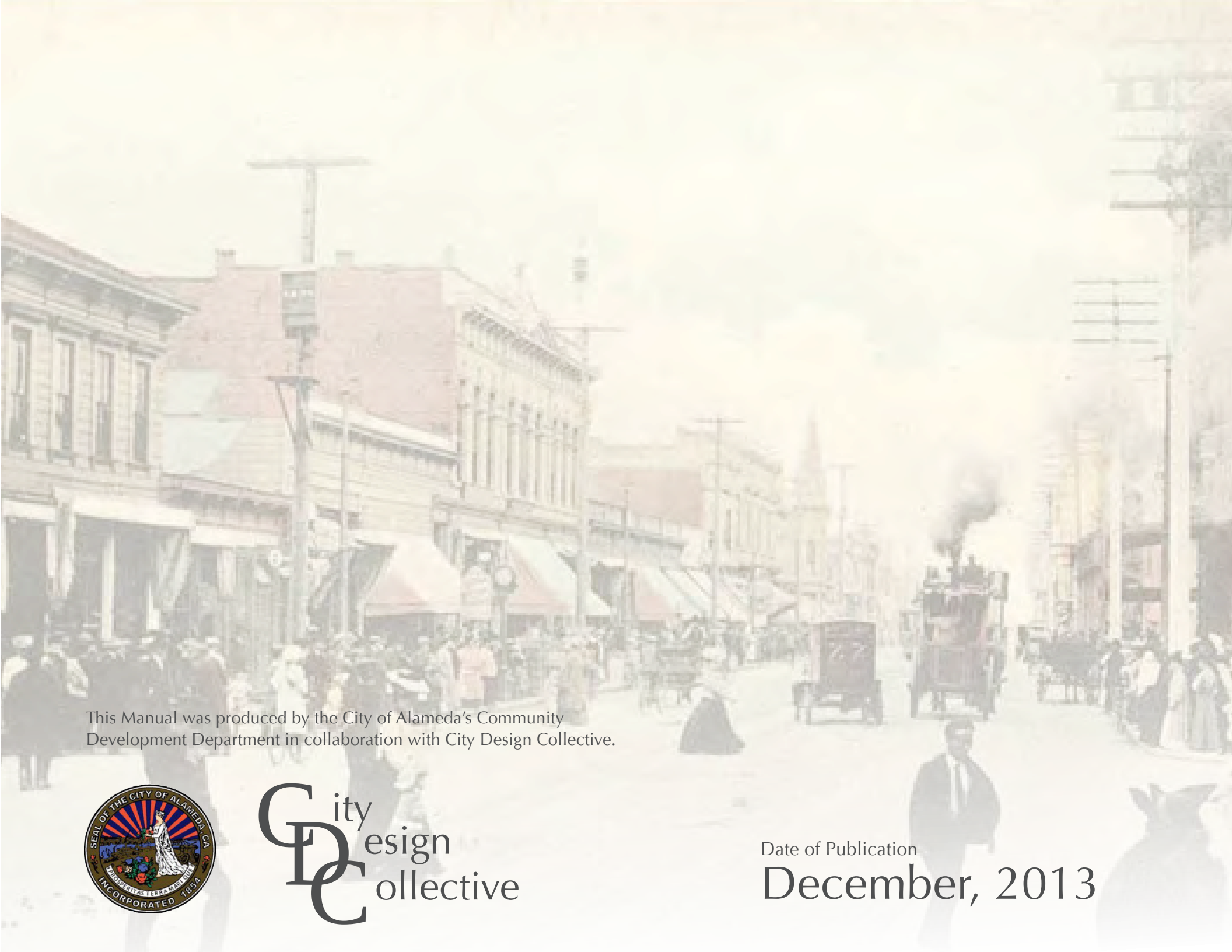
Citywide Design Review Manual

BUILDING TYPES _ FRONTAGE TYPES _ ARCHITECTURE _ LANDSCAPE AND OPEN SPACE _ SITE DEVELOPMENT



This Manual was produced by the City of Alameda's Community Development Department in collaboration with City Design Collective.

City Design Collective

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Contents

1. Introduction

1.1 Overview

1.1.1 Purpose

The Purpose of the Citywide Design Review Manual is to assist applicants with the preparation of design for new buildings and modifications to existing buildings, parking areas, landscapes ,and open spaces, consistent with findings for Design Review approval per Section 30-36 and 30-37 of the Alameda Municpal Code (AMC).

1.1.2 Relationship to the General Plan and Alameda Municipal Code (AMC)

Every parcel in the City of Alameda is part of both a General Plan District as well as a Zoning District and/or Sub-District.

1. The General Plan provides broad brush policies relating to overall use and development intensity.
2. The Zoning Code provides specific regulations to address land uses, building form, and site design requirements for each district and sub-district.

Note: Applicants are encouraged to contact City Planning Staff to obtain the most up-to-date information regarding land use and development regulations.

1.1.3 Design Review Findings and Exceptions

Pursuant to Alameda Municipal Code (AMC) Section 30-37, all improvements including new buildings and most alterations are subject to Design Review approval. See AMC Section 30-37.2b for exempt improvements.

Pursuant to AMC Section 30-37, actions to approve a design review application must include the following three findings:

1. The proposed design is consistent with the General Plan, Zoning Ordinance, and the Citywide Design Review Manual.
2. The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses
3. The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.

Exceptions

The City contains a number of unique conditions related to property configuration, parcel size, and ownership requiring flexibility in the application of the Manual's guidelines. An exception to any provision within this Manual may be approved only where the City Staff, Planning Board, or City Council upon appeal makes the following findings:

1. The proposed project is consistent with the applicable General Plan policies and Zoning District standards.
2. The applicant demonstrates that a clearly superior design would result if the exception were granted, and the new solution is supportive of the intent of the applicable Zoning District.

1.1.4 Applicability

Guidelines within this Manual govern all future private development actions within the City of Alameda. These design guidelines will be used to evaluate private development projects or improvement plans proposed for new and existing buildings.

1. Guidelines within this Manual apply to new construction and significant modifications, including renovations and additions to existing buildings.

2. The following design manuals are incorporated by reference.
   A. The *Guide to Residential Design* (adopted March 15 2005) - Applicable to all residential projects including construction of new buildings as well as modifications to existing residential buildings.
   B. The *Guide to Ranch Style* - Applicable to all residential projects built in the Ranch House Style
   C. The *Webster Street Design Manual* (adopted September 24, 2001; updated January 10, 2005) - Applicable to all non-residential development on Webster Street.

3. Where projects are subject to one of the design manuals listed above, projects shall comply with both this Manual and the corresponding design manual. Where a conflict exists between this Manual and guidelines within another source, this Manual shall govern.

1.2 How to Use the Citywide Design Review Manual

1.2.1 Identify Applicable Guidelines

Action	Section	Notes
Step 1. Review Alameda Municipal Code to determine permitted Building Types.	2. BUILDING TYPES	1. Select a Building Type(s) that best serve the desired land uses in accordance with the intent of the Zoning District.
Step 2. Determine the permitted and/or required Frontage Types for each proposed building. Refer to Section 2 for guidelines for selected Frontage Type(s)	3. FRONTAGE TYPES	1. Select the Frontage Type(s) that best serve desired land uses in accordance with the intent of the Zoning District.
Step 3. Review Section 4 for Architectural Design Standards, Architectural Style Guidelines, and Guidelines for Rehabilitation and Renovation of existing buildings.	4. ARCHITECTURE	1. This Manual does not replace or augment current City of Alameda regulations pertaining to health or safety issues. 2. Requirements of the AMC Chapter XIII addressing topics not covered by this Manual including but not limited to California and Alameda Buildings Codes shall apply.
Step 4. Review Section 5 for guidelines for Landscape and Open Spaces, including design of parking areas, and setback areas.	5. LANDSCAPE AND OPEN SPACE	1. All new development shall employ best practices to manage stormwater. In addition to county-wide requirements, a comprehensive stormwater management plan for all new development shall address on-site collection and treatment of stormwater from buildings, hardscape, and landscape areas.
Step 5. Review Section 6 for citywide and district-specific Site Development regulations.	6. SITE DEVELOPMENT	1. Citywide guidelines apply to all development within the City of Alameda. Determine whether proposed development is subject to specific district guidelines.

2. Building Types

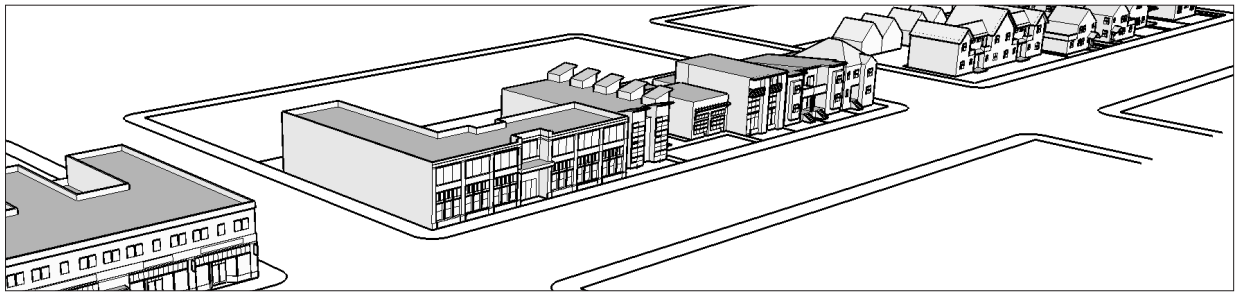
2.1 Overview

2.2 Permitted Building Types

2.1 Overview

Purpose and Intent

This section contains guidelines for all Building Types to be used in combination with regulations for Frontage Types and Architectural Standards and Guidelines to ensure that new development is consistent with the City's goals for building form and community character.



2.1.1 Applicability

A range of Building Types ensures visually appealing neighborhoods, districts, and corridors. Each proposed building shall be designed as one of the individual building types permitted for the District in which the property is located. Multiple building types may be built on a single property.

A complex building type may incorporate components of multiple individual building types within a single structure. Each individual building component should adhere to the guidelines for its respective Building Type.

2.1.2 Contents

For each Building Type, a brief description is followed by guidelines as follows:

1. Massing and Composition describes the organization of masses, volumes, and disposition relative to its surroundings.

2. Articulation informs a buildings's perceived scale and character by "breaking down" its horizontal (length) and vertical (height) façades into human-scale components supportive of Alameda's small-town character.

3. Building Elements refers to design features that create opportunities for expression of architectural character and detail. Suggested elements may not be appropriate to all architectural styles. Design and arrangement of specific building and façade elements should be in accordance with the building's architectural style.

4. Access and Parking refers to the circulation for pedestrians and autos.

5. Frontage Types specifies a list of treatments to guide the space between the building and the public right-of-way.

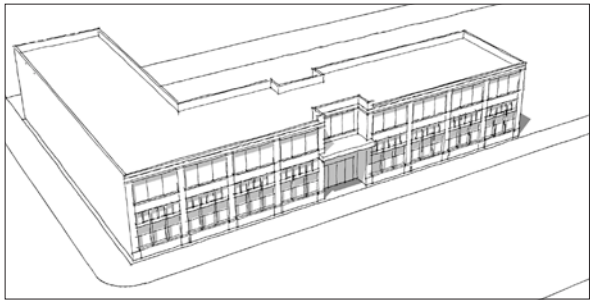
6. Common Architectural Styles suggests styles found in the Manual's Architectural Style Guidelines that are recommended for the Building Type.

A *perspective sketch* illustrates common massing and composition. These drawings do not represent a required design or configuration.

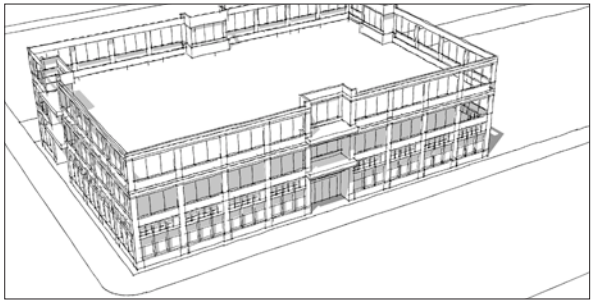
Photographs of exemplary buildings are provided to illustrate typical configurations and common styles. These examples do not indicate required aspects of building design, and are provided as visual aids to assist with the application and design review process.

2.2 The Building Types

A. Commercial Block

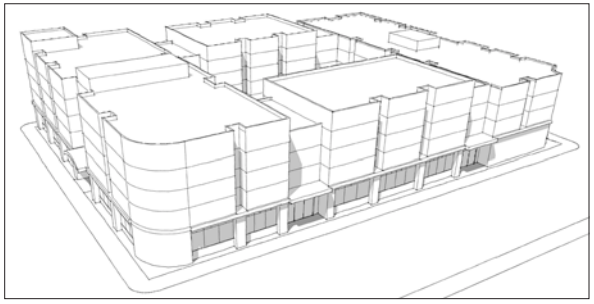


B. Workplace Commercial



C. Parking Structure

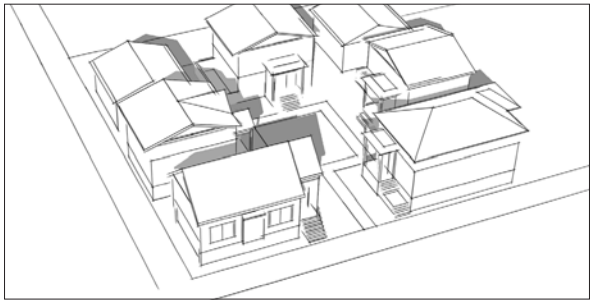
D. Live-work



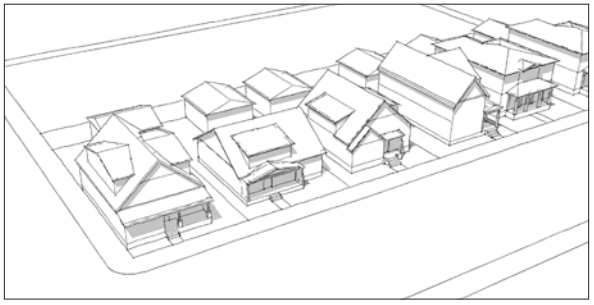
E. Stacked Flats

F. Multiplex

G. Rowhouse

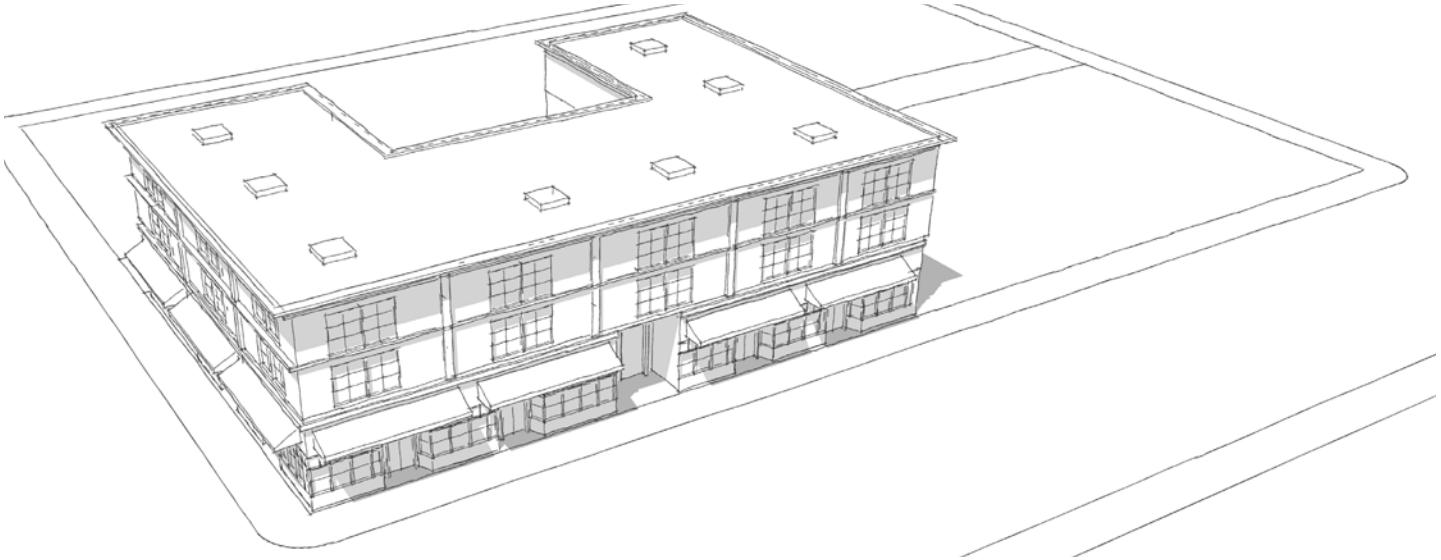


H. Courtyard Housing



I. Single family Detached

2.2.A Commercial Block



A building designed with ground-floor storefronts for retail uses. Commercial block buildings are specifically intended to activate pedestrian areas and contribute to the city's most urban conditions. Upper floors may be configured for residential, workplace, commercial and lodging uses.

Guidelines

1. Massing & Composition

1. A distinctive volume with different façade treatment for the ground-floor and upper stories.
2. For corner locations, façade articulation should be applied evenly to all sides facing public streets.
3. Stair or elevator towers shall be treated in the same architectural manner as the main building.

2. Articulation

Height

1. Storefronts are the prominent feature in the hierarchy of the building façade, and should be a minimum of 14 feet clear interior height.
2. Where storefronts aren't present, buildings shall have a clearly defined ground floor delineated by change in color and material, cornice, band, or other horizontal course.
3. The ground floor shall be a minimum of 60% of the height of two-story buildings (measured to the second story ceiling height).
4. Transom or clerestory windows are strongly recommended in multi-story buildings to enhance storefronts.
5. Multi-story buildings should employ a 'base-shaft-top' configuration, wherein the ground floor serves as the 'base', the middle floor(s) serve as the 'shaft', and the upper floor as the 'top'. Each section should have distinguishing architectural treatments.
6. Additional horizontal courses such as watertables or bellybands or a change in façade materials are encouraged to help delineate upper stories, and should be designed in accordance with overall style.
7. Roof treatment may include a cornice, parapet, or distinctive eave to provide visual interest.

Length

1. Building length should be well articulated using vertical volumes and design elements in accordance with the building's style.
2. Design elements including columns or pilasters, and the offsetting of bays and roof lines can help create a rhythm of building increments that provides visual interest and supports pedestrian scale.
3. Where upper floors contain lofts, townhouses, flats or other residences, design elements should articulate individual dwelling units.

3. Building Elements

1. Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
2. Ornamental wall-mounted outdoor lighting is encouraged to illuminate pedestrian entries and accent building design features.
3. Blade signs and wall-mounted signs are encouraged where buildings front onto pedestrian environments.

BUILDING TYPES

4. Access & Parking

Pedestrian

1. Storefronts provide access to ground floor commercial uses.
2. Upper story uses should be primarily accessed via formal entries. A lobby may provide access to an interior stairwell or elevator.

Auto

1. Parking should be in shared lots beside or behind buildings, in parking structures, and on-street.
2. Residential units should access parking via enclosed stairwells and elevator, breezeways, and paseos.
3. Parking and services shall be accessed through an alley where possible.

5. Frontage Types

1. Storefronts should be the dominant feature along the primary street frontage.
2. Formal entries should be used to provide access to upper story uses.
3. A gallery may be used to create a uniquely pedestrian-friendly environment.
4. A forecourt may be used to create opportunities for seating, outdoor dining, display of goods, and to fulfill open space requirements where applicable.

6. Common Architectural Styles

- Victorian
- Colonial Revival
- Neo-Classical
- Early 20th Century Commercial
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern

Neo-classical buildings are common to historic Park Street.

Traditional commercial block building with corner entry.

Contemporary building with priminent corner volume.

Contemporary Mediterranean style with lofts over storefronts.

Residential lofts over storefronts.

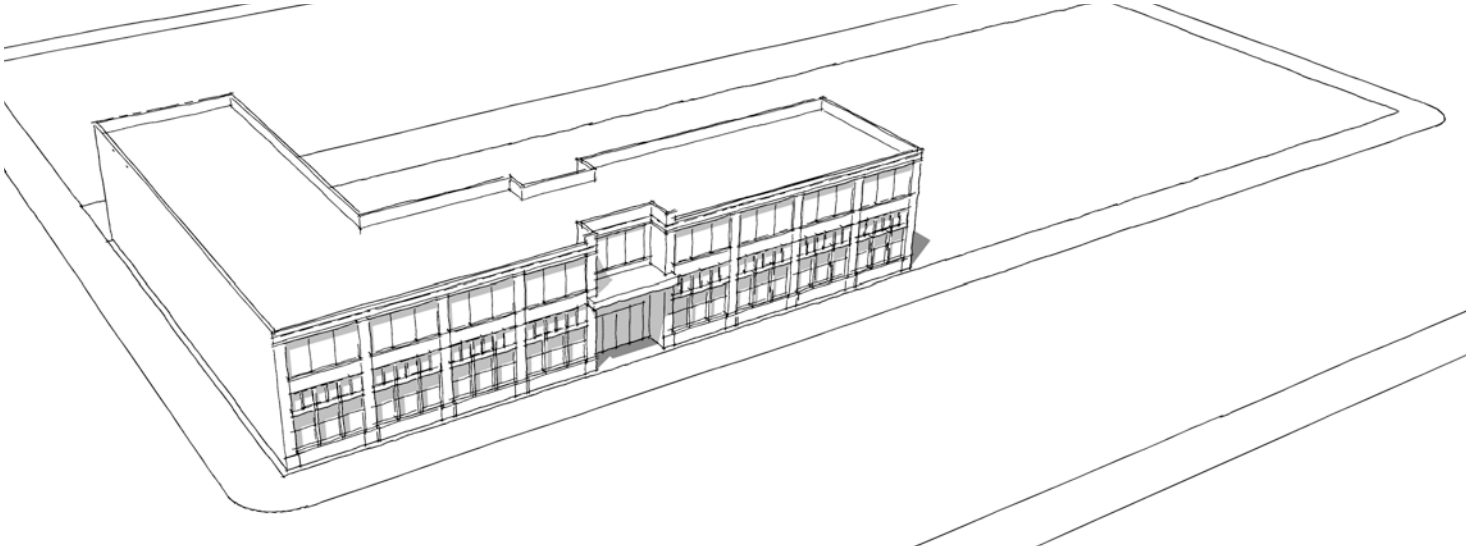
Victorian commercial block building with offices over storefronts.

Commercial block building with offices over storefronts.

Streamline Moderne commercial block with corner entry.

Stacked flats located above ground floor commercial spaces.

2.2.B Workplace Commercial



A building designed for offices, retail, services, light manufacturing, and professional uses on the ground floor. Upper floors may be configured for commercial, residential, or additional workplace uses. This building type is also applicable to light manufacturing and can include showrooms to display large scale merchandise.

Guidelines

1. Massing & Composition

1. A distinctive volume with different façade treatment for the ground-floor and upper stories.
2. For corner locations primary street design elements should wrap around to side street elevations.
3. Stair or elevator towers shall be treated in the same architectural manner as the main building volume.

2. Articulation

Height

1. Single story buildings should be designed as "grand" buildings, having an interior ceiling height of no less than 14 feet, and an exterior building height of no less than 20 feet.
2. Transom or clerestory windows are recommended (especially in single-story buildings) to accentuate the ground floor perceived building height.
3. Buildings shall have a clearly defined ground floor delineated by change in color and material, cornice, band, or other horizontal course.
4. The ground floor should be a minimum of 60% of the height of two-story buildings (measured to the second story ceiling height).
5. Multi-story buildings should employ a 'base-shaft-top' configuration, wherein the ground floor serves as the 'base', the middle floor(s) serve as the 'shaft', and the upper floor as the 'top'. Each section should have distinguishing architectural treatment.
6. Additional horizontal courses such as watertables or bellybands or a change in façade materials are encouraged to help delineate upper stories, and shall be designed in accordance with overall style.
7. Roof treatment may include a cornice, parapet, or distinctive eave to provide visual interest.

Length

1. Building length should be well articulated using vertical volumes and façade elements in accordance with the building's style.
2. Design elements including columns or pilasters, and the offsetting of bays and roof lines can help create a rhythm of building increments that complements historic styles and supports pedestrian scale.
3. Where upper floors contain lofts, townhouses, flats or other residences, design elements should articulate individual dwelling units.

3. Building Elements

1. Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
2. Ornamental wall-mounted outdoor lighting is encouraged to illuminate pedestrian entries and to accent building design features.
3. Blade signs and wall-mounted signs are encouraged where buildings front onto pedestrian environments.

4. Access & Parking

Pedestrian

1. Primary access to ground floor tenants should be from the fronting street, interior courts, and paseos.
2. Upper story uses should be primarily accessed via formal entries. A lobby may provide access to an interior stairwell and elevator.

Auto

1. Parking should for workplace buildings should be in shared lots beside or behind buildings, in parking structures, and on-street.
2. Upper story residential units should access parking via enclosed stairwells, breezeways, and paseos.
3. Parking and services should be accessed from side streets or an alley where possible.

5. Frontage Types

1. Storefronts are encouraged for ground floor retail uses.
2. Formal entries should be used to provide access to ground floor and upper story uses.
3. A gallery may be used to create a pedestrian-friendly environment.
4. A forecourt may be used to create opportunities for outdoor seating, and to fulfill open space requirements where applicable.

6. Common Architectural Styles

- Neoclassical
- Early 20th Century Commercial
- Craftsman
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern
- Colonial Revival
- Victorian

Workplace commercial building with showroom and formal entry.

Early 20th Century workplace commercial building with ground-floor retail and second story offices.

Modern workplace commercial building uses color to enhance vertical articulation.

Contemporary workplace commercial with divided-lite transom windows.

New construction neoclassical workplace building.

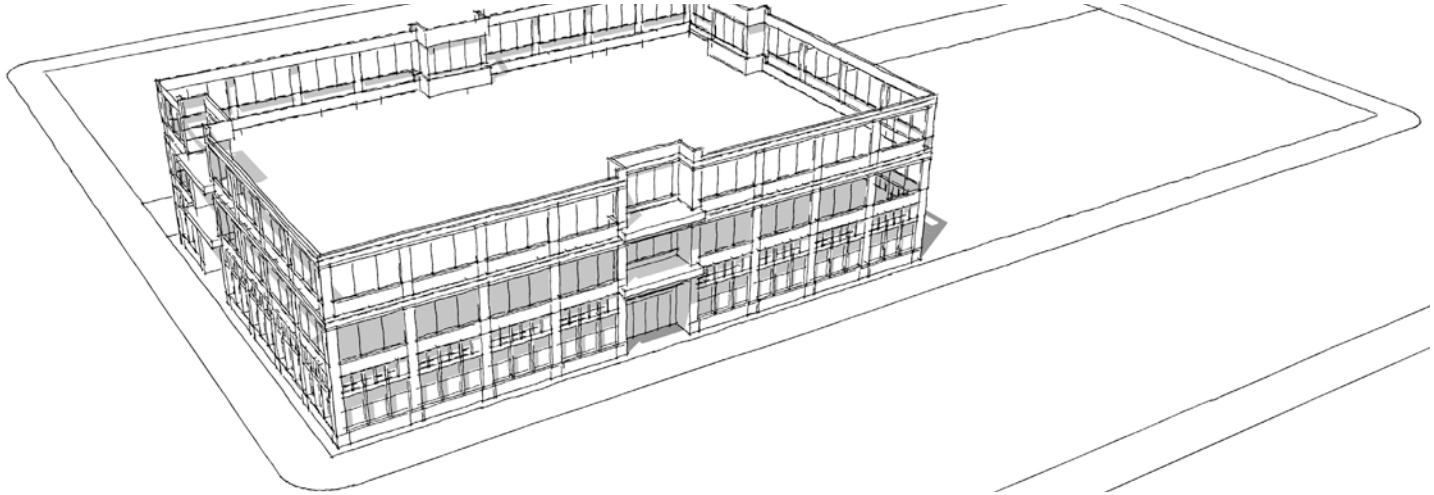
Historic workplace commercial building with garage entrance.

Art deco workplace commercial building.

"Grand" single story neoclassical workplace commercial building with corner entry.

Modern workplace commercial building with brick base treatment to arcade.

2.2.C Parking Structure



Parking structures should provide parking supply for multiple users. Auto entries and exits should be located to minimize disturbance to pedestrian environments. Where storefronts are not present, ground floor building design should enhance pedestrian safety and support an attractive and walkable environment.

Guidelines

1. Massing & Composition

1. Horizontal masses should be interrupted by vertical volumes, elements, openings and recesses.
2. Openings should be vertically proportioned. Uninterrupted horizontal voids should be avoided.
3. Corner stair towers and accentuated corner volumes can be used to provide visual interest.
4. All façades visible from the public realm should be designed with a high degree of architectural detail.

2. Articulation

Height

1. Buildings should have a distinctive ground floor treatment that complements the massing and articulation of adjacent buildings.
2. Special design of roof forms should be considered to create an interesting 'skyline'. Parapet walls and railings should be considered if appropriate to style.
3. Shade elements, cornices, trellises, and grille-work should be incorporated to add visual interest.
4. As viewed from the public realm, parking decks shall not appear to ramp or jog at an inconsistent rate. Exterior wall design shall have level horizontal elements to 'mask' ramping floor decks.
5. Base treatments shall project a minimum of 1 inch from the wall surface and may include a change in color or change in material.
6. Roof treatment should include a parapet wall to block visibility of cars on the roof deck from adjacent public areas. A cornice or other treatment may be used for added detail.
7. Vertical elements such as pilasters or towers may extend above the roof line, but shall not exceed 60'.

Length

1. Building length should be well articulated using vertical volumes and façade elements in accordance with the building's style.
2. Design elements such as columns or pilasters, bays, notches, roof forms or other articulation should be employed at a maximum of 30' increments.

3. Lighting

1. Interior lights should be recessed into ceilings and other building elements, or shall include cut-off fixtures. Interior luminaires should not be visible from exterior sidewalks.
2. Roof deck lighting should be pedestrian scale. Utilitarian or 'cobra-head' lights shall be avoided.
3. Ornamental exterior wall-mounted lighting (sconces) should be used to accent pedestrian and auto entries.
4. Additional lighting of exterior and interior building features such as columns and pilasters is encouraged.

4. Access and Entries

Pedestrian

1. Pedestrian entrances should be highly visible, and include architectural elements such as awnings, canopies, decorative lighting, unique materials, and blade signs.

2. Parking structures should incorporate interior bicycle facilities adjacent to pedestrian entrances.

Auto

1. Vehicular entrances should be accentuated with attractive materials, grille-work, lighting, and other decorative elements.
2. Exterior driveway surfaces should be treated with attractive non-slip materials such as unit pavers or colored and scored concrete and shall be visually distinguishable from adjacent sidewalks to enhance pedestrian safety.

5. Stormwater Management

The roof deck of a parking structure is essentially an elevated parking lot. Stormwater management should be an integral component of building design:

1. Integrate rainwater collection facilities such as cisterns or tanks within the building to collect and filter stormwater.
2. Greenwalls may utilize stormwater to enhance efficiency.
3. Downspouts should be connected to flow-through stormwater infiltration planters where possible.

6. Frontage Types

1. Formal entries should be used for all pedestrian entries not incorporated into distinguishable architectural volumes.
2. A gallery may be used to create a uniquely pedestrian-friendly environment.
3. Liner storefronts are strongly encouraged where pedestrian activity-generating uses are desired.

7. Common Architectural Styles

- Neoclassical
- Early 20th Century Commercial
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern

Parking structure with ground floor storefronts. Second story opening are vertically proportioned and include decorative grille-work and shade devices. A combination of brick and stucco accentuates building articulation and creates an attractive setting in a downtown environment.

A marquee sign announces entry to Alameda's downtown parking structure. Vertically oriented recesses and voids mimic existing buidlings in the historic downtown.

The auto entrance to this structure is nondescript, and demarcated with a "P" above the entry. The pedestrian entrance includes an awning and blade sign.

A retail anchor with prominent corner entry occupies the ground floor of this parking structure.

Brick base treatment in combination with glass and steel enhance this parking structure's compatibility with adjacent building fabric.

2.2.D Live-Work

A building designed for integrated residences and work spaces. Buildings may accommodate joint residential occupancy and work activity and may include an internal stairway connecting the live and work spaces. This building type is ideally suited for 'work-live' residential land use, and can be used to transition between workplace and residential buildings and neighborhoods.

Guidelines

1. Massing and Composition

1. Ground-floor commercial spaces should be flush with adjacent sidewalks, pathways, courts, or common spaces.
2. Where located within a predominantly residential block, front setback should be consistent with adjacent residential building setbacks.
3. Buildings should be attractive, unique, and compatible with adjacent residential architecture.
4. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
5. Building volumes may be arranged to create outdoor spaces such as courts, paseos, and shared yards.
6. First floor height shall be no less than 12' to accommodate commercial spaces.

2. Articulation

Height

1. Building articulation should draw from complement adjacent building design and articulation.
2. Common roof treatments include pitched roofs, shed roofs, gables, dormers, and deep eaves in accordance with architectural style.
3. The ground floor should be designed to 'anchor' the building, and can be accomplished with architectural design, material, or color change, storefronts, or unique articulation at or below the top of the first story.

Length

1. Buildings design should articulate individual dwellings. Projecting and insetting of building volumes, bays, and entries, and varying roof lines and forms should be employed to add visual interest.
2. Individual façade composition should vary over the length of a block face.

3. Building Elements

1. Terraces, balconies, window bays, and porches should be used to create outdoor rooms.
2. Entrances may be identified with porticoes, vestibules, and prominent doorways.
3. Shading devices such as overhangs, latticework, and trellises should be incorporated where appropriate, especially at south-facing façades.
4. Street-facing ground floor windows should be designed to be welcoming and attractive, and may accentuate interior workspace. Upper story windows should be designed to support privacy for residential spaces.
5. Roof gardens or green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual interest.

4. Access & Parking

Pedestrian

1. Ground floor commercial spaces should be accessed directly from the primary street, court, or paseo.
2. Non-commercial entrances to private units, shared lobbies, and corridors should reflect residential architecture.

Auto

1. Parking for each unit should be provided in garages, carports, or in surface lots located behind or alongside the primary building and accessed from rear alleys where possible.
2. Internal "tuck-under" garages should be accessed from rear alleys where possible.
3. Free-standing garages or carports should be accessed from side or rear of building where possible.
4. Services should be through an alley where possible.

5. Frontage Types

1. Storefronts may be used to provide access to ground floor commercial spaces.
2. A gallery or arcade is encouraged to support walkability.
3. A forecourt may provide outdoor space for a common garden, workspace, or the display of wares.
4. Formal entries may be used to provide access to upper story dwelling units.
5. Frontyards are permitted to enhance the transition between the sidewalk and the building façade and can be adorned with a low wall or decorative fence at the back of sidewalk.

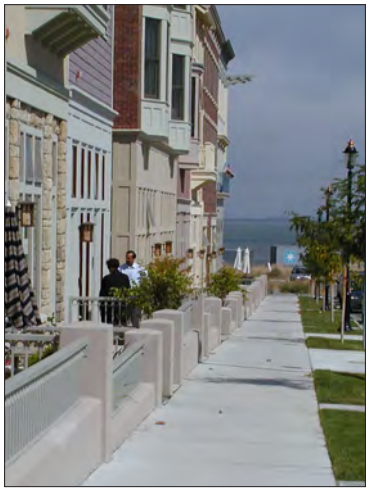
6. Common Architectural Styles

- Neoclassical
- Early 20th Century Commercial
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern
- Craftsman
- Victorian

Live-work building incorporating integrated residences and workplaces as well as upper-story flats.

Attached live-work townhouses.

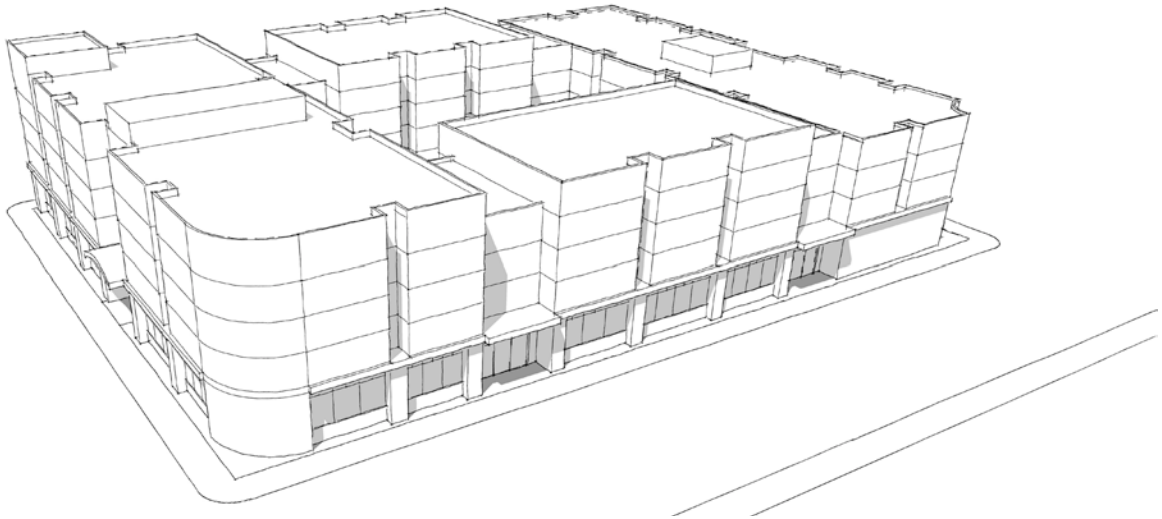
Three-story live-work units with ground floor commercial space.



Live-work building setback area treated with low decorative wall and terrace.

Rhythmix Cultural Works includes shared residential and commercial spaces.

2.2.E Stacked Flats



A multi-story building comprising flats, lofts, townhouses, or a mix or residential types arranged side-by-side and on multiple floors.

Guidelines

1. Massing and Composition

1. Building design and volumes should be residential in character. Offset building bays and vary roof lines to communicate individual dwelling units in accordance with overall style.
2. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
3. Building façades shall be oriented to the primary street and to interior courts and paseos. Where building are located at block interior, buildings shall front onto interior sidewalks and paseos. Buildings shall not front directly onto parking areas.
4. Where located within a predominantly residential block, front setback should be consistent with adjacent residential building setbacks.
5. Building designs that incorporate formal outdoor spaces such as courtyards, plazas, and gardens are encouraged.

2. Articulation

Height

1. The ground floor should be designed to 'anchor' the building to the ground, and can be accomplished with unique architectural design, material or color change, storefronts, or unique horizontal articulation at or below the top of the first story.
2. A 3 to 5 foot base treatment is recommended and shall project from the wall surface where appropriate to architectural style.
3. Roof treatment should include a cornice, parapet, cap, or distinctive roofline to provide visual interest in accordance with overall style. Modern style buildings may include a combination of roof types to illustrate individual units.
4. Additional belt courses are encouraged to help delineate upper stories.

Length

1. Individual façade composition should vary over the length of a block face.
2. Corner treatment may include unique building volumes and roof forms to add visual interest.

3. Building Elements

1. Terraces, balconies, window bays, and porches should be used to create outdoor rooms.
2. Entrances may be identified with porticoes, vestibules, and prominent doorways.
3. Hierarchy of window sizes should reflect the living spaces within.
4. A grand formal entry should be used for large buildings. Building architecture adjacent to the entry should be unique to emphasize the entry location and create a visually appealing entry.
5. Roof gardens may enhance energy efficiency, reduce stormwater run-off, and provide visual interest.

4. Access & Parking

Pedestrian

1. Primary pedestrian access to ground floor dwelling units shall be from the primary street, paseos, and courtyards where possible. Entrances shall be designed with residential character, be prominent, and easy to identify.
2. Upper story units should be accessed from a central lobby or interior stairwell.

Auto

1. Parking should be in podiums, structures, or car ports accessed from side streets or rear alleys where possible.
2. Curb cuts should be located to reduce disturbance to pedestrian environments.
3. Services shall be accessed through an alley where possible.

5. Frontage Types

1. Formal entries shall be used for all areas of public access.
2. A gallery may be used to create a uniquely pedestrian-friendly environment.
3. A forecourt may be used to create an attractive entry and opportunity and to provide shared open space.

6. Common Architectural Styles

- Victorian
- Colonial Revival
- Neoclassical
- Early 20th Century Commercial
- Craftsman
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern

Modern style stacked flats fronting onto common court. Parking is located beneath courtyard and accessed via stair tower.

Stacked flats organized around a green court. Common open space enhances community and supports pedestrian experience.

Stacked flats with frontyard and terraced edge.

Three story stacked flats.

Pedestrian and auto access located on front façade due to site constraints.

Contemporary stacked flats.

2.2.F Multiplex

This building type appears as a large scale house and contains two, three, four, or more flats or townhouse units which may be stacked or side-by-side. Common development types include duplex, triplex, quads, and villas. Carriage houses may be located at the rear of the property.

Guidelines

1. Massing and Composition

1. Buildings should be massed to resemble large houses composed primarily of two and three story volumes.
2. Multiplexes should complement adjacent residential buildings in terms of scale and character.
3. Buildings that are setback less than 8 feet from the sidewalk or pathway shall be elevated a minimum of 18 inches above finished grade.

2. Articulation

Height

1. Delineation of upper stories may include belt courses, change in building material, and insetting of building volumes, where applicable style.
2. Roof treatment should include a cornice, parapet, cap, gables, dormers, deep eaves, or otherwise distinctive roof forms in accordance with style.
3. Brackets and other design features may be used to add visual interest.

Length

1. Building masses should articulate individual units.
2. Projecting and insetting of building volumes, delineation of bays and entries should be employed to add visual interest.
3. Hierarchy of window sizes should reflect the living spaces within.

3. Building Elements

1. Building designs that incorporate formal outdoor spaces such as courtyards, plazas, and gardens are encouraged. Terraces or balconies may be used to create variety on upper floors.
2. Entrances may be identified with porticoes, vestibules, and prominent doorways.
3. Terraces and balconies can be used to create additional variety and support residential character.
4. As with all residential building types, windows and doors should be designed and located to avoid privacy conflicts with neighboring buildings.
5. Roof gardens or green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual interest.

4. Access & Parking

Pedestrian

1. Primary pedestrian access to ground floor dwelling units shall be from the primary street, paseos, and courtyards where possible. Entrances should be prominent and residential in character.
2. Upper story units should be accessed from a central lobby, or stairwell contained within the main building volume.
3. Exterior stairs should be designed to appear as an integral part of the primary building and should include a level of detail similar to the primary building mass.

Auto

1. Parking should be in garages or car ports accessed from rear alleys or side streets where possible.
2. Services should be accessed through an alley where possible.
3. Internal “tuck-under” garages may be accessed from rear alleys or driveways.
4. Free standing garages or carriage houses may be located at the rear of property.
5. Garages or driveways may be accessed directly from the primary street only where site development prohibits rear or side access.

5. Frontage Types

1. Formal entries shall be used for all access to ground floor lobbies.
2. A forecourt may be used to create an attractive entry and opportunity for gardens and outdoor seating.
3. Stoops and porches are recommended where first floors are raised above the sidewalk to create gathering spaces for residents.
4. Frontyards may be terraced above the sidewalk to enhance the transition between the sidewalk and the building façade, and may include a low wall or decorative fence at the back of sidewalk.

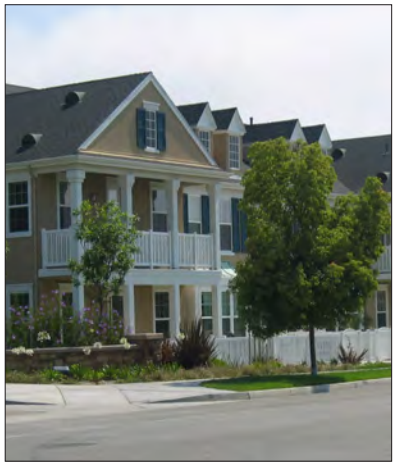
6. Common Architectural Styles

- Victorian
- Colonial Revival
- Neoclassical
- Craftsman
- Mediterranean
- Art Deco
- Modern

Spanish Mission Revival ‘Villa’ containing six individual homes. Formal entries with ornamental walls, wrought iron detailing, and decorative landscaping. Frontyard is ‘terraced’ and includes a decorative wall at the back of sidewalk.

Multiplex building containing six individual homes. Tudor architectural style and shared common yard enhance residential character.

Duplex with ground floor garden unit and two story apartment above.



Colonial Revival multiplex with frontyard and decorative fence.

Mediterranean Revival quadruplex with stoop and formal entry.

2.2.G Rowhouse

Rowhouses are attached multistory buildings arranged side by side. Rowhouses commonly include stoops on the front façade, and rear yards or gardens to enhance residential character. Rowhouses may be single family or may include a flat or in-law unit located above or below the primary residence.

Guidelines

1. Massing and Composition

1. Building design and volumes should be residential in character. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
2. Building façades shall be oriented to public streets, interior courts, paseos, or plazas.
3. Building designs that incorporate outdoor spaces such as courtyards, plazas, and gardens are encouraged.
4. Buildings that are setback less than 8 feet from the sidewalk or pathway shall be elevated a minimum of 18 inches above finished grade.

2. Articulation

Height

1. A base treatment is recommended. Base treatment shall project a minimum of 1" from the wall surface and should have a change in material or color designed in accordance with the building's architectural style.
2. Belt courses are encouraged to help delineate upper stories.
3. Roof treatment should include a cornice, parapet, cap, or distinctive roofline to provide visual interest in accordance with overall style.

Length

1. Building masses should articulate individual units.
2. Hierarchy of window sizes should reflect the living spaces within.
3. Projecting and insetting of building volumes, delineation of bays, and varying roof lines should be employed to add visual interest.

3. Building Elements

1. Outdoor spaces such as terraces or balconies may be used to create variety on upper floors.
2. Entrances may be identified with porticoes, vestibules, and prominent doorways.
3. Roof gardens or green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual appeal.

4. Access & Parking

Pedestrian

1. Primary pedestrian access to ground floor dwelling units shall be from the primary street, paseos, and courtyards where possible. Entrances shall be prominent and residential in character.

Auto

1. Parking should be in garages or car ports accessed from alleys or side streets where possible.
2. Internal "tuck-under" garages may be accessed from rear alleys or driveways.
3. Free standing garages or carriage houses may be located at the rear of property.
4. Garages or driveways may be accessed directly from the primary street only where site development prohibits rear or side access.

5. Frontage Types

1. Common frontage types include stoops with porches and frontyards.
2. Frontyards are permitted to enhance the transition between the sidewalk and the building façade and can be adorned with a low wall or decorative fence at the back of sidewalk.
3. Rowhouses may be arranged around a courtyard or may front onto a paseo or court.

6. Common Architectural Styles

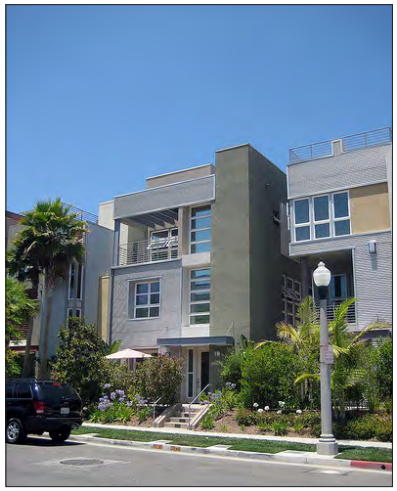
- Victorian
- Colonial Revival
- Craftsman
- Mediterranean
- Art Deco
- Streamline Moderne
- Modern

Modern rowhouses with stoops. Upper story terraces enhance neighborhood character.

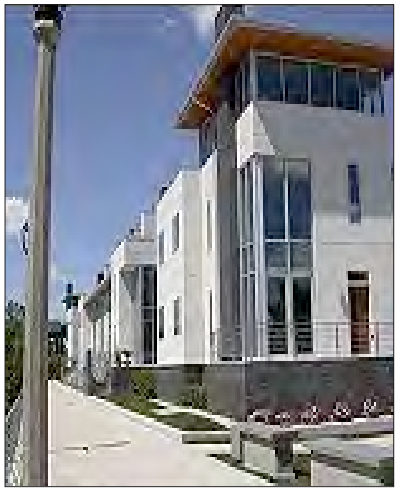
Single family rowhouses with stoops and decorative landscaping establishe a residential setting along a neighborhood street.

Modern rowhouses with stoops and unique roof forms to indicate residential volumes.

Rowhouses containing residential lofts. Gardens at rear of building provide a mix of private and shared open space.

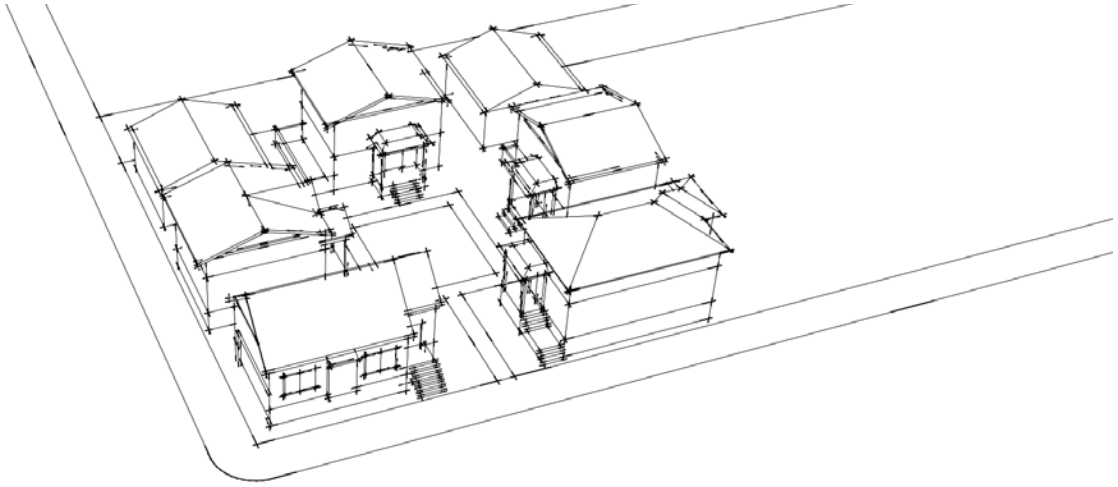


Modern rowhouses with balconies and roof decks. Frontyard is elevated to enhance privacy.



Modern rowhouses located along a waterfront promenade.

2.2.H Courtyard Housing



A group of dwelling units arranged around a shared courtyard or series of courts. Access to courtyards shall extend to public streets where possible. Buildings may include multiplex dwellings, rowhouses, live-work buildings, and/or single family detached houses.

See Landscape and Open Space guidelines for additional information pertaining to courtyard design.

Guidelines

1. Massing and Composition

1. Buildings should convey a strong residential character.
2. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
3. Buildings setback less than 8 feet from the sidewalk or pathway should be elevated a minimum of 18 inches above finished grade.
4. Building elevations abutting side yards shall provide at least one horizontal and one vertical plane break.
5. Attic space may be occupied and not count as a story when applying the height limits of the Zone.
6. Buildings at the 'head' of the court may be oriented toward the primary street and may have a second entrance oriented onto the courtyard. Interior buildings should orient to the courtyard.
7. Mulitplex buildings should complement adjacent residential development in scale and design.

2. Articulation

Height

1. Building roofs should include pitched roofs, gables, dormers, and deep eaves in accordance with architectural style.

Length

1. Building articulation should emphasize individual dwelling units.
2. Delineation of bays and varying roof lines should be employed to add visual interest.
3. Hierarchy of window sizes should reflect the living spaces within.

3. Building Elements

1. Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.
2. Windows that front onto the courtyards should be designed to ensure that a comfortable level of privacy is maintained.
3. Porches, balconies, and terraces are strongly encouraged to create private open spaces and should be designed in accordance with overall architectural style.
4. Brackets and other features may be used to add visual interest where appropriate to style.

4. Access and Parking

Pedestrian

1. A grand entry to the courtyard is encouraged, and may be accented with plant materials, and/or a low ornamental wall or fence.
2. Courtyards should appear welcoming and not feel walled-off. Site lines should provide views between courts and adjacent public sidewalks to increase safety.
3. Each building shall be accessible from the courtyard. Buildings that front the street may have an additional entry fronting onto the courtyard.

Auto

1. A maximum of two curb cuts should provide access to interior driveways and circulation, and should be located on sidestreets where possible.
2. Parking for courtyard housing should be located behind units or in adjacent lots or carports and accessed from a rear alley, side street, or driveway.
3. Clustered garages or car ports are recommended and should be hidden from view from the primary street and from the courtyard.
4. Where an alley is present, building services including all utility access and trash services shall be accessed from the alley.

5. Frontage Types

1. Stoops and porches may be used to provide access to ground floor dwelling units.
2. Formal entries may be used to provide access to upper story dwelling units.
3. Front yards are permitted to enhance the transition between the courtyard and the building façade. Yards should not be walled-off from the courtyard.

6. Common Architectural Styles

- Colonial Revival
- Craftsman
- Mediterranean
- Art Deco
- Modern

Single family homes arranged around a shared courtyard.

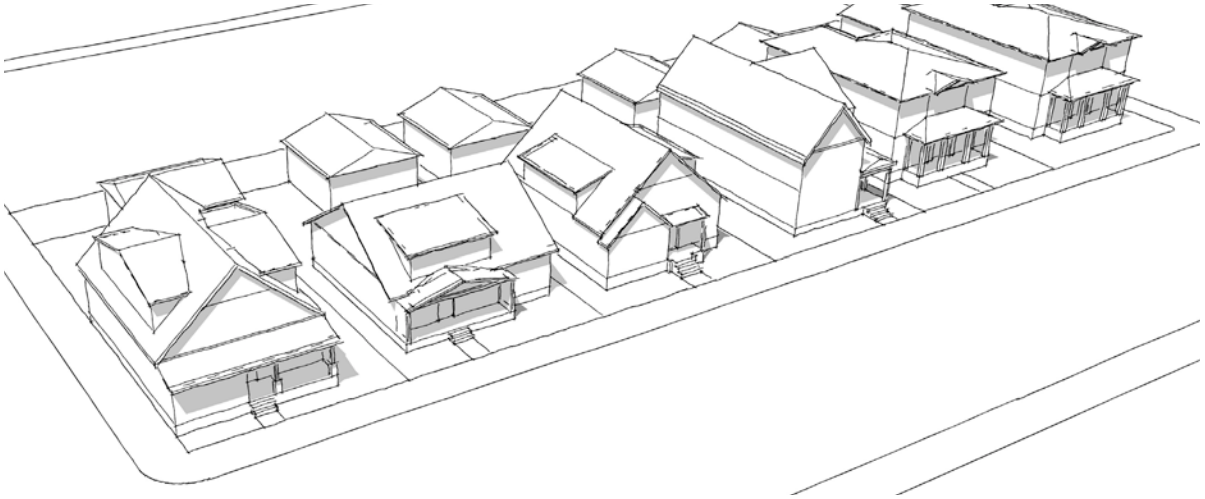
Primary pedestrian entry to this bungalow court is treated with formal landscaping and accented with a pedestrian-scale gateway monument.

Bungalow courts with side-stair porch to suit narrow setbacks.

Courtyard and building styles designed in harmony.

Enhanced landscaping creates a welcoming environment in this courtyard set on a narrow parcel.

2.2.1 Single Family Detached



A free-standing structure designed specifically to accommodate one residence. Single family houses may front onto primary streets, or may be arranged around a courtyard. Carriage houses may be located at the rear of the property.

Guidelines

1. Massing and Composition

1. Single family houses shall convey a strong residential character determined in part by building details and architectural style.
2. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
3. Buildings that are setback less than 8 feet from the sidewalk or pathway should be elevated a minimum of 18 inches above finished grade.
4. Building elevations abutting side yards should provide at least one horizontal and one vertical plane break.
5. Buildings shall be composed primarily of one and/or two story volumes.
6. Attic space may be occupied and not count as a story when applying the height limits of the Zone.

2. Articulation

Height

1. Building roofs should include pitched roofs, gables, dormers, and deep eaves in accordance with architectural style.

Length

1. Building articulation should emphasize individual dwelling units.
2. Delineation of bays and varying roof lines should be employed to add visual interest.
3. Hierarchy of window sizes should reflect the living spaces within.

3. Building Elements

1. Porches, balconies, and terraces are encouraged to create private open spaces and support residential character.
2. Entrances can be identified with porticoes, vestibules, and prominent doorways.
3. Brackets and other features may be used where appropriate to the building style.
4. Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.

4. Access & Parking

Pedestrian

1. Primary entry to the home shall be located on the front or side façade of the building.
2. Entrances shall be prominent and designed with residential details.

Auto

1. Garages and carports should orient to the side property line or side street to diminish visual impact.
2. Driveways should be accessed from a side street or alley where possible.
3. Access to carriage houses should be accommodated from a rear alley where possible.

5. Frontage Types

1. Porches are strongly recommended to announce the primary entrance and to enhance the pedestrian environment along neighborhood streets.
2. Frontyards may be terraced above the sidewalk to enhance the transition between the sidewalk and the building façade, and may include a low wall or decorative fence at the back of sidewalk.
3. Yards should maintain a high level of transparency to adjacent streets and properties.
4. Front doors should be prominent and may be enhanced with a vestibule or portico.

6. Common Architectural Styles

- Victorian
- Colonial Revival
- Craftsman
- Mediterranean
- Art Deco
- Modern

Single family home with porch and stoop. Natural colors and materials enhance this California bungalow.

Victorian houses with stoops and porches are common to Alameda's historic neighborhoods.

Modern single family home with barrel vault roof, unique windows, and second floor terraces.

Front loaded single family homes with porch and stoop in modern style.

Queen Anne cottages with stoops are located throughout many residential neighborhoods.

Carriage house located on rear of property with dwelling unit above garage.

3. Frontage Types

Purpose and Intent

This section defines permitted frontage types. Each frontage type is illustrated and described below. All new development shall comply with applicable requirements regarding accessibility.

3.1 Overview

Frontage is defined as the area extending from a building façade to the public right-of-way or back of sidewalk line. A range of frontage types is permitted to ensure that buildings address the primary street, and create clear and identifiable entries. Well designed frontage conditions are a key component of creating attractive and pedestrian-friendly environments.

At least one frontage type is required for each new building. Frontage types are controlled by Zoning District *and* Building Type. For each proposed building, applicants must select at least one frontage type that is permitted in their District, and is permitted with their building type.

3.2 The Frontage Types

For each frontage type, a brief description is followed by guidelines to direct frontage composition. See Architectural Style Guidelines for additional information to guide the design of building entries.

A. Storefront
B. Forecourt
C. Formal Entry
D. Stoop
E. Frontyard

Storefront elements should include a bulkhead, display windows, recessed entry, transom windows, and awnings or overhangs.

Bulkhead omitted on Deco building in favor of enlarged display windows, minimal base treatment, and recessed entry.

Bulkhead, display windows, transom windows, and blade sign.

Storefront is recessed at corner to create opportunity for outdoor dining.

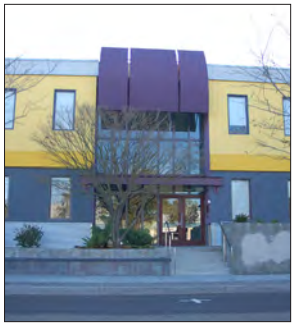
3.2.A Storefront

Storefronts are designed specifically for retail uses. Storefronts shall be designed with overall building architectural style. See Architectural Style Guidelines for recommended treatments.

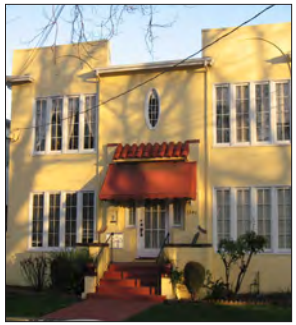
Guidelines

1. Typical storefront design elements should include a bulkhead or window base, display windows, recessed entry, transom windows, frieze or sign band, and awnings or overhangs.
2. The storefront entrance shall be accessed directly from a public sidewalk, forecourt, or plaza.
3. Portions of the storefront may be setback a maximum of 15 feet to create opportunities for outdoor seating and display of goods. Setback areas must be hardscaped and should receive a decorative paving treatment and other architectural elements to reinforce the continuity of street "wall".
4. Entrances may be recessed in a vestibule no more than 5 feet and paved with high quality materials distinguished from the sidewalk.
5. A minimum of 50% of the storefront façade should be comprised of display windows having clear glazing. Opaque or reflective glazing is not permitted.
6. Awnings or architectural projections should be located above all non-recessed doors and should maintain 8 feet of vertical clearance from the sidewalk, and 7 feet from unframed valances.
7. Awnings are strongly encouraged to provide shade and shelter. Awnings should be designed to span individual storefront bays, and should not span across building walls or pilasters. Awnings should consist of non-glossy materials including opaque fabric, metal-framed glass and sheet-metal and be designed to complement architectural style.
8. Canopies or awnings should be located between pilasters or columns, and should not obstruct transom windows.
9. Bulkheads should be 18 inches minimum height. If bulkheads are omitted on Deco, Streamline Moderne, or Modern building styles, a base condition of no less than 4 inches shall support display windows.
10. Historic storefronts shall be retained and repaired where possible in accordance with techniques for renovation and rehabilitation.
11. Transom windows should be operable to enhance air circulation.
12. Decorative lighting of storefronts and signage is strongly encouraged.

Forecourt serves as shared garden and patio for residents of this villa.



Formal entries to commercial block and workplace commercial buildings provide access to upper floor uses.



Formal entry to lobby of multiplex building

Raised formal entry with portico on live-work units.

3.2.B Forecourt

A recessed area where a portion of the primary building façade is significantly setback from the public sidewalk and enclosed by building volumes on adjacent sides. For residential development, the forecourt is ideally suited for shared gardens and plazas. For commercial and live-work development types, the space may be used for outdoor dining or display of goods.

Guidelines

1. The side of the forecourt that opens to the public sidewalk should be a minimum of 15 feet wide and a maximum of 40 feet wide.
2. The forecourt should not exceed 30 feet in depth.
3. Forecourts may be raised above the sidewalk and retained with a decorative wall or plant materials.
4. Fountains and other water features make an excellent amenity in a forecourt.

3.2.C Formal Entry

Formal entries may define the primary pedestrian entrance to a workplace commercial building or a lobby of a residential or mixed use building. They may also be used for access to stairs leading to upper floor uses in multistory buildings. Formal entries should be prominent and easy to identify from the sidewalk. Entries should have roof overhangs to provide shelter and to further distinguish the entrance. A portico, consisting of a roof located above the door supported by columns is a recommended treatment to add grandeur to civic, cultural, workplace and residential.

Guidelines

1. Where formal entries are elevated above finished grade, stairs having decorative sidewalls and/or handrails should be provided.
2. Entry roofs should project from the building façade a minimum of 2 feet to provide adequate shelter.
3. Entries shall be designed in accordance with overall building architecture style.
4. Formal entries may be recessed into the building façade to provide shelter and accentuate building articulation.
5. Formal entries shall be well-lit. Sconces or other decorative lighting is strongly recommended to frame entries.
6. Formal entries should be treated with significant architectural expression.
7. A grand stairway leading to a portico is a recommended treatment for large buildings.
8. Entrances may be inset slightly from the primary building wall and are typically raised above finished grade.
9. Formal entry doors should contain windows to enhance pedestrian comfort.
10. Double-doors may be used to create prominent entries.

Stoop and recessed alcoves provide entry to multiplex.

Rowhouses with stoops and porches enhance residential character.

Shared stoop and porch on a multiplex building having four dwelling units.

Stoop and handrail designed in harmony with building architecture.

3.2.D Stoop

Stoops are entry stairs to residential buildings that serve to contribute 'eyes on the street' in support of a safe and walkable neighborhood. Historically, stoops provided access to the primary living quarters or 'parlor floor' in buildings where the ground floor included a kitchen, rental, or other service areas. Today, stoops are especially common to rowhouse, multiplex, and stacked flat building types where residences are located above partially or fully-submerged parking areas, or simply elevated above a basement or first floor garden apartment. Stoops are strongly encouraged to promote and enhance walkable neighrbohoods.

Guidelines

1. Stair treads should be no less than 4 feet wide.
2. Stoops should consist of no fewer than 2 stairs.
3. Stairs should be enclosed on both sides by a decorative stairwall and/or handrail.
4. A landing or recessed alcove of no less than 4 feet in depth should be located at the top of the stairs
5. Stairs and handrails should be finished to match the building architecture and materials.
6. A portico roof that overhangs the landing is recommended to provide shelter where no alcove is present.
7. Where stairs approach the sidewalk grade, widening or 'flaring' of lower stairs is encouraged to create a welcoming condition.
8. Materials and colors for stoops should be selected to complement building design.
9. Where concrete is used, staining, coloring, or inlaying of tile or stone is recommended to enhance overall design.

Multiplex buildings having frontyard with decorative fence.

Single family homes with terraced front yard retained by decorative wall.

Multiplex building with terraced frontyard retained by decorative wall.

Multiplex with flush yard and wrap-around porch.

3.2.E Frontyard

Frontyards are common to residential development where the primary building façade is setback from the right-of-way line. Porches are ideal companions to front yards and may be integral to the primary building mass, or may be appended to the front or side façade. Uncovered porches and stairs may encroach into the front or side setback area in accordance with Alameda Municipal Code section 30-5.7.

Guidelines

1. Where no porch is present, a front door should be elevated above finished grade by no less than 18 inches and accented with a portico or other architectural overhang, or recessed into an alcove.
2. Porches should be designed in accordance with architectural design standards and style guidelines.
3. Porches should be a minimum of 6 feet in depth and 8 feet wide.
4. Stairs leading to front doors should have sidewalls and/or decorative handrails.
5. Front yards and porches may serve multiple entries and dwellings.
6. A low wall or decorative fence may be located at the back-of-sidewalk to create a decorative edge and enhance the visual transition between public and private spaces. A raised or 'terraced' front yard can be employed to further distinguish this transition.
7. Porches may wrap around building corners and provide access to side yards.

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4. Architecture

4. Architecture

4.1 Overview

4.1.1 Introduction

The City of Alameda has an extraordinary stock of well preserved historic buildings. Walking through the City is like traveling back in time to an era when many traditional architectural styles flourished. The preservation of existing structures and the construction of new buildings that respect and draw from past examples are crucial to maintaining the City's unique character.

4.1.2 Objectives

The Architectural Design Standards and Guidelines contained in this section are provided to assist the City of Alameda and applicants in the following ways:

1. Preserve and enhance historic building character.
2. Ensure that new development is sensitive to the historic qualities of Alameda's architectural styles.
3. Allow for design creativity while ensuring high quality renovations, restorations, and new construction.
4. Avoid generic "franchise-style" architecture that detracts from Alameda's unique character.
5. Streamline the design review process by clearly communicating the city's design expectations.
6. Ensure that infill projects relate well to neighboring structures.

4.1.3 Applicability

Standards and Guidelines herein are applicable to all buildings and shall be used in combination with Standards and Guidelines for Building Types and Frontage Types. Standards apply to new construction, additions and renovations.

All projects are subject to architectural and site design review as established by the City. Other requirements noted by the Municipal Code, General Plan, Design Review Manual including the Guide to Residential Design, as well as building code, life safety, and accessibility requirements not covered by the Standards and Guidelines shall apply.

4.1.4 Contents

4.2 Architectural Standards and Guidelines for All Buildings are provided to ensure that building form and architectural elements are in support of the community's vision for craft and character. Design standards apply to all Building Types, and conformance with standards is mandatory.

4.3 Architectural Style Guidelines provides style-specific guidance for defining elements of building design for a range of permitted styles.

4.4 Guidelines for Renovation and Rehabilitation establishes to framework for designing modifications to existing buildings.

Mediterranean style commercial block building.


Victorian style single family house.


Early 20th Century Commercial block building.

4.2 Architectural Standards and Guidelines For All Buildings

4.2.1 Styles

Alameda's architectural heritage is embodied by the variety of distinct building styles that are key to the city's rich built environment. During periods of style transition it was common for buildings to incorporate design elements and materials shared among different architectural styles. However, the blending of design elements from non-related styles from different time periods resulting in a vague architectural expression, is not appropriate in Alameda.

Standards

1. All buildings shall have a predominant identifiable architectural style.
2. All aspects of building design including massing, articulations, materials, colors, and building elements should be designed in accordance with the selected architectural style.

4.2.2 Integrating New Buildings into Existing Neighborhoods and Districts

Alameda is rich with neighborhoods and districts having a mix of traditional and contemporary architectural styles and character. As new development occurs, it is essential that building design is considerate of, and builds on key elements of scale, craft, and character found on adjacent buildings and throughout the city's neighborhoods.

1. Massing and proportions of new buildings should complement the character of adjacent buildings.
2. Building design should consider the vertical and horizontal rhythm of neighboring building elements including windows, cornice lines, belt cornice, pilasters, and canopies. To the extent feasible, align windows, rooflines, cornices, belt courses and other horizontal elements with those of adjacent buildings.
3. Selection of architectural style should take into consideration the predominant styles of key historic and otherwise notable buildings within the district or neighborhood.

4.2.3 Building Articulation

A. Height Articulation

Alameda's historic districts and corridors are comprised primarily of single and two story buildings with a height ranging from 20 to 30 feet. The following guidelines are provided to ensure that new development over three stories or forty feet are designed to be harmonious with the character found throughout the city's neighborhoods, districts, and corridors. See architectural style guidelines for suggested treatment of third story terminus and fourth story stepback.

1. The primary building mass above the third floor or 40 feet should be setback no less than 5 feet from the primary building wall on all sides in accordance with standards of the Alameda Municipal Code.
2. Corner volumes may encroach into the stepback area to create a prominent architectural volume.
3. The recessed area may be used as an inhabitable outdoor space such as a grand terrace or series of balconies.
4. For Mediterranean and Colonial Revival architectural styles, the fourth story setback requirement may be fulfilled by incorporating dormer windows into a sloped roof form, creating a prominent three story building mass and reduced fourth story.
5. Fixed shading devices and trellises may encroach into the setback area, and may be incorporated into a railing or parapet wall.
6. Non-fixed elements including sculpture, furniture, planter pots, and similar features may be used to furnish and accentuate the stepback area.

B. Facade Articulation and Building Elements

1. Façade articulation shall be consistent with the architectural style of the building.
   a. The spacing and organization of façade articulation elements such as windows, doors, and balconies must have a clearly identifiable rhythm or composition.
   b. Building elements should retain the scale and size key elements commonly associated with the architectural style. Oversized traditional building details are discouraged.
2. For building additions, new construction shall maintain the same façade articulation treatment as the existing structure.
3. Balconies, porches, and loggias shall be designed in keeping with the character and style of the building. Solid walls along balconies are not permitted. A minimum of 30% railing transparency is required.

B. Corner Articulation

1. Buildings located on sites where "corner treatment" is required or where they terminate prominent views should include distinctive façade treatment, massing, and articulation.
   a. Corner articulation may be achieved using corner entrances, towers, wrap around windows, or other architectural elements consistent with the character and architectural style of the building.
   b. The primary façade treatment including all elements of articulation and composition should not stop at the corner. Where visible, side elevations should be articulated with a level of articulation and massing similar to the primary facade.

Corner volume encroaches into stepback area.

Corner mass accentuates building style and incorporates unique roof form.

4.2.4 Materials

Building materials shall be selected to achieve a high level of craft and quality, and to protect and enhance overall district character.

Standards

1. Façade materials shall be selected in accordance with the building's architectural style.
2. Façade cladding materials shall be high quality, durable, easy to maintain, and installed with a high degree of craftsmanship.
   a. If exposed wood is used it shall be painted, stained, or treated and maintained to prevent noticeable weathering. Exposed rough sawn wood and pressure treated wood is not permitted.
   b. Synthetic and recycled materials shall closely resemble the material which they are intended to simulate.
   c. Rustic materials shall be avoided on commercial block and workplace commercial buildings.
3. A maximum of 3 cladding materials shall be used for primary wall surfaces not including windows, canopies and awnings. Secondary materials shall be used on building elements such as columns, base treatment, window and door trim, and cornice or ornament. Primary and secondary building materials shall be used consistently on wall surfaces and building elements.
4. All building materials used on exterior elevations shall be intended specifically for exterior applications.

Neoclassical brick building with precast pilaster capital.

Metal cladding is used as a secondary material at building base.

Ceramic tile is used for primary cladding material.

Guidelines

1. Natural and sustainable materials are encouraged.
2. For additions and accessory buildings, wall cladding materials should complement or match the primary building materials.
3. The following materials are recommended based on their appropriateness to the range of recommended architectural styles:
   a. Brick
      Brick is a high quality material and an appropriate primary cladding for commercial, mixed-used, and live-work buildings.
      - Full brick or thin brick veneers are acceptable.
      - Thin brick should be mortared and installed to give the appearance of full bricks. Wrap around corner pieces should be used at window recesses and building corners.
      - Full brick may be used to provide ornamental relief or a cornice detail.
      - Variegated color palettes are recommended to provide additional visual texture.

Brick is used to provide ornamental relief at parapet.

Brick cladding with cast medallions.

Stone is used as the primary cladding material on the historic post office.

b. Stone, pre-cast stone and concrete: Stone and pre-cast materials include stone veneers, pre-cast stone, pre-cast concrete, glass fiber reinforced concrete (GFRC) and fiber reinforced plastic (FRP).

- Stone type should be consistent with the building's architectural style recommendations.
- Stone and pre-cast materials are appropriate for ground floor cladding, trim, and ornamentation.
- Grout color should be coordinated with the color of the stone.
- Where stone tile is used, the edge of the tile should not be visible.

c. Stucco

Stucco is a commonly used material for a variety of architectural styles and should be applied with careful craftsmanship and detailing.

- When used as the primary cladding, a higher quality contrasting material such as pre-cast stone or wood should be used for ground floor cladding or trim.
- Stucco should not be used on the ground floor of commercial block buildings.
- Hand applied stucco is recommended.
- Smooth stucco is recommended. Highly textured or rough stucco applications should be avoided.
- Expansion joints should be coordinated with the overall façade composition.

Grout color is coordinated with the color of the stone.

Smooth stucco and terra-cotta tiles applied to a modern building.

Smooth stucco is an appropriate material for Art Deco buildings.

d. Wood

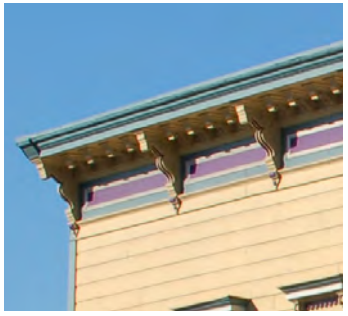
Wood is a highly appropriate primary cladding material for several residential and mixed-use styles, and for accent on commercial block and workplace commercial buildings. Wood includes wood siding, shingles, board and batten, timber and shakes.

- Wood shingles, shakes and board and batten should not be used for commercial block and workplace commercial buildings.
- Rough sawn plywood should not be left exposed.
- Timber is an appropriate material for structural expression on elements such as columns or brackets.

e. Fiber cement siding

Fiber cement siding is considered a sustainable and low maintenance material that includes a range of products such as lap siding, shingles, and boards.

- Fiber cement siding is recommended for commercial, mixed-use, and residential buildings when appropriate to the style.
- Smooth textures should be used. Simulated wood grain textures should be avoided.



Wood siding and decorative cornice on Victorian building.

Craftsman home with a combination of wood siding and shingles.

Modern building with fiber cement siding.

4.2.5 Roofs

Standards

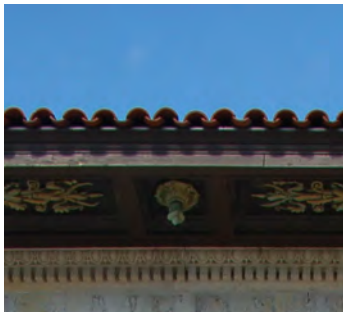
1. All roofs shall be designed in accordance with the architectural style of the building.
2. Roof compositions shall relate to building massing and articulation.
3. Roof materials shall be of high quality, and installed with a high degree of craftsmanship.
4. Mansard roofs shall be interrupted at the building corners by towers or parapets.
   a. Mansard eave overhangs shall be 'open' with exposed rafter tails, 'boxed' with brackets, or incorporate a moulding.
   b. Mansard roofs on corner buildings shall be consistent along both façades.
5. All flat roof edges shall include a shaped parapet, ornamental band, cornice, roof overhang, roof railing, notches for scuppers, or a parapet cap to create an interesting skyline.
6. Roofs of additions and accessory buildings shall complement the design, material, and roof pitch of the main or original building.

Guidelines

1. Roof overhangs should support façade articulation, and add depth and shadow .
   a. Roof overhangs should be a minimum of 18 inches.
   b. Eave overhangs may be 'open' using exposed rafters, or 'boxed' using concealed rafters. Open eave overhangs should be terminated with a fascia, decorative gutters, or shaped rafter tails.
   c. Eave overhang soffits should be finished. Smooth painted plywood or tongue and groove is recommended.

Barrel roofs are appropriate for modern buildings.


Eave overhang with exposed rafter tails and decorative gutter.


Boxed eave treatment with decorative soffit.

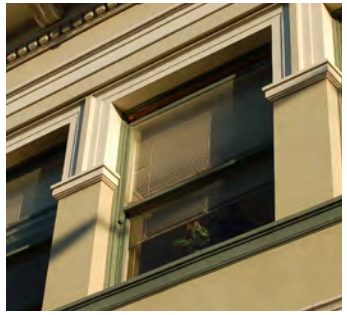
4.2.6 Windows

Windows are one of the most important elements of building design. Their quality and appropriateness to the overall design has a significant affect on the visual quality of the building.

Standards

1. Windows shall be designed in accordance with the architectural style of the building.
2. Window materials should be used consistently. Second floor and storefront windows may vary in material provided but shall be consistent with overall building style. Windows shall be constructed of durable materials including wood, aluminum, steel, fiberglass, and vinyl.
3. All window frames shall be recessed from building walls.
   a. Window frames shall be recessed a minimum of 2 1/2 inches measured from the exterior wall to the glass surface.
   b. Window surround thickness shall not count toward the recess dimension.
   c. For bay windows with wrap around windows, the glass may be recessed the dimension of the window frame.
   d. Modern style buildings may be excepted.
4. Divided lite windows may utilize true divided lites or simulated divided lites. Muntins or grids shall project at least 3/8" from the glass surface. Sandwich muntins, where muntin material is located between two panes of glass to imitate divided lites, shall not be used. Roll on or tape muntins shall not be used. Muntins shall be used on the exterior and interior of the glass. For simulated divided lites, spacers shall be used between panes.
5. All windows other than small accent windows


Streamline Moderne window with curved recess and divided lites.


Elaborately framed window on Neoclassical commercial block building.


Sunshades are placed between storefront and transom window.

and storefront windows shall be divided into a minimum of two panes.

6. Horizontal slider windows are permitted only on Modern style buildings.
7. Bay windows shall include the following.
   a. Bay windows shall have windows on all projecting surfaces.
   b. Roof line of bay windows shall be treated with a roof form, parapet, trim or moulding.
8. Windows may include a window surround and sill designed in accordance with the building style.
   a. Window surrounds shall not project more than 2 inch from the wall surface.
   b. Window surrounds shall be of a high quality material such as wood, smooth stone, or pre cast concrete. Stucco, exterior insulation and finish systems (EIFS), or other foam products shall not be used for window surrounds.
   c. Window sills shall be wood, stone, brick, metal, or smooth stucco.
   d. Window sills shall project between 1 and 2 inches.
9. Street facing windows shall maintain transparency.
   a. Window glass panes shall not be painted.
   b. Ornamental window glass such as stained glass is permitted.
   c. Reflective glass windows shall not be permitted.
10. Screen windows shall not be visible from the street.
11. On additions, windows shall complement in design and materials the windows of the primary building.

Modern storefront with transom windows.

Window sill with terra-cotta tiles

Windows create a unifying pattern along façade.

Guidelines

1. On multistory buildings, windows on upper stories should be smaller in size than ground floor windows.
2. All windows for new buildings should be energy efficient.
3. Window glass should be clear. If tinted glass is used, light green shades are recommended.
4. Window materials should be colored to complement building façade colors. Wood windows should be painted, stained or be treated with a preservative to prevent weathering. Vinyl and fiberglass windows should be integrally colored. Aluminum and steel may be painted.

Early 20th century workplace commercial building with divided lite clerestory windows.

The Old Post Office uses windows with metal accents, common of the Beaux Arts style.

Windows define the ground floor of this Art Deco workplace commercial building.

4.2.7 Ornamentation

The character of a building's ornamentation places the design within a historic context and is a clear indicator of architectural style. Choosing and accurately executing ornament with proper materials, proportion, and placement, reinforces the style of the building and is important to achieving a cohesive design.

Standards

1. Ornamentation shall be used in accordance with the architectural style of the building.

Guidelines

1. Ornamentation should be appropriately scaled to the building. Oversized ornament should be avoided.

Mediterranean Revival Ornament with floral motif.

Cast stone medallion in spandrel.

Recessed building entry with soffit treatment.

4.2.8 Building Entries

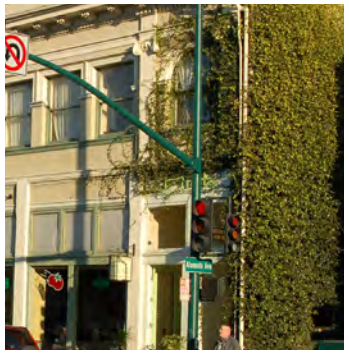
Well designed primary and secondary building entries welcome pedestrians while clearly conveying the use, whether it be commercial, workplace, or residential.

Standards

1. Main building entries shall be clearly marked, easy to identify and integrated within the design of the front building façade.
2. Formal entries to upper story uses shall be clearly distinguishable from ground floor retail entrances.
3. Primary entry doors shall be made of a high quality durable materials selected in accordance with the architectural style.
4. Primary entry doors shall provide transparency at the primary street façade.
   a. Residential entry doors facing the public right of way shall have a minimum 10% of door area glazing.
   b. Commercial entry doors shall have a minimum 50% of door area glazing.

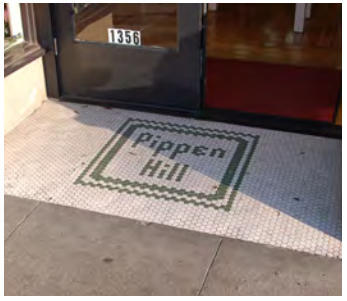
Guidelines

1. Building entries should be accentuated using architectural elements designed according to the style of the building and should include one or more of the following treatments:
   a. Recessed building entries may include special paving, soffit treatment, and decorative light fixtures.
   b. Building entries may be accentuated with canopies, overhangs, and awnings.
   c. Entry doors should include a transom window or sidelights, and a clearly marked address.



Commercial block building entrance to upper story uses is distinguishable from ground floor retail entrances.

Streamline Moderne recessed entry treatment.



Special paving at recessed entry.

4.2.9 Garage Doors

Standards

1. The design and material of garage doors shall complement the architectural style of the building.

Guidelines

1. The following design treatments are recommended to reduce the overall visual impact of garages:
   a. Doors should have a minimum of 10% glass.
   b. Doors should be recessed a minimum of 6 inches from the wall surface.
2. Single car garage doors are recommended. Where used, double doors should not exceed 18 feet in width and should appear as individual doors.

Multiplex building with group of single loaded garage doors.

Townhomes with shared driveway, and single-loaded garage doors.

Contemporary design extends to townhouse garage doors.

4.2.10 Colors

Guidelines

1. Building colors should complement the architectural style of the building and should be compatible with overall district character.
2. Primary colors should be used for the building walls and/or cladding material.
   a. Neutral hues are recommended for primary building colors. Vivid hues should be avoided.
3. Secondary colors should complement the primary color and may be used to accent key architectural elements and trim.
   a. Warm/cool color combinations should be avoided.
4. Fluorescent colors should not be used as a primary or secondary building color.
5. Limit use of gold or silver (metallic) accenting.

Pastel tones are recommended for Colonial Revival buildings.

Secondary colors are used to accentuate architectural details.

Façade colors used to accentuate storefront windows.

4.2.11 Lighting Fixtures

Standards

1. The size, style, and material of exterior lighting shall complement the architectural style of the building.
2. Exterior lighting fixtures shall be selected in accordance with the building type. For example, residential lighting fixtures shall not be used for commercial buildings.
3. All exterior lighting fixtures shall be constructed of durable materials specifically designed for exterior applications.

Guidelines

1. Light fixtures should be placed to create a repetitive pattern at the street façade. Recommended placement includes on walls or pilasters between building bays.
2. Commercial wall-mounted lighting fixtures should be used at the ground floor level.
3. Exposed fluorescent lighting should not be used on the building exterior.
4. Warm white lighting is recommended for exterior applications.
5. Lighting conduit should not be visible on the exterior of the building.

Modern style light fixture.

Mediterranean Revival decorative wrought iron light fixture.

Mechanical equipment should not visible from the primary street façade.

4.2.12 Mechanical Equipment and Screening

Mechanical equipment should be integrated with the building design to prevent visual clutter that distracts from the building's appearance.

Standards

1. All roof mounted mechanical equipment shall be within an enclosure that is consistent with or derived from the style of the building.
2. Skylights, plumbing vent pipes, satellite dishes, and any other mechanical equipment located on the roof shall not be visible from the street. Roofs vents shall be ganged together and placed on the rear-facing slope where possible.
3. Ground floor mechanical equipment shall be screened and not be visible from the street.
   a. Screening shall include characteristics derived from the style, materials and colors of the building.
   b. Screening with chain link fencing or pressure treated wood is not permitted.
4. Solar panels shall be integrated with the building's roof forms and shall not appear as a prominent element along commercial corridors.

Guidelines

1. Roof drainage elements shall be designed using materials and colors consistent with the architectural style.
2. For commercial block and workplace commercial buildings, downspouts should be concealed within walls whenever possible.
3. For residential buildings, downspouts should be placed on side elevations where possible.
4. Window-mounted air conditioning units should not be visible on the primary building façade.

Downspout is located on side of house.

Half round gutters are appropriate for Mediterranean style buildings.

Roof drainage system is concealed from view.

4.2.13 Green Building Guidelines

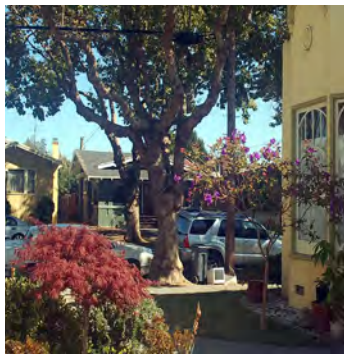
In addition to architectural design standards and guidelines, the application of Green Building Guidelines is highly recommended as an integral part of building design and construction to conserve energy and material resources. The following categories are provided for consideration.

Energy Efficiency

1. Increased building performance may be achieved by using a well insulated building assembly, a tight building envelope, and energy efficient systems.
2. Buildings should be designed to maximize the use of abundant natural daylight as the primary source of illumination.
3. Windows should be oriented to the north and south to maximize natural building heating and cooling where possible.
4. Roof overhangs, trellises or sunshades may be used to minimize solar heat gain.
5. Roof surfaces may be designed to incorporate solar panels.
6. Garden roofs may be used to provide insulating and energy benefits by reflecting solar radiation.

Materials and Indoor Air Quality

1. Materials that have low or zero volatile organic compounds (VOCs) and do not have other toxic chemicals that contribute to indoor air quality pollutants should be used.
2. Renewable materials should be used where possible for interior and exterior building finishes such as siding, flooring and carpet.
3. Operable windows should be used to provide fresh air circulation.



Landscaping provides shade on walkways.

Large roof overhangs minimize heat gain.

Green roofs may be incorporated in modern building designs.

Recycling & Reuse

1. Non-recyclable waste should be minimized during construction and renovation. Regulated waste clean-up methods are encouraged.
2. A collection and storage area for recyclables shall be provided.
3. Recycled and/or salvaged building materials should be used whenever possible.

Stormwater Management

1. Building design should incorporate systems to collect rainwater for use in grey-water systems such as toilets as well as site landscaping, or should direct rainwater to on-site infiltration flow-through planters, rain gardens and similar on-site collection and treatment systems.

Resources

- U.S. Environmental Protection Agency: Energy Star Program for Residences and Commercial Buildings. Program requirements include a combination of building envelope upgrades, high performance windows, efficient heating and cooling equipment, lighting, and appliances.
- The U.S. Green Building Council -LEED (Leadership in Energy and Environmental Design). Program includes guidelines and building certification that support sustainable design and building practices.

Roof overhangs on a craftsman bungalow reduce solar gain.

Operable windows provide fresh air circulation.

Window sunshades reduce the amount of solar heat and glare during summer months.

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4.3 Architectural Style Guidelines

4.3.1 Overview

Architectural Style Guidelines address defining elements of building design for a range of permitted styles. Guidelines are applicable to new construction, restoration, renovations, and additions. New construction is strongly encouraged to reflect qualities of scale and refinement common to historic styles. Creativity is encouraged, however, efforts should be made to build on the character of the City's architectural heritage. Each applicant shall identify the architecture style of the proposed building.

1. For rehabilitation of existing buildings, architectural style shall be based on visual inspection or historic records.
2. For new construction, architectural style may be selected based on building type and in consideration of context, including proximity to historic buildings, and prevailing district character.
3. Multiple architectural styles should not be employed on a single building.

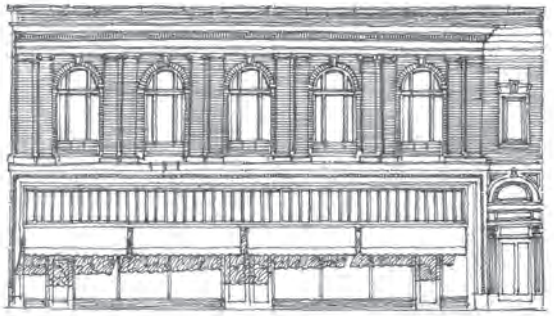
Styles are listed chronologically based on their appearance in Alameda. Guidelines for each style are as follows:

- Recommended building types
- Massing and articulation
- Third story terminus and fourth story setback
- Building materials
- Roof treatment
- Windows
- Building elements
- Ornamentation
- Entries
- Signage and lighting
- Colors
- Storefront treatment

4.3.2 The Styles

A. Victorian

B. Colonial Revival



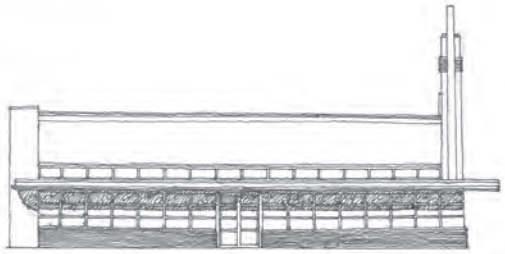
C. Neoclassical

D. Early 20th Century Commercial

E. Craftsman

F. Mediterranean

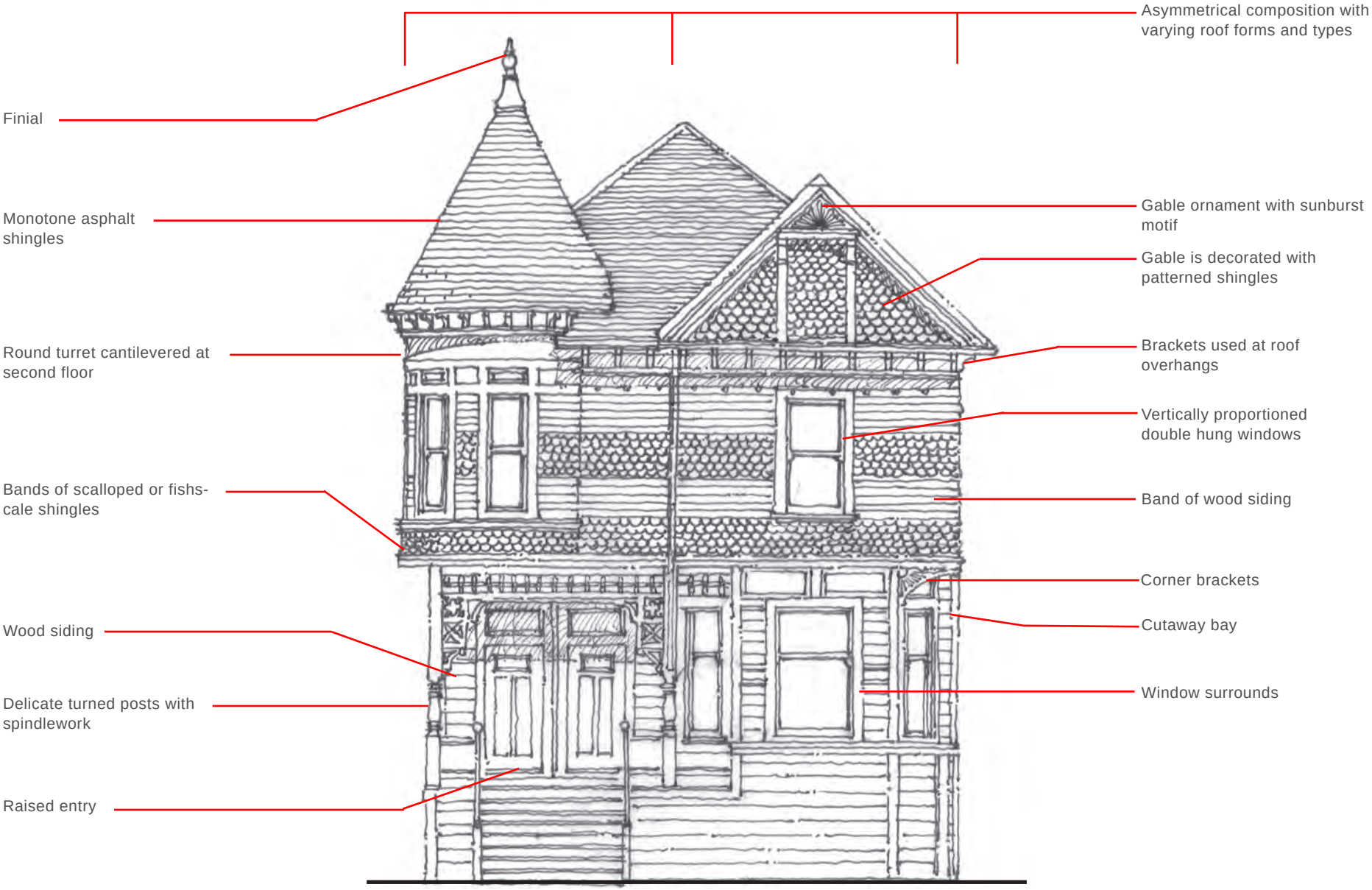
G. Art Deco



H. Streamline Moderne

I. Modern

4.3.2.A Victorian



Introduction

The general term "Victorian" is used to describe several styles that flourished during the reign of Queen Victoria including Gothic Revival, Italianate, Second Empire, Stick, Queen Anne, and Shingle. Collectively, the styles used multi-textured, multicolored walls, steeply pitched roofs and abundant ornamentation that referenced a variety of historic sources. Victorian architecture is identified with Alameda as its prominence coincided with the early growth of the city, making it the oldest predominant style remaining today.

Recommended building types

- Commercial block
- Multiplex
- Rowhouse
- Live-work
- Single family detached

Massing and articulation

1. One or two story structures with vertically proportioned volumes are appropriate for residential buildings.
2. Rectangular volumes are appropriate for commercial buildings.
3. Volumes may be extended by combining side wings or rear wings with the main volume.
4. Round, square or polygonal towers may be used to provide building articulation at corners.
5. Vertical articulation may be achieved using a continuous horizontal band or a change of material or textures to distinguish the ground floor from upper stories.
6. The ground floor should be raised a minimum of 3 feet but not more than 5 feet.

Commercial block building.

Single family detached house.

Small single family detached house.

Multiplex building.

Single family detached house.

Multiplex building.

Building materials

Walls

1. Exterior walls should be composed of wood siding or shingles and may include multi-textured patterns.
2. Wood shingles with various shapes such as 'fishscale' are appropriate.
3. Rustic or V-groove wood siding with 7 to 9.5 inches of exposure is appropriate. Fibercement lap siding may be used to emulate historic lap siding exposure and detail.
4. Horizontal and vertical bands may be used to create varied wall patterns.

Base

1. Base treatment may include a horizontal band and change in material from the main volume.
2. Lap wood siding may be used for base treatment. Spacing may be equal to or wider than spacing on the main building volume.

Roof treatment

1. Roof types should be gabled, cross gabled, or hipped with steeply pitched roofs of 8:12 or greater. Italianate roofs may have a lower pitch roof behind a parapet.
2. Asphalt composition shingles or wood shingles should be used.
3. Decorative trusses or ornament in gable ends are recommended.
4. Dormers may be added to articulate roof volumes.

Gutters and downspouts

1. 'K' style gutters, half round gutters and round downspouts are appropriate.

Multi-textured shingles and wood siding are used in combination.

Painted wood siding extends to base.

Steeply pitched front gable and hip roof.

Windows

1. Window types should be single or double hung with vertical proportions.
2. Painted wood, and fiberglass and wood cladded windows that are a visual match to wood windows are appropriate.
3. Multiple windows may be grouped to create larger openings.
4. Upper windows sashes may be single pane or multi-pane.
5. Bent windows are recommended at round towers.
6. Squared 1x6 inch wood trim is appropriate at window and door openings.

Building elements

Porch columns/supports

1. Porch columns should frame the location of windows and entry door.

Bay windows

1. Squared or angled bay windows are appropriate for Victorian buildings.
2. Bay windows may be one or two stories in height.

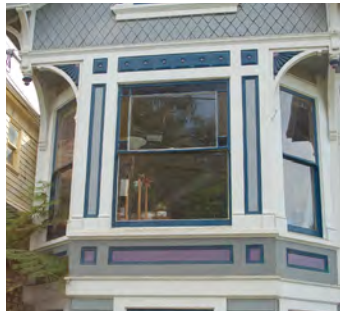
Towers

1. When used, towers should be placed at a front building corner.
2. Towers may be square, round or polygonal.
3. Towers may be cantilevered or extend from the ground floor.

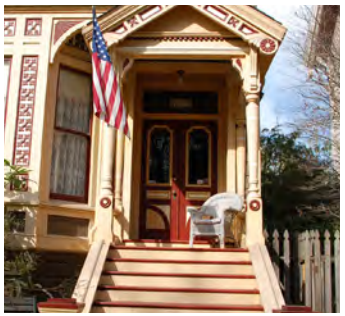
Railings

1. Railings should have vertical pickets and be made of wood. Wrought iron or other metals should not be used, except as visually unobtrusive supplements to extend rail height to meet building code requirements.

Grouped double hung windows create a larger opening.



Single hung window with ornamental window surround.



Entry porch frames front door.

2. Pickets should include turned wood balusters or flat boards that have a sculpted profile.
3. Handrails may be embellished with cove mouldings.

Ornamentation

1. Ornamental elements may include applied reliefs, spandrels, brackets, intricate balusters, fluted columns, ornate spindles, and turned posts.
2. Ornamental motifs may include a range from Gothic imagery such as quatrefoils, to classical imagery.

Entries

1. Paneled doors should be used at the primary entrance. Panel doors may include a panel of beveled or flashed glass above a recessed panel with moulding.
2. Front entry door may include transom windows.
3. Entry stairs should be made of wood.

Lighting

1. Recessed and ceiling mounted lighting at entries are recommended.

Colors

1. A range of colors should be used to accent the large variety of cladding materials and ornamentation.
2. Natural shades of sand, stone, and earth tones for exterior walls are appropriate.
3. Vivid accent colors for windows, doors, and details are recommended.

Storefront treatment

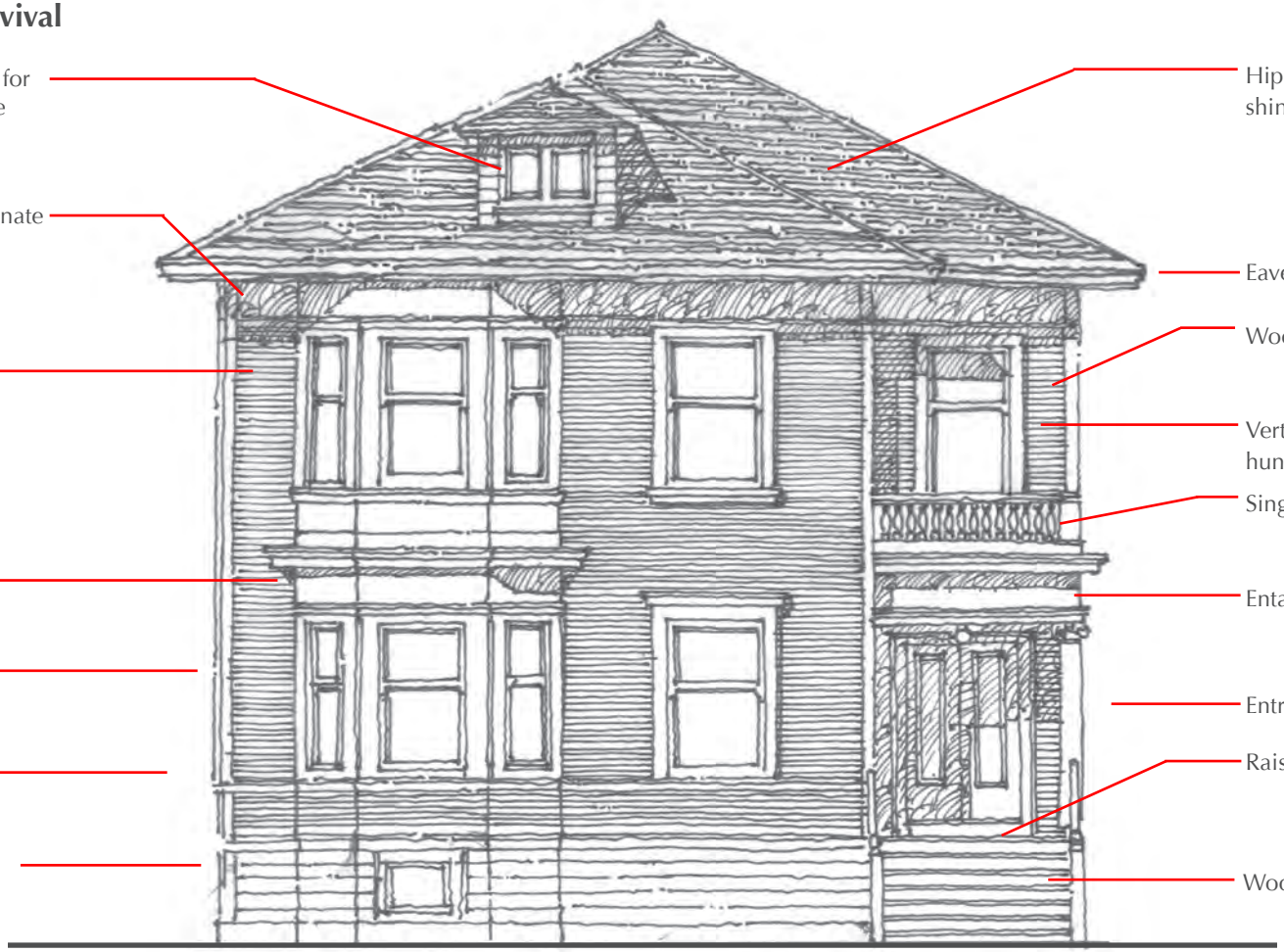
1. Storefront display windows should be framed in wood. Vertically proportioned divided lites are appropriate.
2. Storefront windows should be recessed and include wood sills.
3. Bulkheads should be made of wood framing decorated with painted wood paneling and trim.
4. Entries should be recessed from the storefront.

Ornamental relief and cornice detail.

Balcony railing detail with turned wood balusters.

Storefront windows are framed in wood and contain wood sills. Bulkhead contains decorative painted wood panels. Secondary colors are used to accentuate architectural details.

4.3.2.B Colonial Revival




Multiplex building.


Single family houses.


Multiplex building.


Single family house.

Introduction

Colonial Revival architecture resulted from an American movement inspired by patriotism and a growing interest in historic preservation. Buildings are characterized by simple volumes and classical details reminiscent of early American architecture. The style gained widespread popularity following its appearance at the 1876 US Centennial Exposition and remained popular into the early 20th century.

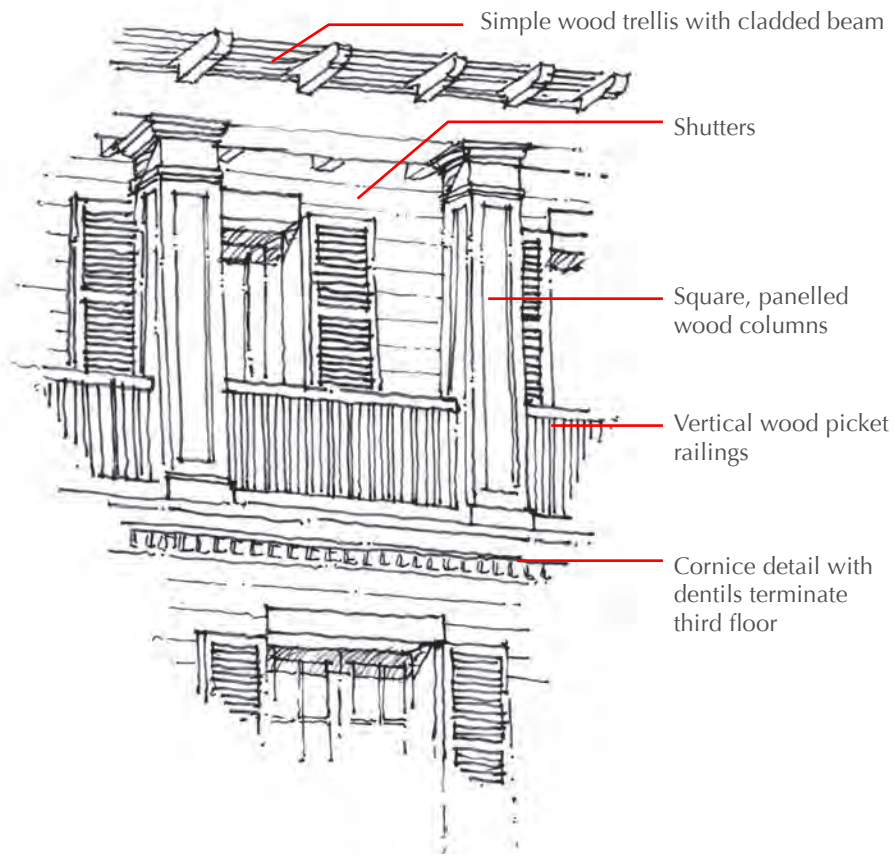
In Alameda, the Colonial Revival style can still be seen in a variety of building types ranging from single and multi-family houses to retail buildings. Colonial Revival's simple massing and minimal ornamentation allow for it to be reproduced in new construction where a historic style is appropriate or desired.

Recommended building types

- Commercial block
- Workplace commercial
- Stacked flats
- Multiplex
- Rowhouse
- Courtyard housing
- Single family detached

Massing and articulation

1. One or two story structures with rectangular to square proportions, simple volumes, and symmetrical façades are common.
2. Classical details such as cornices may be used for vertical articulation
3. Volume articulation may be enhanced with clearly defined entry porches and bay windows.
4. The ground floor should be raised a minimum of 3 feet.



Third story terminus and fourth story setback

1. Third story should be terminated with a full railing.
2. Railing should be made of wood and use either wood pickets or decorative classical elements such as turned balustrades. Railing should be interrupted at regular intervals with decorative posts capped with finials.
3. When used trellis supports should be made of wood and be either of a classical order or square with paneling. Trellis members should include a cladded beam with lighter members above.

Building materials

Walls

1. Exterior walls should be comprised of wood siding. Closely spaced flush on lap siding is recommended with wider v-groove spacing at the basement level.
2. Decorative trim should be used at building corners.
3. Wide trim may be used to separate the eave from siding.

Base

1. A continuous horizontal band or water table should be used to distinguish the base from the ground floor.
2. Wider siding may be used for a building base treatment.
3. A water table may be integrated with the window sill.

Roof treatment

1. Gabled, cross gabled, and hipped roof types with low to moderate roof slopes of 5:12 or less should be used.
2. Asphalt composition or wood shingles should be used.
3. Dormers may be integrated into the front elevation to visually articulate the roof. Dormers should be centered on the primary roof volume.
4. Roof overhang should be a minimum of 18 inches.
5. Eave overhangs may be 'boxed' with decorative brackets, or may be 'open' and terminated with a trim board.

Eave overhang with decorative brackets.

Raised entry with lap siding base treatment.

Hipped roof with attic dormer.

Gutters and downspouts

1. 'K' style gutters are recommended to mimic classical crown mouldings at roof eave.
2. Round downspouts are appropriate.
3. Gutters and downspouts should be painted to match trim.

Windows

1. Windows should be single or double hung with vertical proportions.
2. Painted wood, and fiberglass and wood cladded windows that are a visual match to wood windows are appropriate.
3. Two or three windows may be grouped together to create larger horizontal openings.
4. Diamond or square windows may be used to accent entry foyers.
5. Accent windows may be fixed.
6. Palladian windows which include a grouping of three windows with a high arched central section may be used on the front elevation.
7. Window surrounds should utilize 1x6 inch wood trim.
8. Trim above windows may include a cap with or without moulding.
9. Where utilized, window shutters should be operable and sized to cover the full window width.

Building elements

Porch

1. A projecting or recessed entry porch should be used. Porches may extend the full width of the house.
2. Porches may have a flat or hipped roof.
3. Porches with a flat roof may be topped by a balustrade.

Downspout is located at side elevation.

Grouped windows with vertical proportions.

Single family houses with recessed entry porches.

Porch columns/supports

1. Porch columns should be of a classical order. The simpler orders of Doric and Tuscan are recommended.
2. Wrought iron column supports are not appropriate.
3. Porch columns may rest on a low wall that encloses the front porch.

Bay windows

1. Bay windows may be used as a design element fronting the primary street or along side elevations.

Railings

1. Bellied balustrades or square pickets are appropriate.

Ornamentation

1. Ornamentation should be minimal.
2. Ornamental building elements may include dentil bands, decorative brackets at overhangs, and decorative entry porch columns.
3. Decorative pilasters may be used to frame grouped windows and building corners.

Entries

1. An entry stoop or porch is appropriate.
2. Front doors should include a glass pane and may have a transom window.
3. Double doors may be used for multi-family dwellings to provide access to a lobby or stair.
4. Sidelight windows may be used adjacent to the front door.

Entry porch with columns raised on low walls.

Bay window with decorative cornice.

Front door with window pane and sidelight window..

Signage

1. Signage should be located in accordance with architectural façade detailing. Windows and cornices should not be obscured.

Colors

1. White, off-white, and pastel tones with light trim are recommended.
2. Details should be highlighted with colors complementary to the primary building color(s).

Storefront treatment

1. Storefront display windows should be framed in wood.
2. Storefront windows should be recessed and include wood sills.
3. Wood bulkheads may be decorated with painted wood paneling and trim.

Decorative brackets located beneath significant overhang.

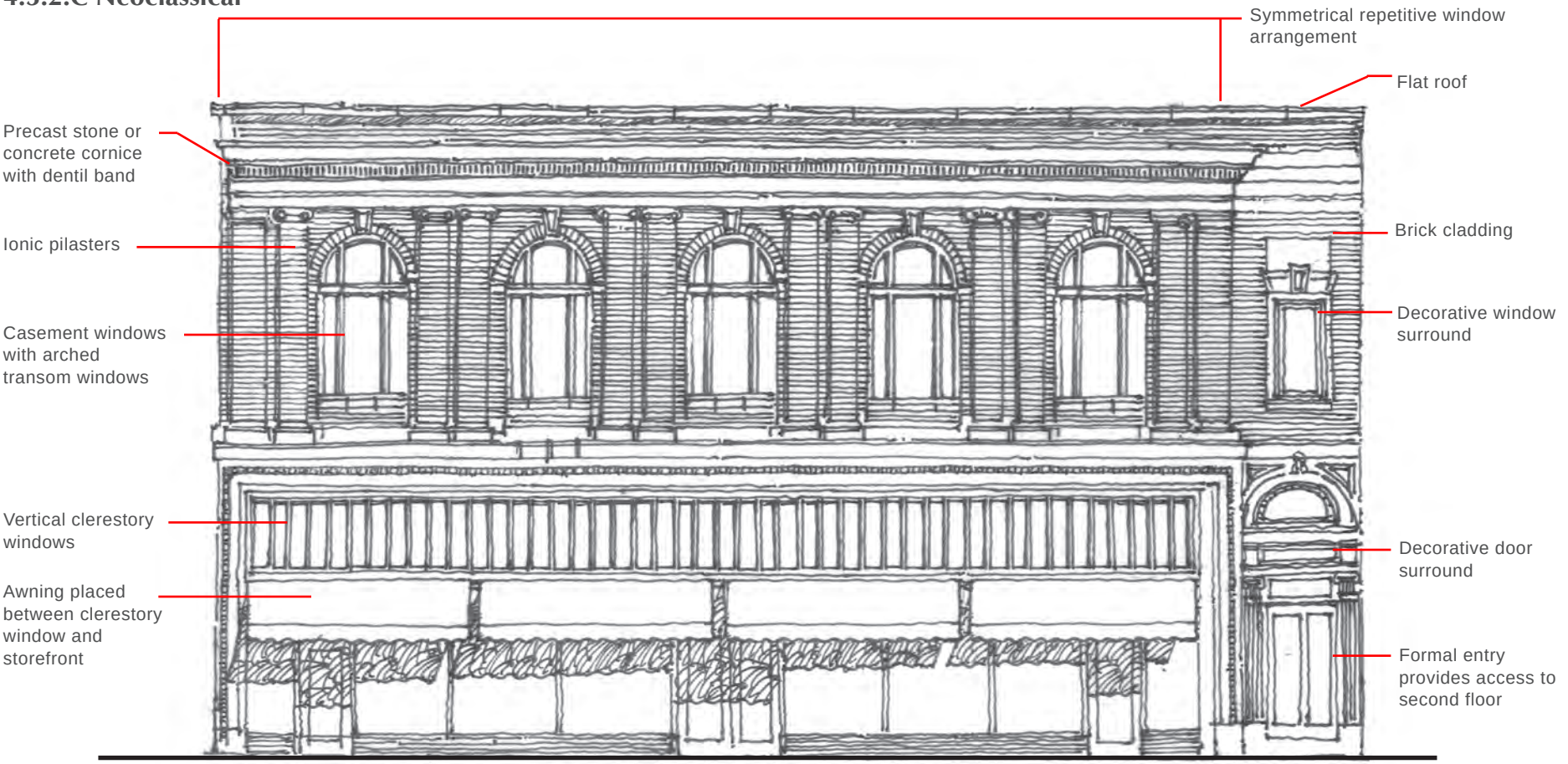
Vertically proportioned double hung windows on second story.

Corner storefront treatment includes wood double doors, wood window framing and sill.

Bulkhead is made of wood and includes wood paneling.

Secondary color is used to accent wood sills and clerestory windows.

4.3.2.C Neoclassical




Civic building.


Commercial block building.


Institutional building.


Workplace commercial building.

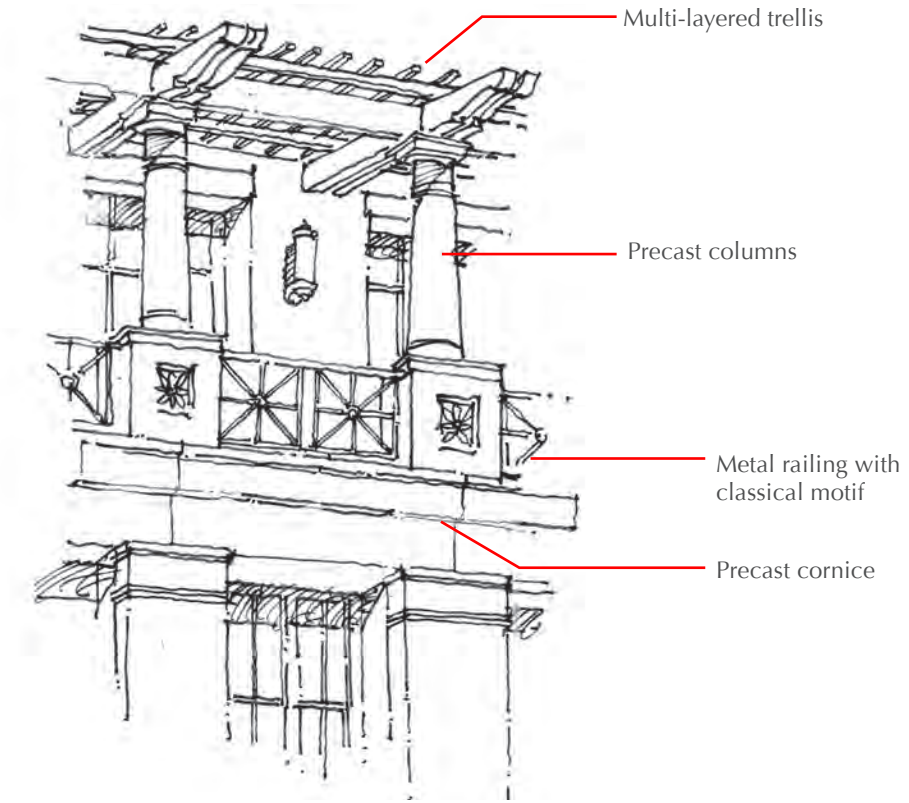
Introduction

Neoclassical and Beaux Arts architecture became popular as part of a revived national interest in classical design following the World's Columbian Exposition held in Chicago in 1892. The styles came to represent strength and order and were often used for civic, commercial, and institutional buildings, employing symmetrical compositions and classical elements such as columns, pilasters, pediments, cornices and arches.

In Alameda the historic post office on Central Avenue presents an excellent example of Beaux Arts architecture at the height of its style, while the Bank of America building on Park Street displays many of the key elements common to the Neoclassical style.

Recommended building types

- Commercial block
- Workplace commercial
- Live-work
- Stacked flats
- Multiplex
- Rowhouse
- Parking structure



Massing and articulation

1. Overall building composition should be symmetrical.
2. Pilasters or half round columns should be used for horizontal articulation.
3. For new construction, pilasters with the simplest orders of Doric and Tuscan columns are recommended.
4. Single or paired pilasters should be used to frame windows and doorways.

Third story terminus and fourth story setback

1. The third story should be terminated with a cornice detail with full railing, decorative parapet wall, or partial wall with partial railing.
2. Railing, trim, or cornice should contrast with primary cladding. Pre cast stone or concrete are appropriate materials.
3. Cast stone with balustrades or wrought iron with classical motifs interrupted by piers are both appropriate railing treatments.
4. Parapet wall should have at a minimum a trim at the base with decorative coping at the top of wall.
5. Trellis columns where utilized should be made of cast stone or concrete and of a simple classical order such as Tuscan or Doric.
6. Upper trellis elements may be wood or canvas.

Building materials

Walls

1. Exterior walls should be composed of brick, smooth stone, terra-cotta cladding or smooth stucco.
2. Brick cladding may be used for commercial block buildings. Tan and yellow toned bricks are appropriate.
3. Pre-cast GFRC or FRP panels may be used to provide a similar visual appearance and finish to historic materials.
4. Secondary materials should provide subtle contrast with the primary wall cladding material. Appropriate secondary accent materials include terra-cotta, cast stone, cast concrete, GFRC or smooth stone.
5. A secondary material should be used for cornices, dentils, pilaster base and capitals, keystones, and ground floor cladding.
6. Stucco or EFIS should not be used for façade detailing or as a secondary material.

Base

1. The ground floor should be designed to serve as a building base.
2. Base treatment may include a third material such as rusticated stone or pre-cast concrete panels.

Roof treatment

1. Flat roofs should have a parapet with a decorative cornice.
2. Where the parapet is visible above the cornice it should have a simple cap treatment.

Gutters and downspouts

1. Gutters and downspouts should be concealed within walls along the primary street elevation whenever possible.
2. Flashing should be of a high quality material such as copper or metal painted to match the adjacent surface.
3. Exposed gutters and downspouts should be painted to match trim colors.
4. Ornamental spouts may be used at the building base and should be of a high quality metal such as copper, bronze, or stainless steel.

Tan brick cladding with recessed windows.

Column base treatment with tile plinths.

Flat roof with parapet and cornice detail.

Windows

1. Windows should be vertically proportioned with or without divided lights.
2. Transom windows are appropriate
3. Window types may be single, double hung or casement.
4. Wood, anodized aluminum, and fiberglass windows that visually match wood windows are appropriate.
5. For brick buildings, windows should be recessed a minimum of one brick depth.
6. Windows may be arched with a keystone or rectangular with a lintel.

Building elements

Columns/supports

1. Columns, engaged columns, and pilasters of all classical orders should be used.
2. Where more than one order is used for columns or pilasters, the more delicate orders of Ionic and Corinthian should be placed above Tuscan or Doric orders.
3. The capitals and bases of pilasters or half round columns should follow the proportions of a classical order and not be overly stylized.

Ornate cornice with Ionic pilaster details.

Vertically proportioned double hung wood windows.

Pilaster base treatment.

Ornamentation

1. Ornamentation should use classical motifs such as cornices, balustrades, medallions, sculptural figures, and decorative door and window surrounds.

Entries

1. Front doors should include a large window pane and a transom window. Double doors are appropriate.
2. Sidelight windows should flank the front door.
3. Storefront entries should be recessed with decorative small tile floors.

Signage

1. Blade signs are recommended.

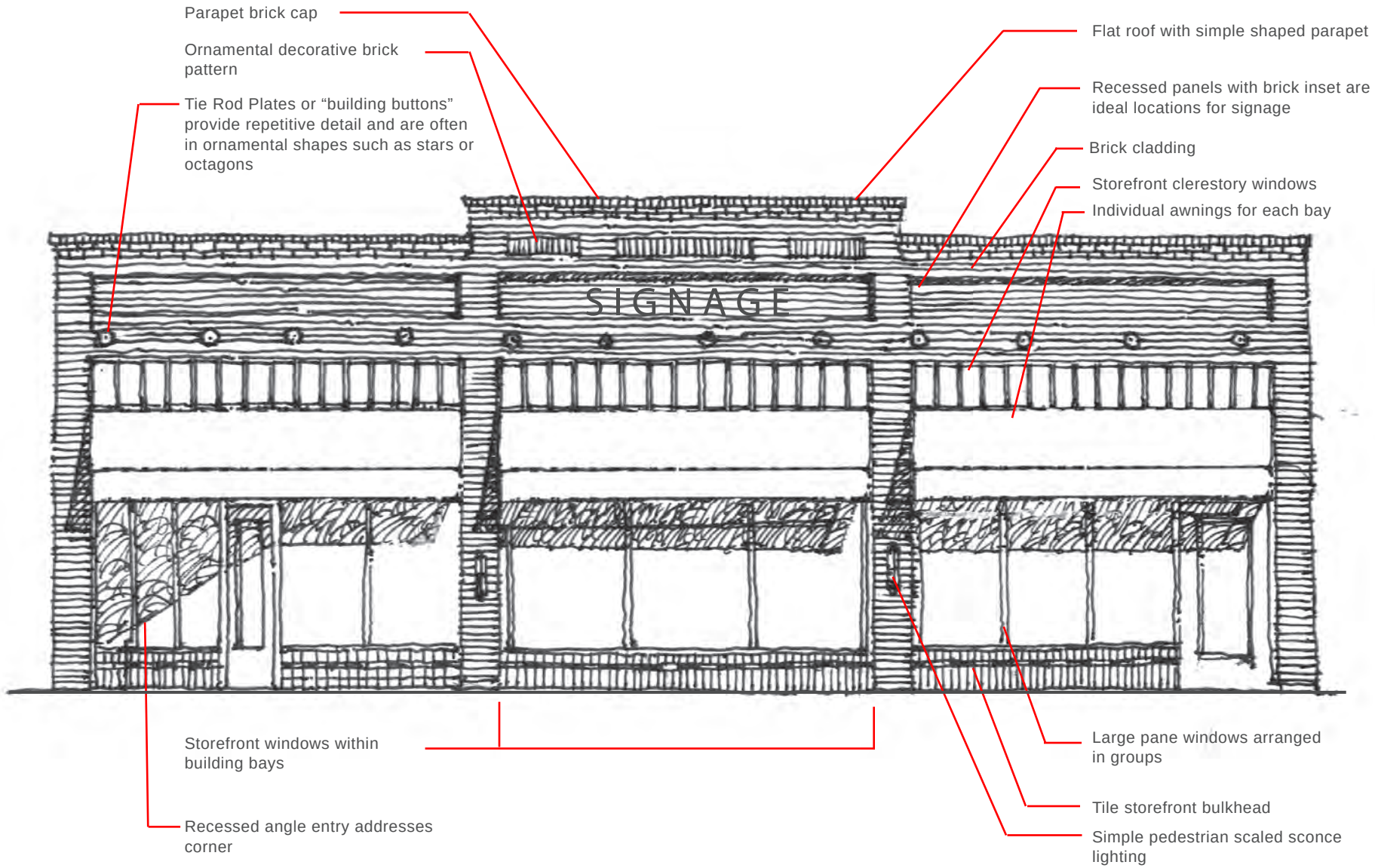
Colors

1. Shades of white, light yellows, and stone colors are recommended for the main building volume.
2. Contrasting accent colors should be used for shutters and windows.

Storefront treatment

1. Storefront display windows should be framed in wood or thin metal.
2. Storefront windows should be recessed and include wood sills.
3. Bulkheads should be decorated with ceramic tiles or polished marble slabs.
4. Glazed ceramic tiles used on bulkheads should be no more than “4x4” inches and no less than “2x2” inches. Tile colors should be limited to a primary and secondary color. A band of accent tiles “1x1” inch or less may be used below the top row of tiles.

4.3.2.D Early 20th Century Commercial



Introduction

Early 20th Century Commercial architecture emerged at the beginning of the 20th century as a popular style for one and two story buildings in business districts. Characterized by the predominant use of brick with minimal ornamentation, these structures replaced 19th century wooden false front commercial buildings, reshaping the look of downtowns. Single story buildings employ subtle detail achieved through various brick patterns, while two story buildings may employ a decorative cornice and ornamental castings.

Examples in Alameda range from functional one story light industrial buildings to ornamented storefront buildings in the downtown.

Recommended building types

- Commercial block
- Workplace commercial
- Live-work

Massing and articulation

1. One and two story structures should have simple rectangular volumes.
2. A multilevel shaped or stepped parapet may be used for roof articulation.
3. For multistory buildings, a continuous horizontal band should be used to articulate the ground floor.
4. Building bays should contribute to horizontal articulation.

Workplace commercial building.

Workplace commercial building.

Workplace commercial building.

Commercial block building.

Workplace commercial building.

Commercial block building.

Building materials

Walls

1. Exterior walls should be composed of brick.
2. Brick may be set in varying patterns to achieve visual interest.
3. Recessed panels for signage may be used beneath the parapet wall and above the storefront.
4. Inset accents of a contrasting material such as tile, concrete, limestone or terra-cotta are appropriate.

Base

1. Wall brick pattern should extend to building base.

Roof treatment

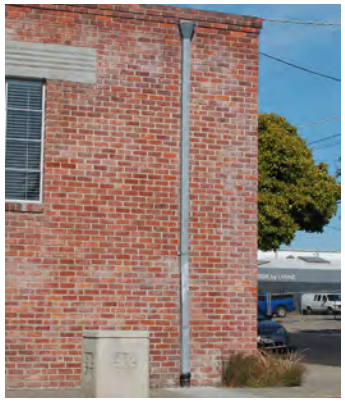
1. A parapet cap or brick cornice is appropriate.

Gutters and downspouts

1. Roof drainage should be concealed within walls whenever possible on the primary façade.
2. Round and square downspouts are appropriate.
3. Scuppers and downspouts may be unpainted galvanized metal, copper or stainless steel.

Windows

1. Storefront display windows should be located within building bays.
2. Upper story windows should be single or double hung or casement.
3. Upper story windows should be aligned with ground floor windows.
4. Painted wood, steel sash, or fiberglass and aluminum windows that visually match wood or steel windows are appropriate.



Historic variegated red brick cladding.

Brick extends to building base.

Flat roof with parapet.

Ornamentation

1. Ornamentation should be minimized.
2. Ornamental treatments may include varying brick patterns, cast medallions and inset accents of tile, concrete, limestone or terra-cotta.

Entries

1. Entry doors should include a large pane of glass.
2. Double doors are appropriate for storefront and formal entries.
3. Recessed entries are encouraged.

Signage

1. Primary business signs should be placed on recessed panels located beneath the parapet wall.

Colors

1. Natural brick colors and a complementary trim color should be used.

Medallion and brick pattern detail.

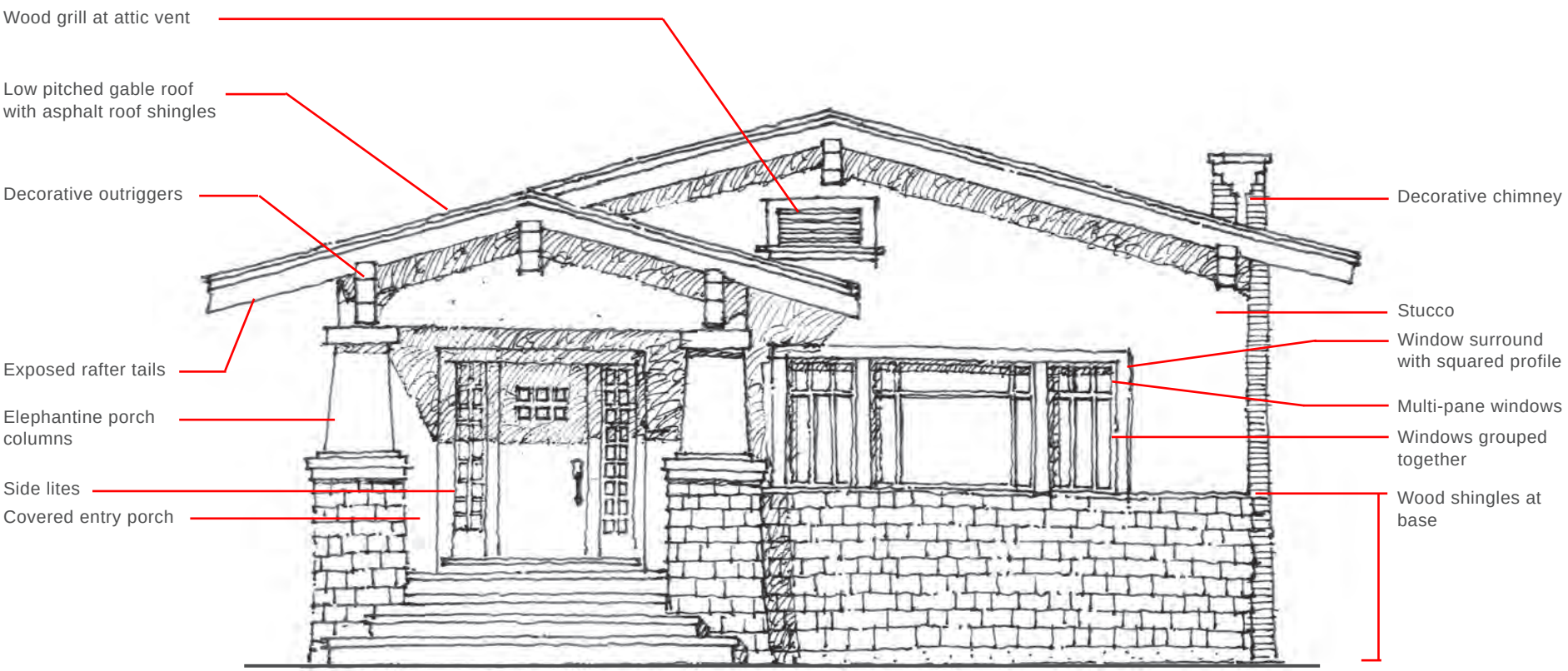
Entrance with transom window.

Banner sign is consistent with building articulation and massing.

Storefront treatment

1. Storefront display windows should be composed of large panes of glass arranged in groups.
2. Clerestory or transom windows above storefronts should align across the façade.
3. Storefront display windows should be framed in wood or thin metal strips.
4. Storefront windows at building bays should be recessed a minimum of one brick depth.
5. Bulkheads should be made of brick or finished with glazed ceramic tiles.
6. Glazed ceramic tiles used on bulkheads should be no more than “4x4” inches and no less than “2x2” inches. Tile colors should be limited to a primary and secondary color. A band of accent tiles “1x1” inch or less may be used below the top row of tiles.

4.3.2.E Craftsman




Single family house with cross gables.


Single family house with decorative outriggers.


Brick base and shed dormer.


Multiplex with grouped windows.

Introduction

Craftsman architecture was inspired by the Arts and Crafts movement in England and became popular in California at the beginning of the 20th century. The style represented a fundamental stylistic shift from highly ornamental Victorian architecture to a modest but finely crafted home with little ornamentation. Inspired by a renewed interest in nature, craftsman houses utilized natural materials, broad, gently sloping roof forms with large overhangs, and grouped windows to increase views to the outdoors.

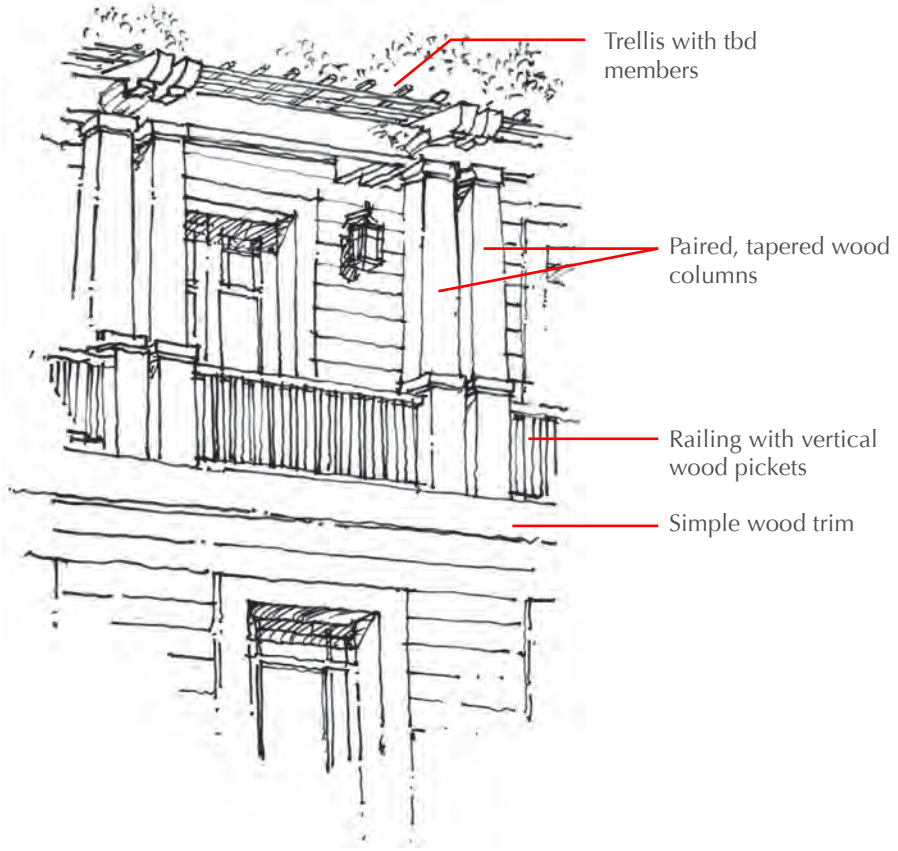
Alameda maintains a broad range of craftsman architecture including bungalows, and larger custom houses. Craftsman architecture was very popular between 1900 and 1930 and continues to be emulated in new buildings today.

Recommended building types

- Workplace commercial
- Multiplex
- Rowhouse
- Courtyard housing
- Single family detached

Massing and articulation

1. One story volumes should have low horizontal proportions.
2. Varying roof forms such as shed roofs and cross gables should be used for building articulation.
3. Chimney towers should be a prominent vertical element.
4. Front façade should have a prominent entry porch.
5. Vertical articulation may be achieved using a base treatment with a contrasting building material.
6. Façade articulation elements may include structural elements such as columns, brackets, and beams.
7. The ground floor should be raised 3 to 4 feet above finished grade.



Third story terminus and fourth story setback

1. Third story should be terminated with a simple wood trim and full railing.
2. Trim and railing should be wood and painted a contrasting color to the primary cladding.
3. Trellises should be paint grade wood with columns a minimum of 6″x6″ nominal dimension. Tapered and paired columns are appropriate.
4. Upper trellis elements should also be painted wood to match columns and members may use shaped end profiles for visual interest.

Building materials

Walls

1. Common primary wall materials include rough stucco, horizontal wood siding, and wood shingles.
2. Materials left in their natural state are encouraged. Wood shingles should be stained natural shades of brown or treated with a preservative.
3. Secondary wall materials may include horizontal wood siding, stone, brick, and board and batten.
4. Common combinations of primary and secondary wall materials may include wood shingles at base with stucco above, or stone at base with stucco above.
5. Smooth fiber cement lap siding with a minimum 6 inch exposure is appropriate.

Base

1. Building base should project a minimum of 1 inch.
2. Base materials may appear heavier and more textured than the primary building walls.
3. Base materials may include brick, stone, and unpainted wood shingles.
4. Building base may be integrated with the window sill.

Roof treatment

1. Simple roof forms should be used to define building mass and composition.
2. Common roof types may include side gabled, front gabled, and cross-gabled.
3. One story roof slopes should not exceed 6:12 and two story roof slopes should not exceed 9:12.
4. Asphalt composition roof shingles in brown tones or wood shingles are recommended.
5. Roofs should include wide eave overhangs and exposed rafter tails.
6. Front porches may use a separate roof form or be covered with an extension of the main roof.
7. For gable ends, trusses, brackets, false beams and outriggers are appropriate.
8. Decorative wood grills are appropriate for attic vents located at gable ends.
9. Cross gables or dormers may be used to enhance living space.

Board and batten used as a secondary material at gable ends.

Clearly defined base treatment.

Low pitched front gable with outriggers.

Roof eave treatment

1. Eave should have a large overhang. Minimum recommended overhang is 2 feet with a maximum of 3 feet.
2. Eave overhang should be 'open' using exposed rafters, not 'boxed' with concealed rafters.
3. Rafter tails may be shaped. Squared or rounded rafter tail ends are appropriate.
4. Exposed soffits at eaves between rafter tails should be finished with smooth plywood or tongue and groove planks.

Gutters and downspouts

1. Half round gutters and round or square downspouts are appropriate.
2. Gutters and downspouts should be painted galvanized metal, or unpainted copper.
3. Corrugated downspouts should be avoided.

Windows

1. Individual, vertically proportioned windows should be grouped together to create horizontal compositions.
2. Casement and single or double hung windows should be used.
3. Square or diamond windows may be used to accent entry foyers. Accent windows may be fixed.
4. Window materials may include painted wood or fiberglass that visually matches wood.
5. Windows should include divided lites with

Front gable with brackets and turned gable porch.

Large eave overhang with exposed rafter tails.

Grouped windows with divided lites.

patterns in upper sashes. Patterns of equally divided vertical panes, or a combination of square, diamond, and vertical panes are appropriate.

6. Window composition may include 2 vertically proportioned windows flanking a middle window of horizontal proportion.
7. Window trim and sills should be wood.
8. Window surrounds should utilize 1x6 inch wood trim with either square edges or perimeter moldings.

Building elements

Porches

1. Single story porches should be raised a minimum of 3 feet.
2. Front porches may project from the building façade or be recessed.
3. Spacing between porch columns should have horizontal proportions.

Porch columns/supports

1. Porch columns may be full height or partial height. Partial height columns should rest on a low wall or heavy squared piers a minimum of 18 inches in width. Pier columns with tapered shafts and a minimum 12 inch width are appropriate.
2. Columns should be square and may be stucco, brick, wood cladded, or timber. Timber columns should be a minimum dimension of 6x6 inches, and paired if less than 10x10 inches.
3. When wood cladded columns are used all surfaces should be smooth.
4. Grouping of columns is appropriate. Paired, triples at corners or quadruple (square in plan) 6x6 inch columns may be used.

Horizontal proportion of grouped windows.

Raised entry porch.

Entry porch column detail.

Railings

1. Vertical 1x6 inch planks with ornamental detailing or square 1 1/2 inch pickets are appropriate. Square pickets should be spaced with no more than 1 ½ inches between.

Ornamentation

1. Ornamentation may include stained glass with stylized naturalistic motifs on entry doors, accent windows, and upper window sashes.

Entries

1. The front entry should be accessed through the porch.
2. Doors should be solid core or wood cladded.
3. Entry door should include glass panes and square sticking.

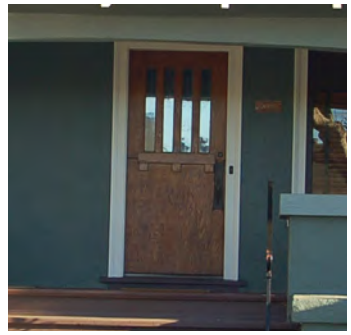
Signage and lighting

1. San serif fonts should be use for street house numbers.
2. Lighting should be used at entry porch and may be either ceiling mounted or a decorative wall-mounted fixture.
3. Simple square shaped lighting fixtures are appropriate.

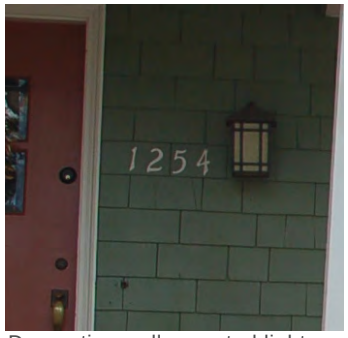
Colors

1. Colors that emulate natural materials are appropriate.
2. Complementary earth colors may be used to accent windows and details. Pure black or white should not be used.

Porch frames entry door.

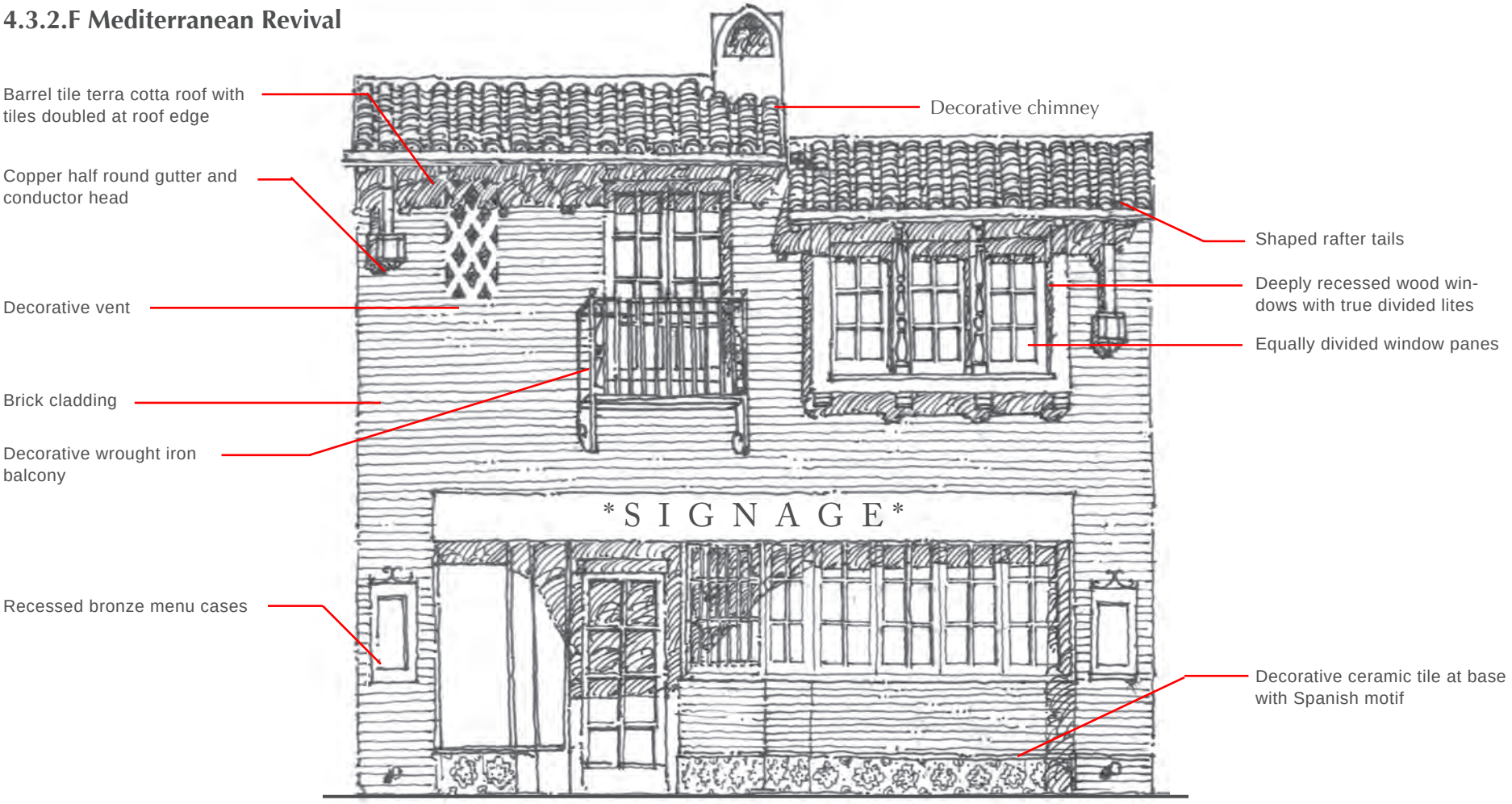


Unpainted entry door with vertical panes.



Decorative wall-mounted light fixture at entry porch.

4.3.2.F Mediterranean Revival




Courtyard housing.


Single family house with tiled roof.

Commercial block building.

Commercial block building.

Introduction

Mediterranean Revival architecture originated in California with the construction of Spanish missions in the late 18th century. The style, which includes Mission, Spanish Colonial Revival, and Monterey, became a prominent architectural expression during the building boom of the 1920's due to its suitability to the climate, and its embrace of Spanish cultural influences.

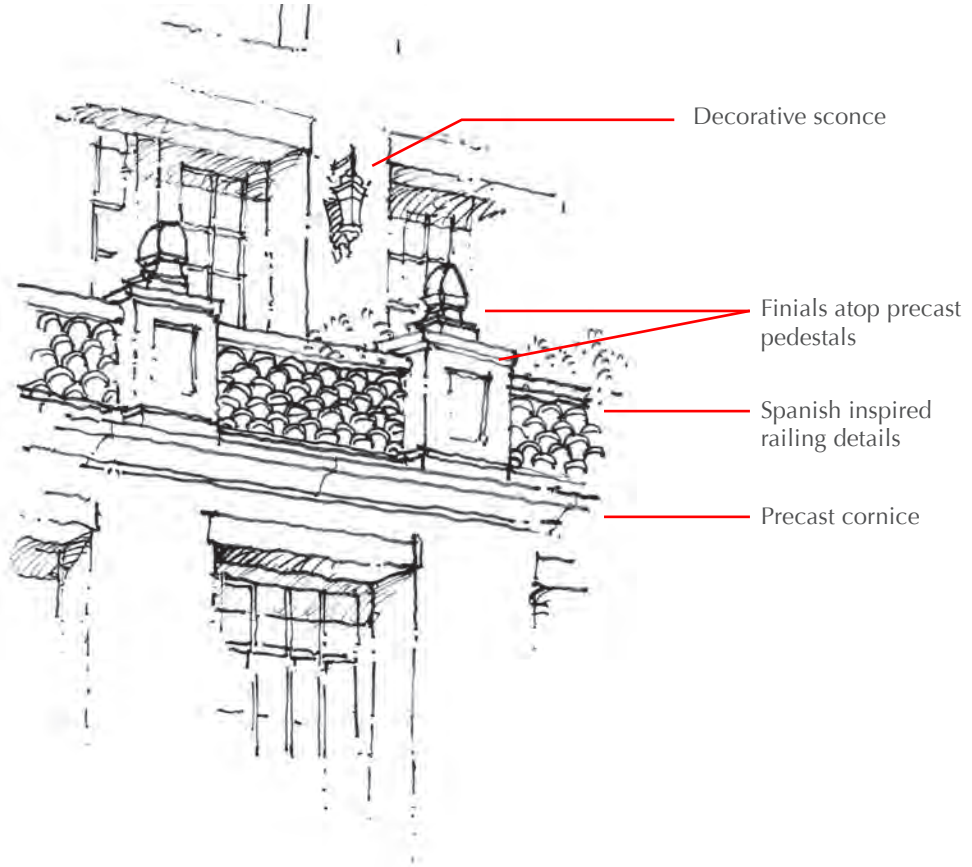
In Alameda, examples range from bungalow courts to multi-level apartment buildings. The style is characterized by stucco walls, deeply recessed, punched openings, wrought iron railings, and terra-cotta barrel roof tiles. Ornamentation is commonly inspired by Spanish motifs.

Recommended building types

- Commercial block
- Workplace commercial
- Stacked flats
- Multiplex
- Rowhouse
- Courtyard housing
- Single family detached
- Parking structure

Massing and articulation

1. Massing composition may include a mix of volumes of varying numbers of stories and heights.
2. All building masses may employ roofs with similar pitches.
3. A tower or a prominent volume should be used at corner locations.
4. Repetition of building elements including trellises, balconies, and arcades may be used to articulate building volumes.



Third story terminus and fourth story setback

1. Third story should be terminated with either a full railing or decorative parapet wall.
2. Railing should be decorative cast iron interrupted by piers.
3. Classical or Spanish motifs are recommended.
4. Parapet walls should include base trim and employ a decorative coping at the top of wall.
5. Perforations in parapet wall with decorative elements such as wrought iron metal work or stacked barrel tiles are recommended.
6. Trellis columns where utilized may either be painted wood posts a minimum of 6″x6″ nominal dimension or cast stone of a simple classical order.
7. Upper trellis elements should be painted or dark stained wood and should use shaped ends of members for visual interest.

Building materials

Walls

1. Exterior walls should be composed of stucco. Hand trowelled patterns are recommended.
2. Brick cladding may be used on commercial buildings.
3. Accent materials may include decorative ceramic tiles and cast stone, and may be used for entry door surrounds and as a base treatment.

Base

1. Spanish ceramic tiles may be used as a base treatment for commercial buildings.

Roof treatment

1. Roofs may be gabled (side and cross gabled), hipped, shed, or flat, and should have low-pitched slopes not to exceed 4:12.
2. Any visible roof slopes should have clay terra cotta barrel tiles. Tiles at the roof edge should be doubled for a more substantial look.
3. Tile, stucco, or brick decorative vents may be used at gable ends.
4. Flat roofs should include a parapet.
5. Roof tiles should be terra-cotta Mission tiles, (shaped like half cylinders), or Spanish tiles (shaped as an "S" curve). Simulated concrete tiles should not be used.
6. Variegated terra-cotta roof tile colors are recommended.

Roof eave treatment

1. Eave treatment may include exposed rafter tails with medium or large overhangs, plaster moulding, or tiles wrapping the roof edge. Exposed rafter tails should have a shaped end profile.
2. Soffits at eaves should be finished with painted tongue and groove planks.
3. Stucco mouldings should not be used.

Base treatment with decorative Spanish tile.

Ornamented window surround and parapet.

Roof overhang with shaped rafter tails.

Gutters and downspouts

1. For sloped roofs, ornamental copper gutters with decorative conductor heads are recommended.
2. For flat roofs, copper or ceramic scuppers are appropriate.

Windows and window articulation

1. Windows should be vertically proportioned with vertically proportioned, evenly divided lites.
2. Windows should be deeply recessed.
3. Window types may include single hung, double hung, and casement windows.
4. Primary wall materials may wrap the corners of recessed windows without trim.
5. Window lintels including stone, timber or faux timber may be used.
6. Recommended materials include painted wood or steel sash, or fiberglass that visually matches wood or steel sash.
7. Window composition may be symmetrical or asymmetrical along the building façade.
8. Focal windows along the front façade may be triple arched or parabolic, or may include a grouping of 3 or more windows.
9. Stained glass may be incorporated into focal windows.
10. Small accent windows may include decorative wrought iron grilles.

Building elements

Porches

1. One and two story porches may be used on front façades. Covered entry porches may have a different roof form than the main volume.
2. Porches may be recessed into the building mass to form a loggia.
3. Raised entry porches should be used for single-family homes.

Roof treatment with moulding detail.

Half round copper gutter and decorative conductor head.

Vertically proportioned windows with divided lites.

4. Porch columns may be comprised of large dimension timber with brackets, or of a simple classical order such as Tuscan or Doric.
5. Porch steps should be painted concrete and may include Spanish tiles inlaid into risers.

Balconies

1. Balconies and railings should be made of wrought iron or wood.

Chimneys

1. Chimney tops may be shaped or include a small tiled roof.

Bay windows

1. Bay windows with a flat roof and a parapet or tiled roof are appropriate. Windows should be placed on all sides of bay.

Ornamentation

1. On residential buildings, ornamentation should be used sparingly and applied to key locations such as entries and window surrounds.
2. On commercial block buildings, ornamentation may include traditional mouldings and castings made of stone, terra-cotta or cast concrete. Floral inspired cast reliefs are appropriate for embellishing volumes.

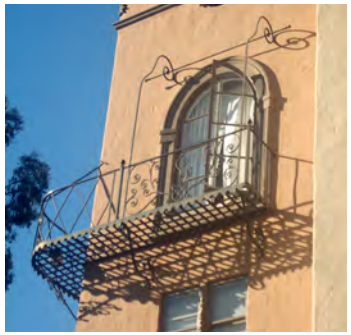
Entries

1. Entry doors may be paneled wood or vertical wood planks with iron details.
2. Secondary entrances may be glazed with vertical rectangular glass panes.

Colors

1. White, off white, and earth tones such as ochre or other terra-cotta tones are appropriate.
2. Complementary colors should be used for windows, doors, railings, and columns.

Raised entry porch with tapered walls.



Decorative wrought iron balcony.

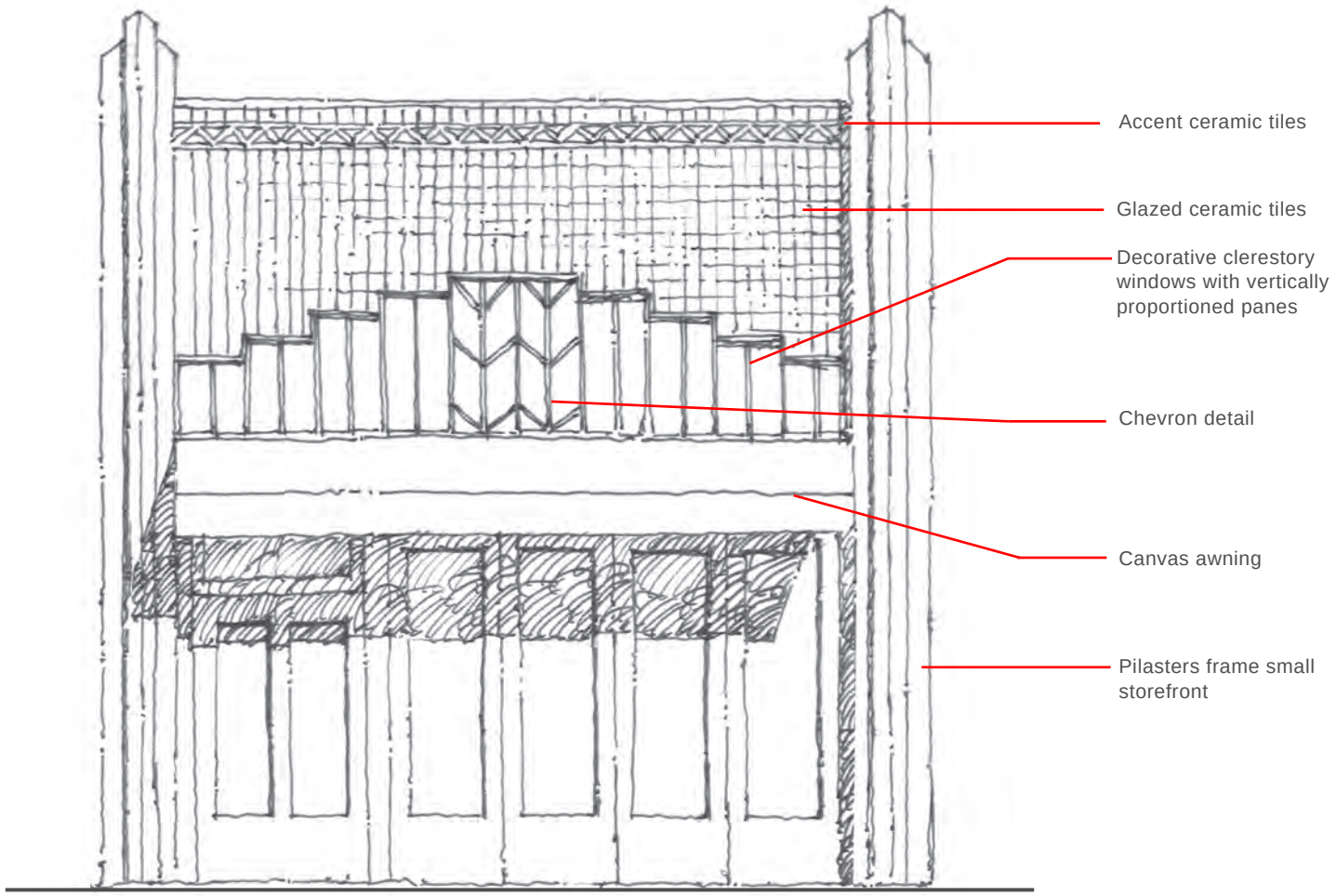
Decorative ceramic tiles used for ornamentation at entry.

Storefront treatment

1. Storefront display windows should be wood or thin strip metal and may include divided lites.
2. Bulkhead base treatment may include Spanish ceramic tiles. Tiles should either be flush with the wall surface or use rounded edges.
3. Storefront entries should be recessed from the storefront.
4. Decorative ceiling or wall-mounted wrought iron sconces are recommended.

Storefront includes recessed area. Bulkhead treatment includes ceramic tiles.

4.3.2.G Art Deco




Single family house with stucco exterior.


Parking structure with ground floor retail.


Commercial store fronts.


Commercial block building.

Introduction

Art Deco derives its name from the Exposition Internationale des Arts Decoratifs and Industriels Modernes held in Paris in 1925. The style presented an artistic expression through the use of elaborate, stylized reliefs and bronze metalwork inspired by classical and naturalistic forms. While Art Deco presented a distinct new architectural expression, it shares many compositional elements of the Neoclassical style that it succeeded including pilasters, vertical expression, and symmetrical façade composition.

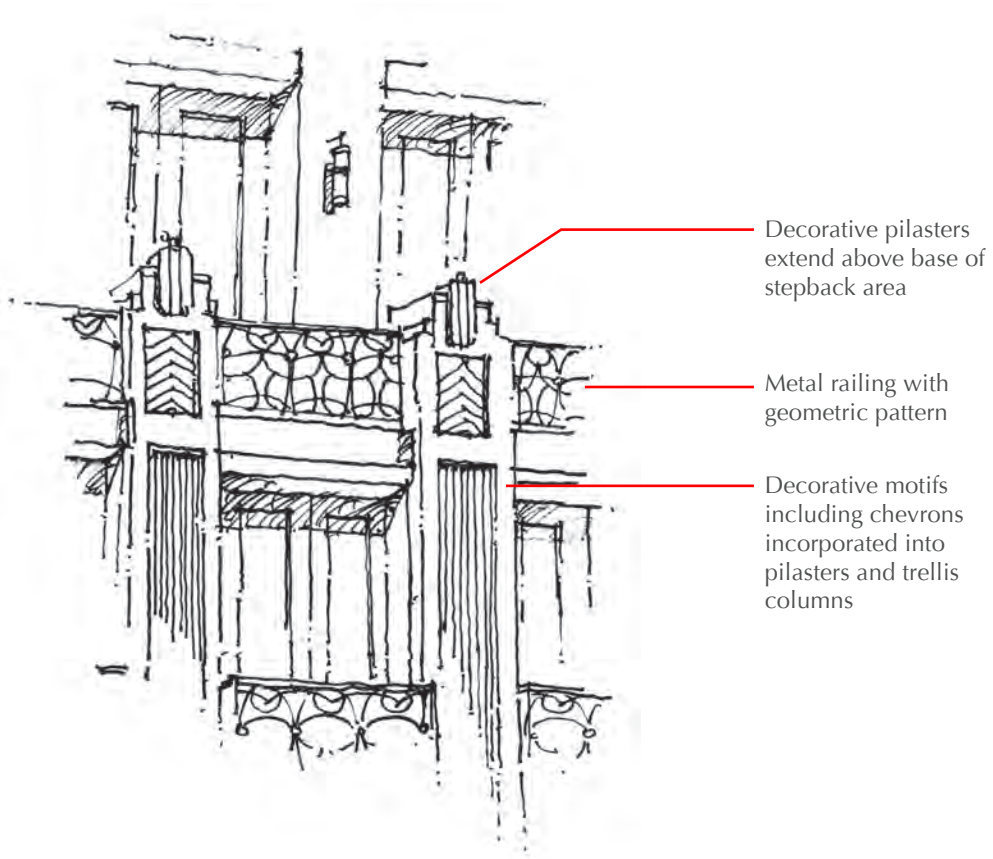
Alameda has several Art Deco buildings in commercial districts and corridors with varying levels of detail and a broad palette of building materials. The Timothy Pfleuger-designed Alameda Theater is Alameda's most prominent and expressive example, depicting unique cast concrete reliefs and a soaring marquee.

Recommended building types

- Commercial block
- Workplace commercial
- Live-work
- Stacked flats
- Multiplex
- Rowhouses
- Courtyard housing
- Single family detached
- Parking structure

Massing and articulation

1. Volumes should be articulated with pronounced vertical elements and stepped roof lines without overhangs.
2. Towers and other vertical projections should be used to emphasize vertical proportions.
3. Tower volumes may be used at corners or in the center of the building when mid block.
4. Pilasters may be used for building articulation and to divide the façade into modular bays.



Third story terminus and fourth story setback

1. Third story should be terminated with a full railing.
2. Bronze, wrought iron, and painted metal railings with geometric patterns are appropriate.
3. Pilasters should extend above the base of the stepback area and should form armature for location of railings.
4. Trellis features such as columns should incorporate decorative motifs from elsewhere on building. Cast concrete is an appropriate material.

Building materials

Walls

1. Wall surfaces should be smooth stucco, smooth faced stone, or concrete with terra-cotta accents.

Base

1. Buildings may incorporate a base treatment or continue the primary wall surface to the ground.
2. Base treatment may include a change of plane and material.
3. Appropriate base materials include glazed ceramic tile, glazed terra-cotta tile, cast concrete, or stone.

Roof treatment

1. Roofs should be flat and may be single or multi level.
2. Flat roofs should include a parapet.
3. Parapets should be stepped consistently with building volumes.
4. Parapet walls may be decorated with ornamental reliefs.

Gutters and downspouts

1. Downspouts should be concealed within walls or placed at the rear of building where possible.
2. Decorative scuppers may be used.

Windows

1. Windows should be vertically proportioned.
2. Windows with divided lites may include vertical and/or horizontal window panes.
3. Steel sash windows are recommended.
4. Grouping of windows is recommended.
5. Single and double hung or casement windows should be used.

Stucco wall surface with ceramic glazed tile base treatment.


Smooth stucco wall surface with decorative pilaster.


Decorative relief at parapet.

Building elements

Pilasters

1. Pilasters should be used for façade articulation.
2. Pilasters should be continuous from the base of the building and extend to upper floors.

Railings

1. Railings may incorporate decorative abstract / geometric or stylized natural motifs.
2. Exterior railings should be painted metal or unpainted stainless steel.

Columns

1. Columns may be free standing or engaged.
2. Stylized classical volutes are appropriate at column capitals.

Ornamentation

1. Art deco commercial buildings should use abstract, naturalistic, and geometric ornamentation in low relief on building façades.
2. Patterned or geometric motifs may include parallel straight lines, zigzags, triangles, chevrons, segmented circles, spirals, stylized floral motifs, birds, and similar motifs.
3. Ornament may include cast concrete reliefs such as medallions or friezes.
4. Ornament may be executed in a variety of materials including marble, tile, terra-cotta, plaster, and metal.

Entries

1. Doorways may be decorated, or articulated as part of the façade treatment. Door openings may have a surround, a frieze, and/or hard edge relief ornaments.
2. Entry floor treatment may include terrazzo with geometric patterns.
3. Entries should be recessed.


Steel sash window detail.


Art deco inspired railing.


Ornamental castings with floral motif. Pilasters extend beyond the roofline.

Signage and lighting

1. Signage should be designed as a prominent building element with large letters and bold graphics integrated with the façade design. San serif fonts are recommended.
2. For commercial block buildings, marquee signs may be used.
3. Metallic finish lighting fixtures may be used.
4. A pair of wall-mounted lighting fixtures should be used to accentuate entries.

Colors

1. Pastel colors and off white tones are appropriate. Deep saturated colors of green, blue, and blacks may be used.

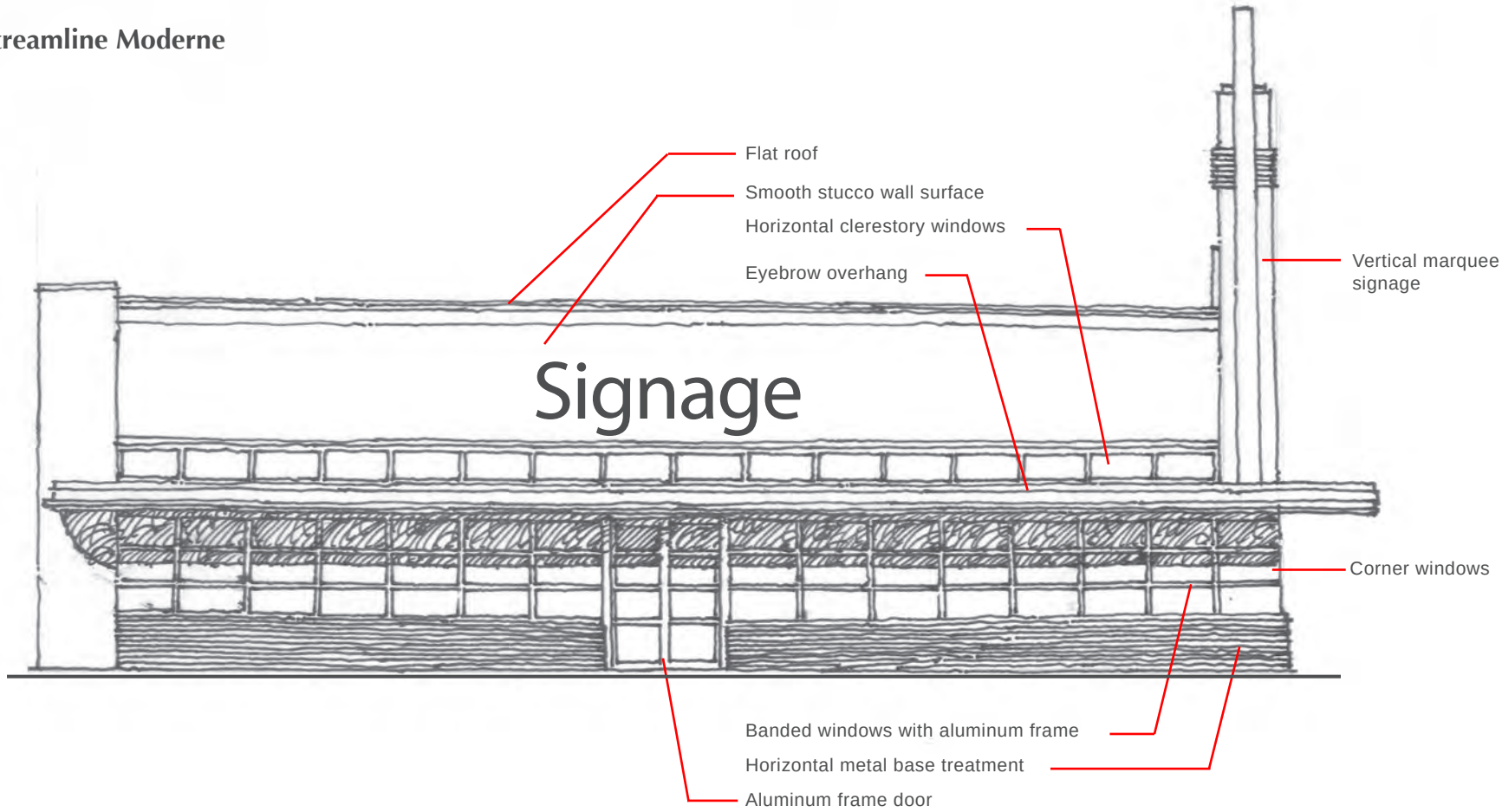
Primary entrance treatment with double doors and transom window.

Corner entry with neon signage and clerestory windows.

Storefront treatment

1. Storefront display windows should be framed in natural or anodized aluminum or stainless steel with an integrated window sill.
2. Transom or clerestory windows should include vertically proportioned divided lites.
3. Bulkhead materials may include glazed ceramic or terra-cotta tiles.

4.3.2.H Streamline Moderne




Commercial block building.


Workplace commercial building.


Commercial block building.

Streamline Moderne storefront.

Introduction

The Streamline Moderne style succeeded Art Deco, and is part of the larger Moderne movement spanning from the 1920's to the 1940's. Corresponding with the predominance of the 'automobile era', Streamline Moderne buildings were designed to evoke a sense of movement. Massing and articulation emphasized horizontal lines, and the austere aesthetic included forms drawn from locomotives and ships, replacing the decorative ornamentation and vertical articulation of Art Deco. Nautical elements such as porthole windows and roof railings continue to be used today in contemporary architecture.

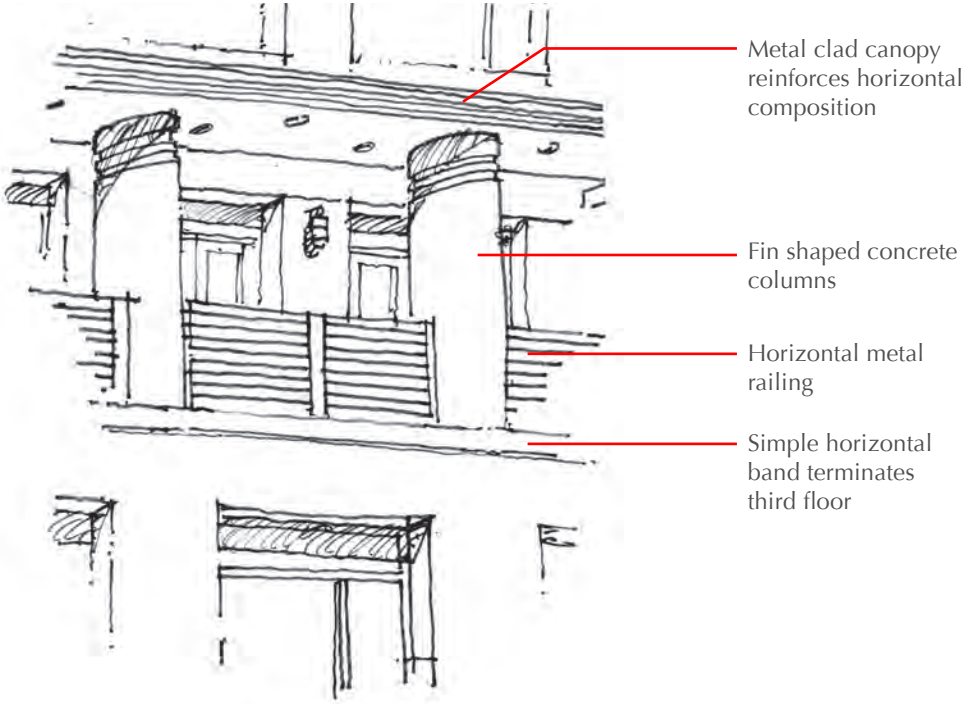
Alameda's Streamline Moderne buildings play a prominent role in the character of the commercial corridors. The former Lucky store and the Commercial National Bank building, both on Central Avenue represent two of the City's most exemplary historic Streamline Moderne buildings.

Recommended building types

- Commercial block
- Workplace commercial
- Live-work
- Parking structure

Massing and articulation

1. Buildings may be asymmetrical with simple geometric massing.
2. Volumes have horizontal emphasis, and are generally simple and unadorned.
3. Horizontal articulation treatment may be achieved by the grouping of banded windows, bands, and eyebrows.
4. A single vertical volume or marquee sign projecting from the dominant horizontal volume is appropriate.
5. Volumes may incorporate rounded corners.



Third story terminus and fourth story setback

1. Third story should be terminated with a full railing.
2. Railing should be made of metal and express horizontality.
3. When used trellis elements should continue the building's horizontal composition and be made of concrete or metal.

Building materials

Walls

1. Exterior wall surfaces should be smooth stucco, terra-cotta tiles, or ceramic tiles.
2. Accent materials may include terra-cotta tiles, glass block, glazed ceramic tile, and metal.
3. Horizontal lines or grooves are appropriate in stucco. Lines may include metal detailing or may be highlighted with metallic paint.

Base

1. Primary wall surface material should extend to the building base.

Roof treatment

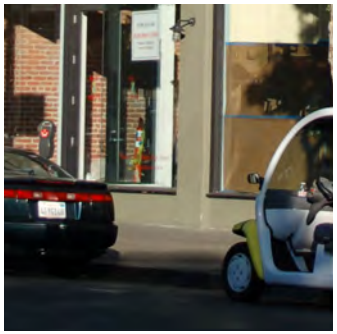
1. Roofs should be flat with a parapet, and have a simple cap treatment.
2. Parapets may be stepped consistently with building volumes.
3. Flat roofs may have a small ledge or metal coping.
4. To minimize visibility, roof flashing should be painted consistent with the façade color scheme, or to match the color of the adjacent wall surface.

Gutters and downspouts

1. Roof drainage should not be visible from the primary street façade.
2. Decorative scuppers may be used.
3. Where visible, gutters and downspout should be aluminum or stainless steel.

Vertical marquee signage at building corner.

Stucco wall with horizontal lines.



Stucco extends to building base.

Windows

1. Window openings should be horizontally proportioned and use horizontal lites.
2. Window types may include single hung, awning and casement.
3. Steel sash windows are highly recommended.
4. Windows at corners should have minimal framing to create the illusion of wrapping the corner.
5. Window recesses may be rounded.
6. Glass block may be used as an accent and frequently wraps the corner.
7. Windows may be located beneath individual shading devices such as eyebrow overhangs, or may be located beneath a single overhang that extends the length of the façade.

Building elements

Pilasters

1. Simple pilasters may be used for façade articulation at the ground floor only.

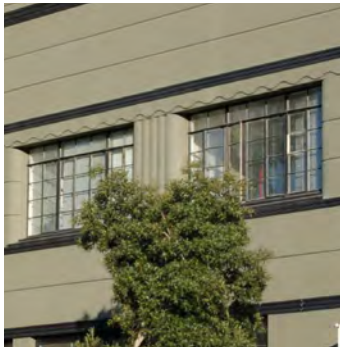
Railings

1. Simple metal railings may be used at the base of windows, or as French balconies on upper floors.
2. Simple horizontal railings that recall ship railings may be used along the roof.
3. Materials may include painted or unpainted aluminum or steel.

Columns

1. Columns should be simple round pylons with detailing such as ribbing.
2. Columns may be free-standing or engaged.

Round metal downspout.



Horizontally proportioned steel sash windows with rounded window recesses.

Pilasters frame building entries.

Ornamentation

1. Decorative detail should be minimized. Horizontal elements such as railings, or recessed horizontal grooves may be used to create the perception of motion.
2. Simple geometric patterns such as scallops and waves are appropriate.

Entries

1. Entries should be recessed.
2. Primary doors should have large panes of glass and a transom window.
3. Terrazo or tile flooring may be used in entry alcoves.

Signage and lighting

1. Signage should be metal and illuminated by neon or LED's.
2. Signage should be designed with large letters and bold graphics and read as a major architectural element.
3. Moderne or Deco san serif fonts should be used for lettering.
4. Recessed cove lighting should be used at storefront entries.

Colors

1. Pastel colors and off white tones are recommended.

Primary corner entrance with rounded walls.

Recessed entry with aluminum doors.

Storefront treatment

1. Storefront display windows should be framed in aluminum or stainless steel.
2. Storefront display windows may be curved or asymmetrical.
3. Clerestory or transom storefront windows should use horizontal window panes.
4. Bulkhead materials may include steel panels or metal cladding with a simple horizontal profile or pattern. Glazed tiles may be used as accents.

4.3.2.I Modern


Workplace commercial building.


Live-work building.


Live-work building.


Commercial block building.

Introduction

Modern architecture comprises styles that became predominant following World War II. Contrasting with period revival architecture, the Modern movement introduced a distinct expression that utilized modern materials and construction methods. In California, the mild climate inspired forms that draw upon Mediterranean approaches of integrating interior and exterior spaces by utilizing elements such as long overhangs, sunshades, large windows, balconies, and porches.

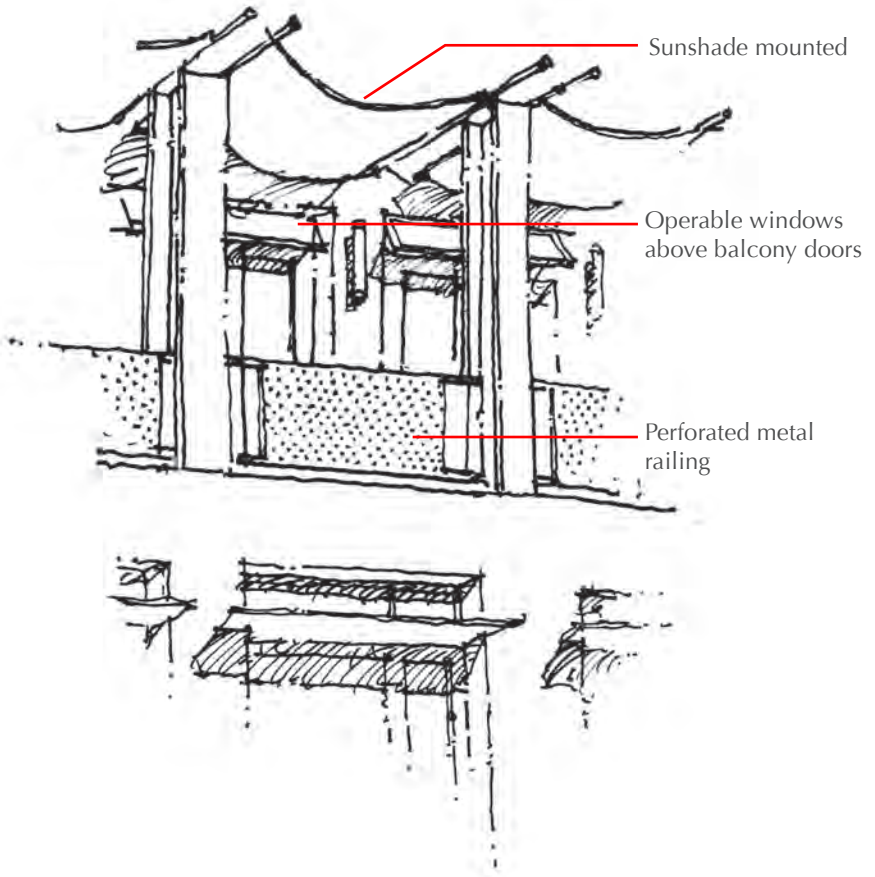
Alameda does not currently have many examples of Modern buildings, however applicants may consider Modern architecture as an appropriate style for infill opportunities. Waterfront districts in particular, including areas such Alameda Point, the Park Street Waterfront, and areas adjacent to the estuary may provide an appropriate setting for modern design. In this setting, as in other coastal communities, modern design may draw inspiration from nautical themes. While individual expression is encouraged, fundamental design principles of rhythm and façade articulation, and a delineation of entries and ground floor treatment should be emphasized.

Recommended building types

- Commercial block
- Workplace commercial
- Stacked flats
- Multiplex
- Rowhouse
- Live-work
- Courtyard housing
- Parking structure

Massing and articulation

1. Buildings may be symmetrical or asymmetrically organized. Volumes may be simple and unadorned and may vary in height.
2. Horizontal articulation should be achieved by using repetitive volumes alternating with voids or recesses.
3. Façade articulation elements may include large overhangs, awnings, sunshades, trellises, and balconies.



Third story terminus and fourth story setback

1. Third story should be terminated with a simple parapet wall, railing, or combination of both.
2. Railing expressions may range from organic/ decorative motifs to simple, clean motifs. Stainless steel, wood, aluminum, perforated metal, or Corten steel are all appropriate materials.
3. Where used trellis supports may be simple columns to match cladding material, exposed structural members, metal fins, or other expressive elements.
4. Shading features may be used prominently in trellis design features.

Building materials

Walls

1. Exterior wall materials may include metal siding, fiber cement siding, wood, stone, concrete, and stucco. Natural materials are recommended.
2. A variety of material types and textures should be used to achieve visual interest.
3. Materials should be used to accentuate natural colors and textures. Wood and metal surfaces may be weather treated and left unpainted.

Base

1. Wall surface material may extend to the building base.
2. If the ground floor is treated as the building base, it should be differentiated from upper stories using a change of materials and/or colors.
3. Base materials may include cast concrete, metal siding, ceramic tile, terra-cotta tile or stone.

Roof treatment

1. Roofs may be flat and may be single or multi level.
2. For multi level flat roofs, roof line should be stepped in accordance with building volumes and/or building articulation.
3. Other roof types may include barrel shaped, single slope, and butterfly roofs.
4. Sloped roofs may be standing seam metal or asphalt shingle.
5. Sloped roofs may have small or large overhangs.
6. Flat roofs should have a small ledge, metal coping, or may include large cantilevered overhangs.
7. Roof flashing should be painted in accordance with the façade color scheme, or to match the color of adjacent wall surfaces.

Multi level windows with sunshades provide building articulation.

Concrete block, smooth stucco and metal siding.

Concrete planters are used as base treatment.

Gutters and downspouts

1. Half round gutters and round downspouts are appropriate.
2. Geometric shaped scuppers, conductor heads, and square downspouts may be used.
3. Downspouts may be used on the primary elevation to add detail and rhythm.
4. Gutters, decorative scuppers and downspouts may be of painted or unpainted metal. Metal finishes or colors are recommended.
5. Internal roof drains may be used for flat roofs.
6. Cut outs in the parapet for scuppers is an appropriate way to add visual interest.

Windows

1. Windows may be horizontally or vertically proportioned.
2. Window types should be single hung, awning, casement or slider.
3. Metal framed, fiberglass, or wood windows should be used.
4. Window articulation may be achieved by using a combination of individual and grouped windows having vertical proportions.
5. Windows may be grouped to create vertically proportioned multi-story openings.
6. Multi-story windows should include divided lites. A combination of horizontally and vertically proportioned panes may be used.
7. Windows at corners may have minimal framing to create the illusion of wrapping the corners.
8. Square windows may be used for accent, in groupings for wrap around windows, or to create a horizontal band.
9. Canopies may be used as shading devices above windows. Canopies may be metal, glass, or wood.

Parapet roof with geometric shaped conductor head.

Squared metal gutter and down-spout.

Grouped windows with horizontal divided lites at entrance.

Building elements

Balconies

1. Balconies may be used for façade articulation.
2. Balcony designs should be simple and emphasize the expression of the structure.
3. Recommended materials include natural weather-resistant wood or metal.

Railings

1. Simple metal or wood railings that accentuate horizontal lines should be used.
2. Appropriate materials include aluminum, stainless steel, and natural weather resistant wood.
3. Wood railings may be closely spaced horizontal wood planks.
4. Glass panels may be incorporated into railings

Columns

1. Columns may be square, round, or tapered.
2. Columns should have simple unadorned forms.

Ornamentation

1. Ornamentation should be minimal. Building details should be unadorned and simple.

Entries

1. Recessed entries are recommended.
2. Transom or double height windows may be used at entries to create a hierarchy of spaces.
3. Painted or unpainted concrete and stone flooring may be used in entry alcoves.

Colors

1. Saturated colors are recommended for stucco wall surfaces.
2. Contrasting colors may be used to accentuate volume articulation.

Metal frame corner window.

Second floor terrace with horizontal wood railings.

Industrial inspired metal railing.

Storefront treatment

1. Storefront display windows should be framed in wood, aluminum, or stainless steel. Aluminum storefronts should be factory painted or anodized.
2. Storefront display windows may be of vertical or horizontal proportions.
3. Bulkhead materials include glazed ceramic tiles, glass tiles, or metal cladding with simple horizontal profiles or patterns.

4.4 Guidelines For Rehabilitation And Restoration

4.4.1 Overview

Introduction

Throughout the City's corridors and neighborhoods, Alameda's large number of well preserved historic buildings reflects the City's rich history. Restoring and rehabilitating historic buildings will preserve Alameda's heritage.

This section provides guidance towards the rehabilitation, enhancement, and maintenance of historic building façades and storefronts. The guidelines are provided to ensure that distinctive historic qualities are preserved during the rehabilitation and restoration process.

Guidelines for Rehabilitation and Restoration should be used for designated historic buildings in combination with the Architectural Design Standards and Guidelines, and Architectural Style Guidelines. All rehabilitation and restoration projects involving designated city monuments or National Register eligible structures should refer to the Secretary of the Interior's Standards for Rehabilitation.

Objectives

Historic character of a building is expressed through its form, materials, character-defining features, and historic details.

1. Preserve historic building character including features, finishes, evidence of construction techniques, and examples of craftsmanship, while accommodating necessary modifications for its continued use.

2. For buildings that have not been substantially altered, a visual survey should be conducted to identify and evaluate the physical conditions of historic features.

3. All treatments that will physically alter a building's historic character and appearance should be carefully evaluated. A qualified historic preservation professional should be consulted on all rehabilitation and restoration projects for designated historic buildings.

4. For previously altered buildings, where architectural elements have been modified or removed, several options are available for improving the buildings appearance:

   Option A: Restoration
   Restoration to the building's previous design is encouraged where feasible. Restoration should include an analysis of available historic documentation including photographs, renderings, and pictorial and physical documentation. Wherever possible, historic features hidden behind alterations should be identified and repaired.

   Option B: Simplified Restoration
   If full restoration of a previously altered building is not proposed, original character-defining elements including form and massing, composition, proportions, patterns and design of door and window openings and visual quality of surface materials should be preserved.

   Option C: Mitigation
   Where altered building have resulted in an architecturally significant structure, further alterations should either include a full restoration to the original design, or should be consistent with the predominant design.

Delanoy Building. Delanoy and Randlett, builder.

Lucky Store. George W. Cotterill, engineer-designer.

Commercial National Bank Building. William E. Schirmer, architect.

4.4.2 Design Principles

Guidelines for each of the following key elements of building design are provided to ensure that exterior modifications to old and historic buildings support the preservation of historic architectural character.

Materials

1. Historic materials should be preserved or replaced in kind where possible.
2. If historic materials are not available, replacement materials should visually match the texture, patterns, colors and finishes of the original.
3. Paint or other coatings should not be used on historically unpainted surfaces. Repainting of historically painted surfaces should utilize colors appropriate to the building's style. See Architectural Style Guidelines for recommended colors.
4. Changes to design elements that do not define the historic character of a building should utilize materials of an equal or higher quality. The following list of materials is ranked in order of quality in terms of durability, craftsmanship, cost and aesthetics:

    - polished stone slabs (marble, granite, etc.)
    - architectural terra cotta
    - stone or ceramic tile
    - pressed brick or face brick,
    - surfaced or finished (including molded) wood
    - stucco
    - unsurfaced (rough) wood

Roofs

1. Historic roof slopes, materials, colors and drainage systems should be preserved.
2. New roof features including dormers, and skylights should not be added to original roof forms.
3. Materials used for repair or replacement should be similar to original materials.

Windows

1. All original windows should be preserved. In some cases partial replacement and reuse of the window elements may be possible.
2. Historic windows should be repaired rather than replaced. Recaulking, reglazing or weather-stripping is recommended.
3. When a historic window is beyond repair, the replacement window should match the materials, window design details, operating type and pane configuration of the original window.

Storefronts

1. Storefront design features and details should be repaired rather than replaced whenever possible.
2. If replacement of a portion of a historic storefront is necessary, design, details, materials, and color, should emulate the original storefront. Substitute materials should match the appearance and finishes of the original materials.
3. Total storefront replacement should be considered only if a substantial portion of the storefront is missing or deteriorated. New storefront designs should be in accordance with the scale, design, material and architectural style of the building.
4. Historic transom or clerestory windows should be preserved and should not be covered or painted.
5. Transom, clerestory, and display windows that have been covered, altered, or painted should be restored.
6. Historic bulkheads and recessed entries should be preserved.

Fossing Building. Charles H. Foster, designer and builder.

Franck's Music Store. Olin S. Grove, architect.

Bernardi Cleaners. Frank W. Dakin, architect.

Alameda Savings Bank Building. Meyers & Ward, architect.

Rowe Building. William Knowles, architect.

Konigshofer Building. Alexander A. Cantin, architect.

4.4.3 Commercial Façade Improvements

The continued maintenance and improvement of commercial buildings will ensure that districts and neighborhoods continue to embody Alameda's rich architectural heritage. Throughout the City, there are numerous opportunities for improvements to commercial façades that can enhance building quality and district character.

Many commercial buildings throughout the City have undergone significant modifications. In some cases, modifications have been carefully and effectively performed, with sensitivity to the building's original design. In other cases, modifications have not been in accordance with the building's historic character, and have removed, covered, or otherwise negatively impacted the building's historic design features.

The conceptual commercial façade improvements on the following pages illustrate two different approaches to renovating commercial buildings. In the first example, minor modifications are introduced to reveal original building details. In the second example, the commercial building façade is re-imagined as a new style. Modifications are intended to enhance overall visual appeal, support pedestrian activity, and support district and neighborhood character.

Pauline's Antiques on Park Street (before)

Pauline's Antiques on Park Street (after)

Encinal Place (before)

Encinal Court (after)

Providence Veterinary Clinic on Wester Street (before)

Providence Veterinary Clinic on Wester Street (after)

4.4.3.A Commercial Façade Improvements - Limited Modifications

Interpretation

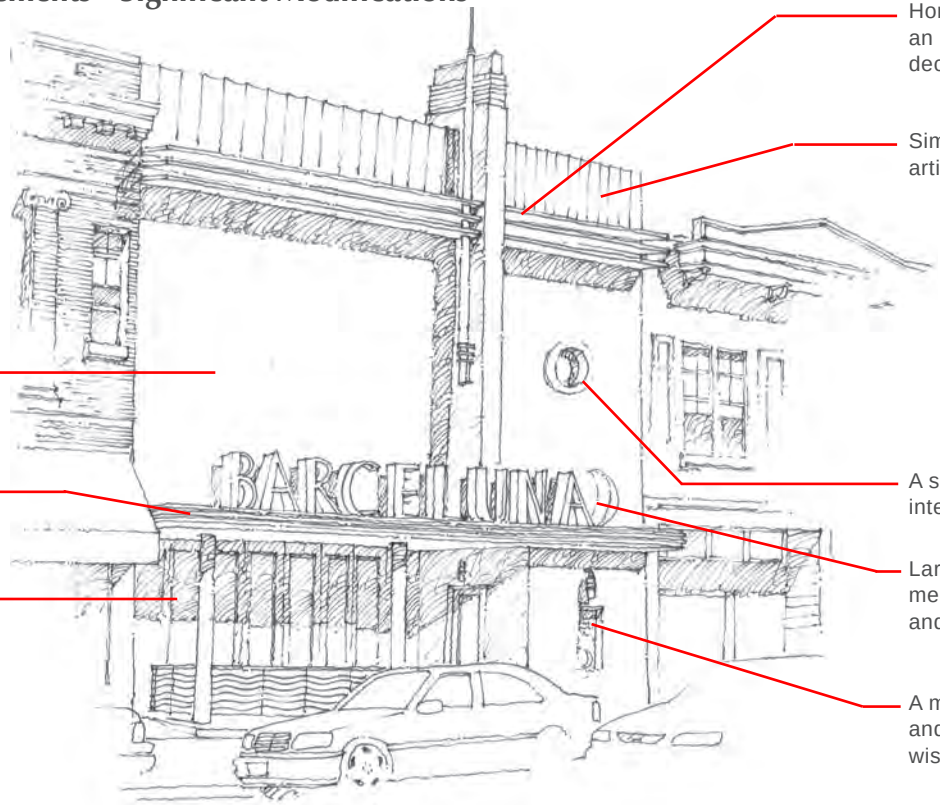
This modest Mediterranean Revival building has incurred modification to defining historic elements. The most notable alterations include the addition of the wood shingle mansard roof to the storefront, the removal of the original bulkhead, and the addition of second floor awnings. The style and material of the roof addition in particular are out of character with the building architecture, and compromise the presence and visibility of the retail establishments. By covering the original clerestory windows, the perception of the retail ground floor is reduced to the height of the storefront windows. The addition of awnings to the second floor, while not unattractive, emphasizes a horizontality that is at odds with the building style, and draws a disproportionate amount of attention to the second floor.

Recommendations

Improvements are designed to reveal original details, and to emphasize pedestrian scale treatments that draw attention to the retail ground floor.

Existing building

4.4.3.B Commercial Façade Improvements - Significant Modifications



Horizontal metal fins are interrupted by an asymmetrically placed marquee with decorative metal needle

Simple scalloped detailing at the roof line articulates the vertical wall surface

Wall color is lightened to visually complement adjacent building façades

Metal detailing is added to the existing overhang

Additional doors at the ground floor are essential for a restaurant at the street level

A single port hole window adds visual interest consistent with the style

Large neon signage provides an iconic element that draws customers to the building and adds visual appeal

A menu window is provided as a functional and attractive feature that occupies an otherwise blank wall

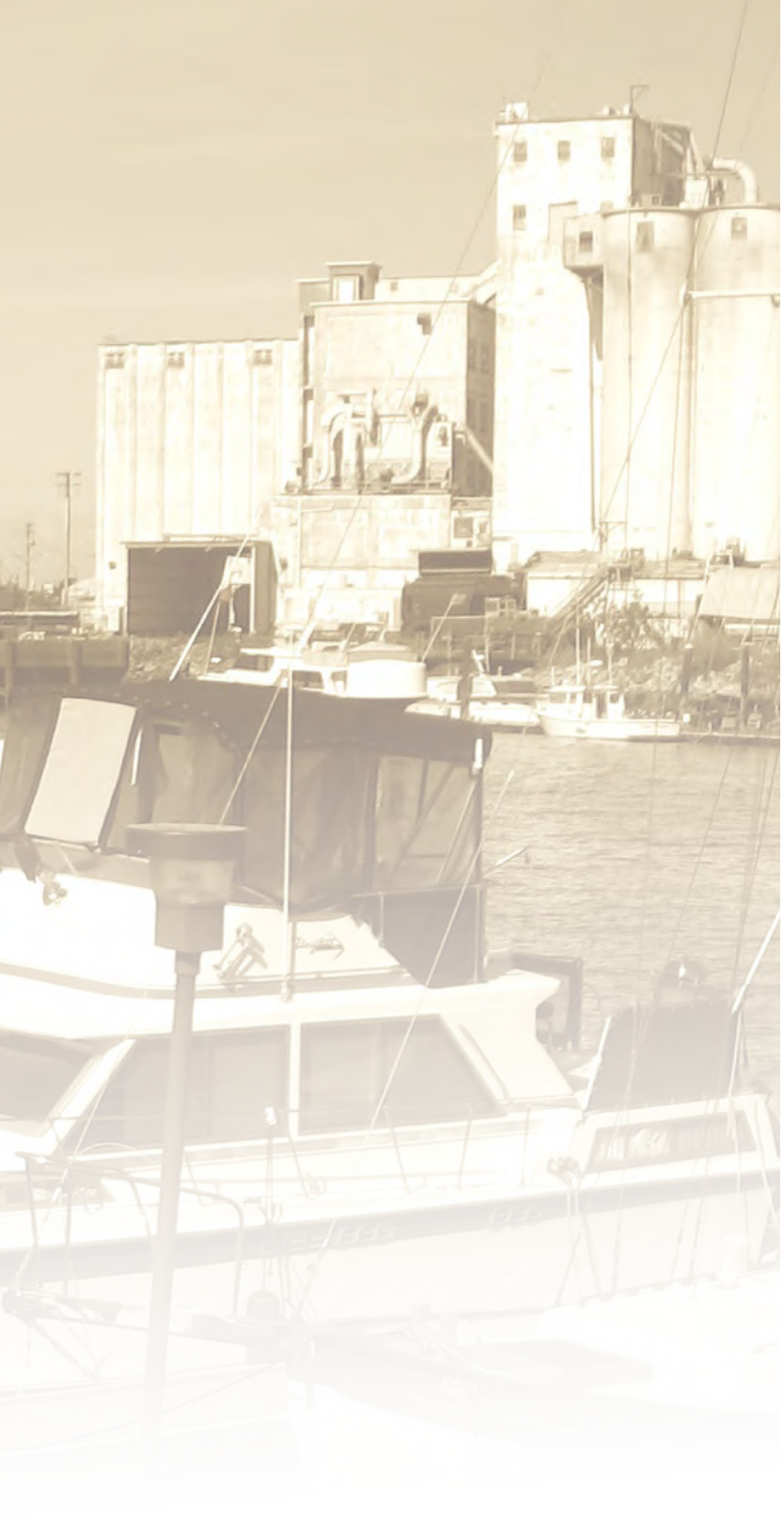
Interpretation

This restaurant building has been significantly modified and is void of original architectural detailing. It appears that it was originally part of the Neoclassical building to its left as indicated by the interrupted roof line and façade elements. Restoring this building to its original façade would be a significant and commendable undertaking, however the ability to match the original detailing and materials would likely present a significant and cost-prohibitive set of design and construction challenges.

Existing building

Recommendations

The above recommendations illustrate alterations to the façade in accordance with a Streamline Moderne style that builds on the façade's spare detailing and simple volumes. The Streamline Moderne style provides rich contrast to adjacent buildings, while building on and complementing the surrounding district's heritage and architectural character.



5. Landscape and Open Space

Overview

Purpose and Intent

This section contains guidelines to inform the development of parking areas, landscapes and open spaces as required by the Alameda Municipal Code.

Applicability

The guidelines herein are applicable to all Districts.

5.1 Parking Areas

Guidelines

1. Parking lots should be setback 4 feet minimum from public rights-of-way.
2. Setback areas should be planted with fast-growing deciduous trees at 24 feet on-center maximum spacing. Trees may be located in planting strips or in infiltration planters. Low lying ground cover is also appropriate but shall not obstruct visibility to and from the parking areas.
3. Setback areas adjacent to public sidewalks should include a low decorative wall designed in accordance with building architecture.
4. Stormwater should be collected on-site using flow-through stormwater infiltration planters (with curb inlets) and/or permeable paving.
5. Permeable paving materials should be used where possible to reduce stormwater run-off. Recommended paving materials include open-joint concrete unit pavers, porous asphalt, 'grass-crete', and similar structural grids specifically designed for automobile parking.
6. Paving materials should be light in color to reduce overall heat glare.
7. Planted areas should be designed to maximize detention, infiltration and on-site treatment of stormwater from adjacent paved areas. Sub-drains may be used to store, filter, and convey water to infiltration planters or similar on-site filtration areas, subject to ACCWP.
8. Permanent irrigation shall be provided to all trees.
9. Parking lots should include clearly defined pedestrian pathways no less than 4 feet wide along at least one edge of the parking field.
10. Parking lots should be illuminated using pedestrian scale decorative lights along pathways and where pedestrians cross vehicular travel ways.
11. There should be a minimum of 1 tree for every 4 parking spaces located internally and along the perimeter of the lot.

Parking lot with shade trees.

Pervious concrete pavers in alley can be used to decrease run-off.

Curbless bioswale water infiltration and detention system internal to parking lot.

5.2 Setback Areas

Guidelines

1. No parking space may be located in any required front setback area.
2. Where storefronts are present, front setback areas should be hardscaped and designed for pedestrian use including outdoor, dining, the display of goods, or similar uses.
3. Front setback areas in commercial, mixed-use, and other pedestrian areas should be composed of hardscaping, gardens, courts, and other landscape design that are welcoming and supportive of pedestrian activity.
4. In residential areas, front, side street, and sideyard setback areas, and the space between buildings must be landscaped.
5. Side setbacks, side yard setbacks, and the space between buildings may contain paseos leading to building entrances and parking areas.
6. For Courtyard Housing building types, landscape treatment should not be used along the side property line to separate one front setback area from another.
7. Small hardscaped courts and terraces are permitted in setback areas. Hardscaped courts should utilize decorative paving materials such as concrete pavers, bricks or colored concrete in support of a pedestrian-friendly environment.
8. Side yard setback areas adjacent to single family homes should enhance privacy.
9. Where new commercial or mixed-use development is adjacent to historic single family residences, setback areas should include sufficient landscape buffering to protect and enhance existing residences.

Setback area is hardscaped to encourage pedestrian use.

Landscaped front setback area adjacent to multiplex.

Hardscaped setback area at base of live-work building.

5.3 Plant Materials

Guidelines

1. Tree selections should be made from the palette of the region in accordance with the City's Master Tree Plan.
2. Trees in public environments should be selected to support pedestrian-friendly sidewalk conditions. Trees with excessive fruit droppings or shallow roots shall be avoided adjacent to public sidewalks.
3. For single family and multiplex building types, at least one large deciduous street tree should be planted. Mature, existing trees shall be preserved where possible.
4. Plant materials should be drought tolerant and low maintenance.
5. Root zones should contain high-quality soils and should be expanded beneath paved surfaces where appropriate to enhance tree growth.
6. Seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated; adjacent to pathways and sidewalks, and positioned where they frame and accent unique building features and entries.
7. Evergreen shrubs may be used for screening along rear property lines and near trash and service areas.

Landscape buffer between residential and commercial use.

Trees should allow views to shops and signage.

Ornamental planting used to frame entry.

5.4 Fences, Walls and Screening

Guidelines

1. Where service commercial / manufacturing uses are adjacent to residential uses, service bays should be screened from view from adjacent property using landscaping and/or a decorative fence.
2. All fences and walls should be built with attractive, durable materials in accordance with building architectural style.
3. The solid portion of a fence or wall should not exceed 3 feet; 'open' design areas such as lattice work, wrought iron, or grille work may extend the total fence height to 5 feet.
4. Barbed wire and chain link fencing is prohibited.
5. All fences and walls must conform to City visibility requirements.
6. Preferred materials for fences and walls include wood, masonry, stone, and other durable and natural materials.
7. Fence and wall designs should include a base treatment and cap treatment or may be include a series of piers and ornate grille work to articulate the fence or wall as a segments.
8. Where visible from public areas, low walls should incorporate decorative elements.
9. Use of security fences should be minimized, and limited to locations where additional safety is needed such as adjacent to marina uses and the estuary. Security fences, where needed, should incorporate decorative grille work or artistic elements to enhance their overall appeal.
10. Fences along the estuary should not obstruct views of the water.
11. Roll-down security doors require a conditional use permit.

Low masonry wall with decorative wrought iron grille work.

Masonry piers, caps, and ironwork.

Low wall and planting complement building architecture and define outdoor dining area.

5.5 Lighting

Guidelines

1. Lighting fixtures should include cut-off and other 'dark-sky' technology to reduce light pollution.
2. Street lights should consist of a decorative base, and luminaire, and should be pedestrian-scale.
3. Streetlight light sources in pedestrian areas should be between 11 and 16 feet.
4. All streetlights should incorporate prismatic lenses, diffusers, or refractors to avoid glare.
5. LED and other energy efficient technologies should all be used for street lighting. The use of incandescent lighting is highly discouraged and requires approval by the Planning Board.
6. Area lights should not throw light onto upper stories or onto residential buildings.
7. Pedestrian areas including sidewalks, pathways, parking areas and courts should be illuminated to increase safety.
8. Low pressure sodium vapor or other lights casting an orange glow are prohibited.
9. Commercial buildings should be illuminated using up-lighting and decorative lighting. Lighting of building façades is strongly encouraged throughout commercial districts to enhance pedestrian activity and overall visual appeal.
10. Bollard-mounted lights and in-ground lights are encouraged for pedestrian areas.

Buildings in the Downtown Core should be indirectly illuminated and illuminated from within.

Low level interior lighting adds visual interest.

Pedestrian-scale street lights support small town character.

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Bank of America
Davis
BANK of AMERICA
Store
FIRST SAVINGS

6. Site Development

6.1 Citywide
6.2 District Specific Guidelines

6.1 Citywide Guidelines

Purpose and Intent

This section contains guidelines to direct the design of specific development types throughout the City.

Applicability

Guidelines for the following development types are applicable to all Zoning Districts:

A. Fuel Stations

6.1.A Fuel Stations

This Manual calls for a departure from typical site layout for fuelling stations in favor of supporting the community's vision for walkable streets and attractive neighborhood districts.

6.1.A.1 Site Composition

1. Fuel stations should include a primary building located near to the back-of-sidewalk where it supports pedestrian activity. The primary building may contain retail sales oriented to walk-in customers and fuel customers.
2. Accessory buildings may contain car-wash and/or auto repair services.
3. Fuel pumps should be located at site interior as depicted on the adjacent page
4. Pedestrian entry to primary building may be from public sidewalk and/or interior lot.

6.1.A.2 Site Development

Building Placement

1. Primary building (containing cashier and retail component) should be located no more than 10 feet from back of sidewalk.
2. Ancillary building(s) containing auto services may be located to rear or side of parcel where they least impact adjacent residential development.
3. All buildings should be setback at least 15 feet from adjacent parcels with mixed-use zoning.
4. All buildings should be setback at least 20 feet from rear parcels where residential uses are permitted.
5. A minimum of 5 feet alley setback is encouraged.
6. Buildings at corners should conform to City Visibility Requirements.

Building Height

1. Primary buildings should be a minimum of 16 feet in height.
2. Ancillary buildings should be a minimum of 12 feet in height.

6.1.A.3 Building Massing & Composition

1. Primary building façade along the primary street should be no less than 30 feet.
2. Architectural detail should be applied consistently to all façades visible from public streets.

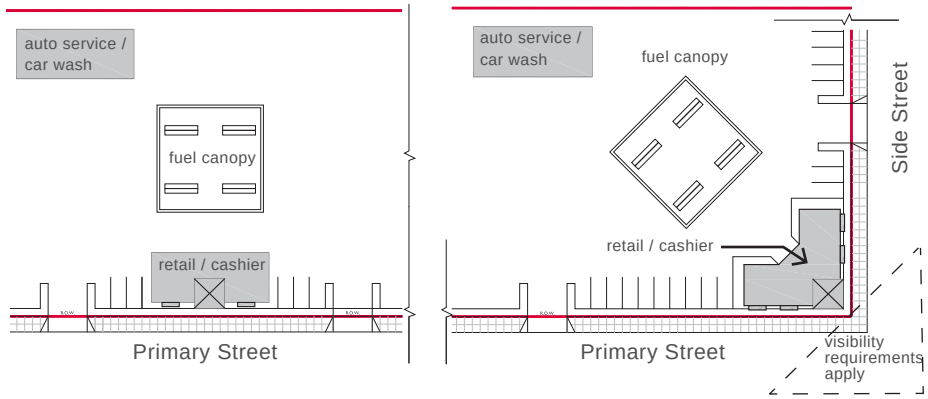
6.1.A.4 Building Articulation

Height

1. The primary building should have a distinctive base and roof treatment.
2. Vertically proportioned clerestory windows are recommended (especially in single-story buildings).
3. Base treatments should include a projected volume, change in color, or change in material.
4. Roof treatment may include a cornice, parapet, cap, or distinctive eave to increase visual interest.

Length

1. Buildings should provide articulation adjacent to the primary entry, and should employ vertical elements such as columns and pilasters in accordance with the building's architectural style.
2. Awnings are recommended to support of pedestrian comfort.



Mid-block location: Primary Building fronting onto primary street.

Corner location: Primary building located at the corner of primary street and secondary street.

Fuel pumps located behind multi-story commercial building.

Fuel station building at corner location, fuel canopy located on lot interior.

Canopy designed in harmony with building architecture.

Decorative fence within landscape setback.

6.1.A.5 Frontage Types

1. Storefronts are strongly encouraged on the primary building to provide access to ground floor retail tenants and/or cashier.
2. Recommended frontage types include Storefront and Formal Entry.

6.1.A.6 Landscape and Open Space

1. The maximum recommended width for a one-way curb cut is 20 feet, 36 feet for a two-way curb cut.
2. Parking stalls should be setback a minimum of 4 feet from sidewalks and property lines.
3. All Setback areas adjacent to a public sidewalk, not adjacent to the building, should incorporate a low decorative wall. Walls may be constructed of brick, stone, masonry, precast concrete and/or wood in accordance with building architectural style.
4. Fuel station parking areas and setback areas may include infiltration planters to detain and filter stormwater.

Retail building located at back-of-sidewalk. Fuel pumps located within lot interior.

6.2 District Specific Guidelines

Contents

This section contains guidelines applicable to specific city districts as follows:

6.2.A The North Park Street Waterfront

Plan Area

The North Park Street Waterfront includes all parcels north of Blanding Avenue between Oak Street and Tilden Way, and includes parcels within the Workplace and the Maritime Manufacturing Zoning Subdistricts.

6.2.A.1 Objectives

The following Objectives are provided to guide new investment in support of the community's vision for pedestrian-friendly site development and attractive outdoor spaces throughout the Waterfront.

Urban Form:

1. Establish a network of streets, blocks, and open spaces that enhance walkability and increase access to the estuary.
2. Create strong physical and visual connections between the estuary and adjacent streets and public rights-of-way.
3. Activate the estuary edge by locating uses such as restaurants, hotels, open spaces, job ceneters, and residences adjacent to the waterfront.
4. Encourage architectural designs that complement Alameda's historic architectural styles.
5. Locate parking where it is supportive of pedestrian-friendly site development. Encourage shared parking among district users.
6. Establish a continuous waterfront promenade along the estuary.

6.2.A.2 Site Development

Future development in the North Park Street Waterfront is likely to occur incrementally and over time. The following site development guidelines are provided to ensure that new buildings and open spaces contribute to a pedestrian-oriented environment.

District Organization

1. The Waterfront should be comprised of streets, blocks, and open spaces primarily organized parallel with or perpendicular to Blanding Avenue and the Estuary.
2. A publicly accessible pedestrian promenade along the estuary (Promenade) should be incorporated into all new development having estuary frontage.

Building Placement & Frontage

1. Buildings in the North Park Street Waterfront are permitted to front onto Blanding Avenue, Everett Street, Oak Street, and new Neighborhood Streets, or may front onto open spaces including plazas, paseos, or a Promenade. Buildings should not front directly onto parking lots.
2. For development fronting onto the Promenade, minimum and maximum front setback is organized according to land use category as follows:
   a. For residential uses, buildings should be setback a minimum of 15 feet and no more than 30 feet.
   b. For Main Street Retail, General Commercial, Destination Retail, and Workplace, buildings should be setback no more than 30 feet.
   d. Parking areas should be setback a minimum of 10 feet from the Promenade.
3. For new Neighborhood Streets, plazas, and open spaces, buildings should be located a minimum of 10 feet and not more than 20 feet from the back of sidewalk. Storefronts located on new Neighborhood Streets are permitted to encroach into the setback area.

Streets

1. New streets should be designed to enhance neighborhood character, support walkability, and increase pedestrian safety.
2. Everett Street should have a clear and direct automobile and pedestrian connection between Blanding Avenue and the estuary.
3. Oak Street should have a clear pedestrian connection between Blanding Avenue and the estuary.
4. Alleys should be used to provide access to parking, and services at the rear of buildings.

View of marina near Park Street Landing

Everett Street north of Blanding Avenue.

Pedestrian promenade adjacent to the estuary.

6.2.A.3 North Park Street Waterfront Streets

Applicability

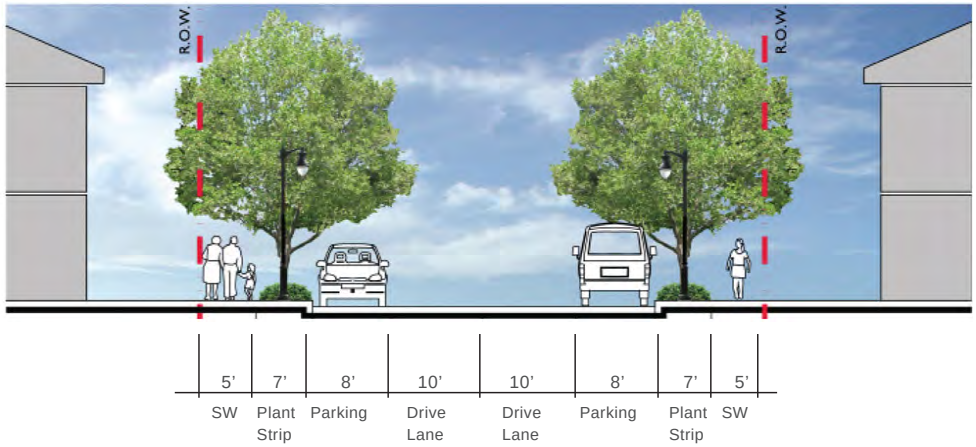
The following guidelines should be employed by applicants constructing new streets in the North Park Street Waterfront. If an applicant wishes to propose modifications to the street designs, they must demonstrate their design's ability to enhance the pedestrian character of the streetscape environment.

A. Neighborhood Street

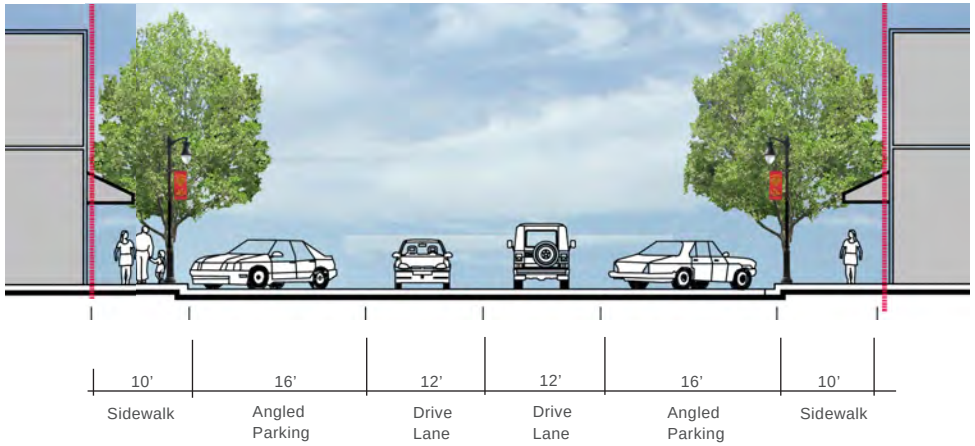
Neighborhood Streets in the North Park Street Waterfront should contain two travel lanes and on-street parallel parking to support a range of uses and pedestrian activity.

Guidelines

1. Sidewalks should be constructed of integrally-colored and scored concrete or unit pavers and should be a minimum of 5′ wide for residential frontage and 10′ wide for commercial or mixed-use frontage. Residential streets should include a plant strip.
2. New streets should intersect at right-angles where possible. Turning radii should be minimized to reduce vehicle speeds and auto-oriented character.
3. Street trees should be planted at 30′ on-center maximum spacing.
4. Travel lanes should be a maximum of 12′ wide.
5. Alleys should be no wider than 22′, and may contain decorative lighting.
6. Bulb-outs may be used to reduce crossing distances at intersections.
7. Street trees should be planted within a planting strip (for residential frontage) or at the back-of-curb within flush mounted tree grates (for commercial frontage). Trees may also be planted in tree grates within the parking lane (between on-street parking stalls) to reduce heat glare, provide more room for the canopy, and avoid sidewalk damage.
8. Benches, bicycle racks, and decorative plant materials are encouraged.
9. Decorative street lights should be located along all streets in accordance with District-Wide guidelines for lighting. The design of street poles and luminaires should complement adjacent architecture, and may embrace nautical elements and details.



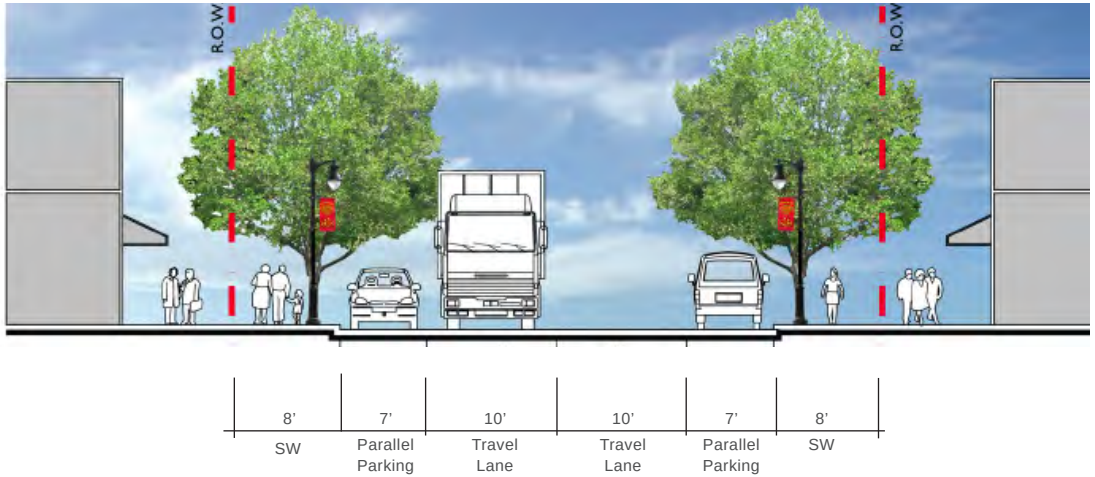
New Neighborhood Street Guidelines - Residential Frontage



New Neighborhood Street Guidelines - Mixed-use / retail frontage

B. Waterfront Access Streets

North of Blanding Avenue, streets should be extended toward the estuary where feasible to enhance public access to the water's edge.



Guidelines

1. See adjacent diagrams for recommended dimensions.
2. Two travel lanes should have on-street angled parking on the east side and parallel parking on the west side.
3. Trees should be planted 3 feet from the back-of-curb no more than 30 feet on-center.
4. Trees should be planted in tree wells or in flush-mounted grates.
5. Trees should be fast-growing and deciduous to achieve a high canopy and be maintained to provide shade while not obstructing views to the estuary.
6. Up-lighting of street trees within the plaza is encouraged to increase motorist and pedestrian safety.

6.2.A.4 Pedestrian Promenade

New public and private development throughout the North Park Street Waterfront should incorporate a pedestrian promenade to increase pedestrian access to the water's edge. The following guidelines are provided to guide promenade development.

Guidelines

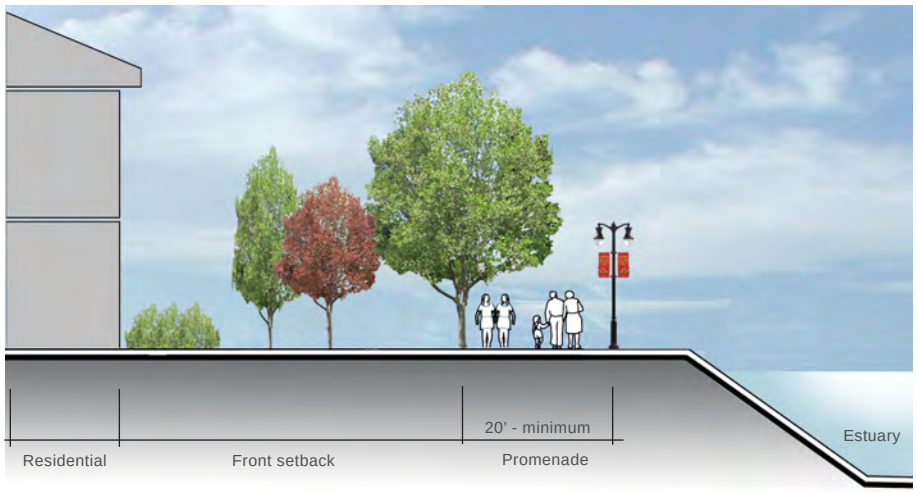
1. Minimum promenade width should be 20 feet.
2. The promenade should be accessible from adjacent public rights-of-way including sidewalks along Everett and Oak Streets.
3. The promenade should connect to nearby open spaces and to promenade segments on adjacent parcels.
4. Paving should consist of high quality decorative materials including scored and colored concrete, bricks, or concrete unit-pavers.
5. Pedestrian-scale decorative lighting should be incorporated to enhance safety and increase overall attractiveness to residents, employees and visitors.
6. Seating should be incorporated along the promenade using free-standing benches or custom seats integrated into wall elements.
7. Site furnishings that support pedestrian comfort such as water fountains and bicycle racks are encouraged.
8. Fast growing deciduous trees should be located along the pedestrian promenade at a maximum spacing of 40 feet on-center.

Promenade adjacent to live-work buildings. Decorative lights and palm trees create a dramatic edge to this mixed-use waterfront.

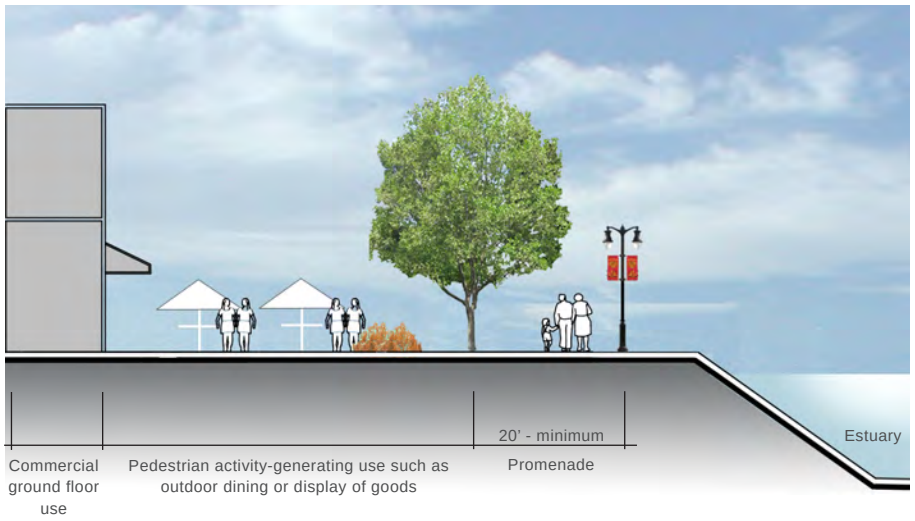
Decorative street lights, benches, and railing are designed in harmony.

Neighborhood street is shared among pedestrians and autos adjacent to the promenade.

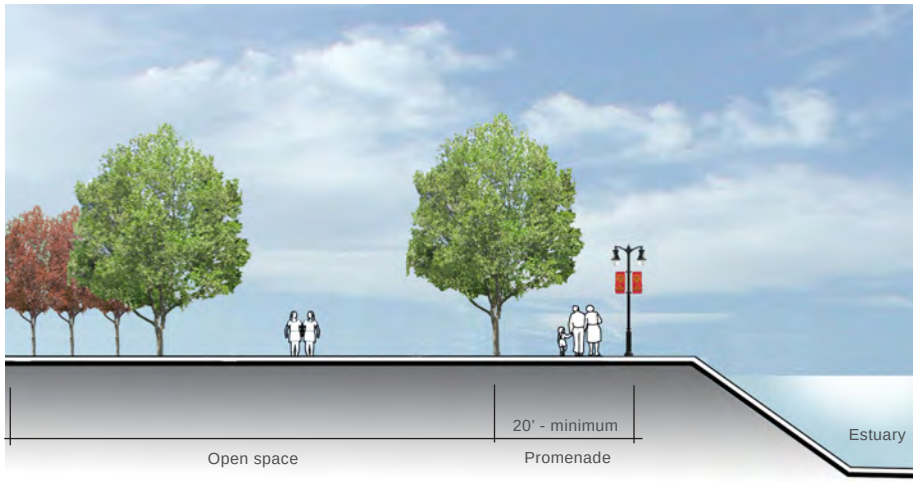
Commercial uses front onto a pedestrian promenade. A gangway provides access to an adjacent marina.



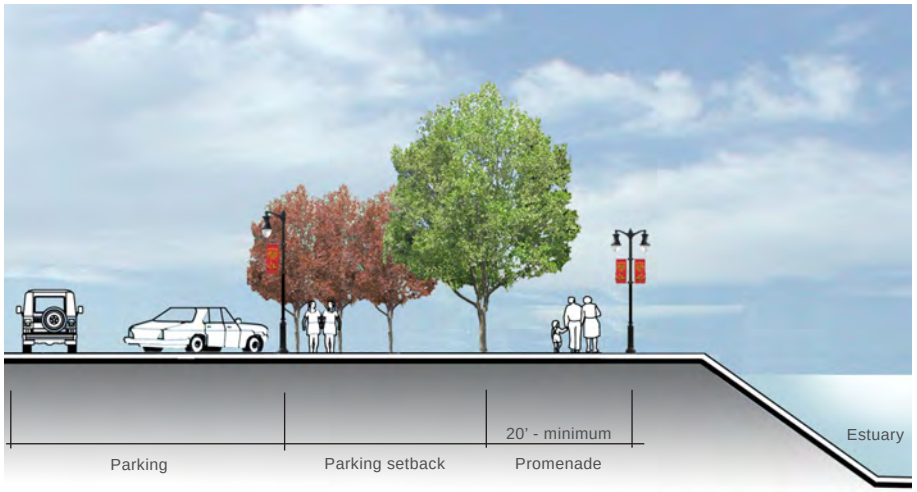
Promenade Concept - Residential or Workplace Frontage



Promenade Concept - Commercial Frontage



Promenade Concept - Open Space Frontage



Promenade Concept - Parking frontage

6.2.A.5 Waterfront Architecture

New building architecture in the North Park Street Waterfront shall be in accordance with Section 4.2 *Architectural Standards and Guidelines for All Buildings*. The following guidelines are provided to encourage building design to embrace elements of contemporary waterfront architecture and to celebrate the site's proximity to the estuary.

Guidelines

1. Building materials may incorporate wood siding.
2. Primary colors may include light hues of blue, grey, white, cream, slate, and tan. Trim colors should be white, or pale hues of beige, tan, grey or blue.
3. Roofs may be gabled and may contain dormers and hips.
4. A cupola or tower volume may have faceted walls forming a hexagon or octagon.
5. Towers may contain small 'look-out' windows and may have a pyramidal or domed roof.
6. Ground floor windows should be large and utilize light colored mullions between clear glass panes.
7. Upper story windows should be multi-paned.