</p>
<p>EXTERNAL Mercury vapor and "non - color corrected" low pressure sodium light sources prohibited. (See Lighting Standards).</p>	<p>Signs shall be externally lit. Neon signs no greater than three feet in any dimension (with a maximum of six s.f. of sign area) are permitted inside storefronts.</p>	<p>Street elevations of corner buildings illuminated, at the ground floor.</p>

VII. STOREFRONTS

ILLUSTRATIONS

Tc.....Nc.....Na Ng.....Nd.....Ne



FORM & INTERVAL

Depiction of Use

- Ground floor differentiated by its facade treatment (awnings, signs, color, material, window/door type and size, lighting).
- Ground floor differentiated by string course/molding at top of floor.

Dimension/Scale

- Small storefront increment is essential to pedestrian interest and shopping experience.
- A single business storefront shall not > 80'-0" of retail frontage.



ACTIVE SPACE

Commercial Sidewalk

- All public doors shall have glass area allowing a clear view into the space.
- Unobstructed view into interior shall be > 15'-0" from sidewalk.

Covered - Arcade/Porch

- Space supported by available power with wiring for varied use.

Awning/Canopy

- All cover elements shall be at least as wide as the related opening.



ACTIVE EDGE

Composition

- Variety of style (formal-informal) guided by rules of retail door interval, windows, lighting, merchandising.

- All commercial spaces shall have at least one entry to sidewalk.

Shop Window

- Large glass display area to be complemented by awning protection.

Grill/Screen

- Well integrated to shop facade for operation and appearance.



SIGNAGE

Visual Compatibility

- Signs to complement facade and shop use - in shape, size, character.

Pedestrian Experience

- Signs activate streetscape, create engaging walking and shopping activity necessary to successful retail business.

Type/Scale

- Variety of design permitted with adherence to Signage Standards.



LIGHTING

Internal

- Merchandising and maintained display shall range 24"-48" deep.

- Light bulbs concealed to eliminate glare, and focus attention on merchandising products and retail image.

External

- Variety of design for signage, interior display, and building lighting is encouraged, permitted with adherence to Lighting Standards.

VIII. YARDS

MATERIAL	CONFIGURATION	TECHNIQUE
GROUND PLANE		
<p>PATIO/COURT Shall be concrete, masonry or stone pavers, grass or (in areas delineated by walls) stone dust.</p>	<p>Location and height above grade are defined by setback lines for each lot.</p>	<p>Shall be set at a maximum of 18" above grade in a flat grade situation.</p>
<p>WALK/STEPS Shall be stone, slate, concrete pavers, brick, tile, or concrete.</p>	<p>Entry porch heights should be a minimum of 28" above grade.</p>	<p>Shall be a minimum of 42" wide when located within the frontage area (the front yard) of the lot.</p>
<p>GRADE CHANGE Railroad ties (or similar) prohibited within lot frontage area - for grade retaining - except in the NE Zone.</p>	<p>Finish grades constructed of shallow enough slopes to avoid erosion and runoff onto adjoining properties or public areas.</p>	<p>Inappropriate rustic elements (for Neighborhood Condition) at front yard prohibited - such as boulders high grasses in Center General zones.</p>
ENCLOSURE/EDGE		
<p>STREET WALL Stone, stuccoed block, adobe, concrete, or brick. Match or complement building walls, or stone paving on lot. Masonry retaining walls (or as low walls as base for fences) encouraged.</p>	<p>When located in lot frontage, shall not >48" height. Shall not >75" along rear and side boundary (from point 15'-0" behind building front). Exception: When fence at front building corner.</p>	<p>Cap details of stone at least 3" thick placed atop the wall. Wall planes minimum of 75% opaque. Solid walls may have panels of railing or grills placed within.</p>
<p>FENCE Nc / Nc: Only in masonry and wrought iron (painted). Nb / Ne: Pickets, rails or boards, wrought iron (painted), vinyl, composite/synthetic, wood (painted), stone, or masonry. Chain link, wire, cyclone fencing prohibited.</p>	<p>Fences on neighboring lots shall be complementary design; slight adjustments are effective. Fences provide closure to lot area when viewed from public way. Shall not exceed 75" height along side & rear, and not exceed 48" along front line and along side (front building wall to front lot line).</p>	<p>Terminal posts fences fatter and taller than other posts. Fences of painted steel or iron shall be black, dark green, white, or gray. In grouping buildings, variety of color, material, and detailing required for visual interest so long as variety achieved.</p>
<p>HEDGE Plant material subject to a Master Plant List in the Landscape Standards.</p>	<p>May be used instead of fences.</p>	<p>Shall be configured with simple geometry - straight line or simple curve.</p>
VEHICLES		
<p>DRIVEWAY/PARKING Shall be concrete, asphalt, or concrete pavers. For multi-family buildings, use of curbs at driveways is subject to review. Service bay design shall be durable.</p>	<p>Locations of driveways per Lot & Block Standards. Max width of drive at lot line, connecting to street or rear lane, shall be 16' single family and 20' multi-family. Max grade subject to Fire Marshall.</p>	<p>Poured concrete drives should have a roughened finish. Gravel, concrete, or asphalt parking areas shall not be placed where grassed lawn area has been required.</p>
CONTEXT		
<p>ACCESSORY STRUCTURE Wood or enameled steel, with durable finishes, subject to review. Enclosures for waste removal, subject to review.</p>	<p>Machinery, children's play structures, storage uses, and swimming pools are prohibited from locations in a front yard.</p>	<p>Above-ground swimming pools subject to building setbacks for Accessory Buildings, and may be used only when not visible from street.</p>
ELEMENTS		
<p>LANDSCAPE Common yard grass is acceptable. Other groundcovers appropriate to the local climate are welcome (see Landscape Standards)</p>	<p>Pergola, trellis, arbor design within lot frontage, subject to review.</p>	<p>In groupings of buildings, variety and detailing of ground areas - with a variety of plant materials - is recommended.</p>
<p>MISCELLANEOUS Trellis structures acceptable when constructed of attractive and durable materials, with substantial proportions and dimensions.</p>	<p>Service activity and unfinished work projects are prohibited from being located in a front yard.</p>	<p>Confirm power ground sleeve/transformer location along lot line during design.</p>

VIII. YARDS

ILLUSTRATIONS

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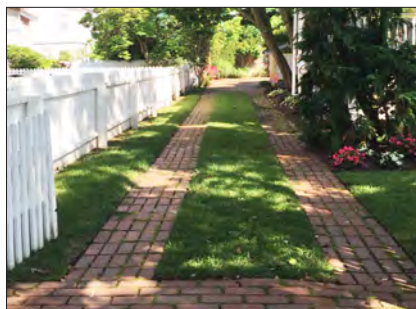
GROUND PLANE

- Patio/Court
- If open to view from public space, quality of material and design are subject to Code standards.
 - When court if fully private, less expensive material is permitted, so long as standards for maintenance and site drainage are met.
- Walk/Steps
- Entry route shall be well detailed with quality material, acting in accord with building design.



ENCLOSURE/EDGE

- Private Frontage
- Placement of building (to a mandatory front setback line) creates a semi-public space, controlled by lot owner, and controlled in Code.
- Wall/Fence/Hedge
- Front yards use elements to articulate perceptual distinction of public to private: visually, socially successful when layered carefully.
 - Design and dimensions of walls and fences defined in Code.
 - Character (formal-to-informal) determined by neighborhood zone.



VEHICLES

- Access Drive
- When driveway is placed at lot front, attributes of dimension and material are carefully controlled by the Code.
 - Drive material shall be continuous from street to garage.
- Parking
- Vehicle location on the lot is defined in the Code; when visible from the street, paving and edging materials shall be stipulated.
 - Parking courts visible to street - special spaces with design controls.



CONTEXT

- Type of Yard
- Landscape material is defined by yard type: Front, Side, Rear, Court.
 - Landscape material is defined by frontage type: Forecourt, Dooryard, Terrace, Porch & Fence, Common Lawn (see Frontage section in Code).
- Building Aspect to Yard
- Generous openings framing, and opening onto yard sets up outdoor use and design.



ELEMENTS

- Landscaping
- Tree and shrub selection shall be made from master list in Code.
- Horizontal
- Informal material (ie: railroad ties) permitted only in Edge zones.
- Vertical
- Machinery, play, and storage equipment prohibited in front yards.
 - Trellis construction is acceptable with attractive, durable material and complementary to a) frontage permitted and b) building design.