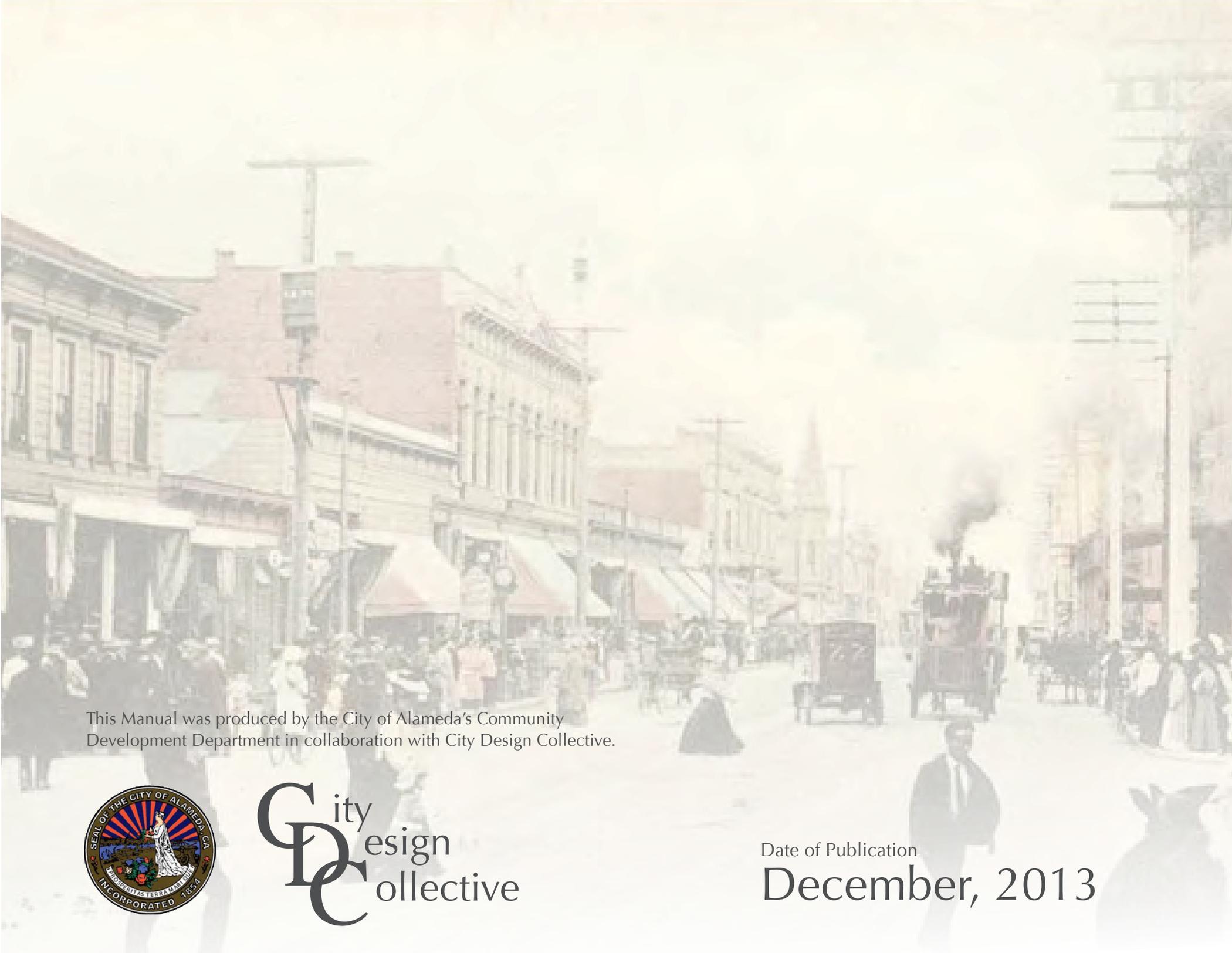




Citywide Design Review Manual

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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1. Introduction

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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 Municipal 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

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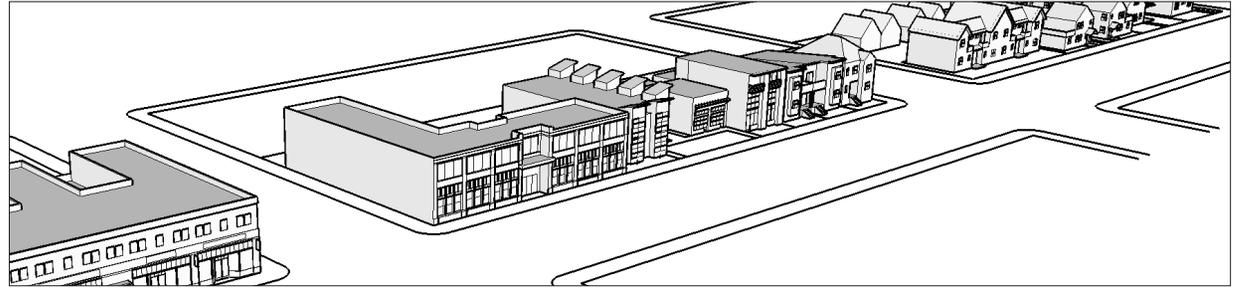
2.2 Permitted Building Types

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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 building'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.

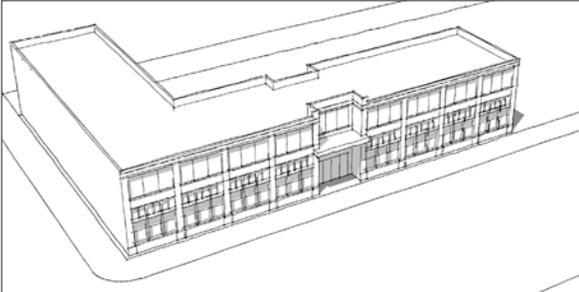
Photographs of exemplary buildings are provided to illustrate typical configurations and common styles. These examples do not indicate required aspects of building design, and are provided as visual aids to assist with the application and design review process.



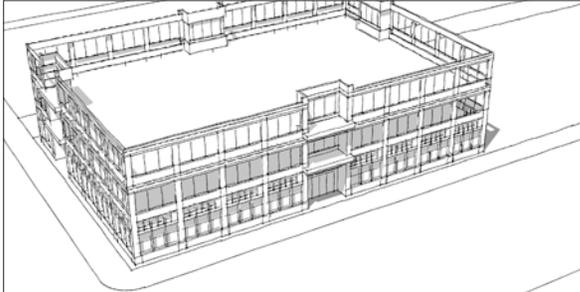
2.2 The Building Types



A. Commercial Block



B. Workplace Commercial



C. Parking Structure



D. Live-work



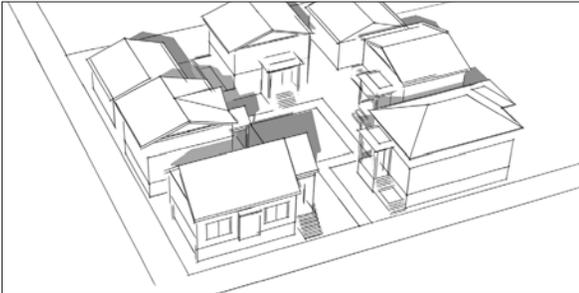
E. Stacked Flats



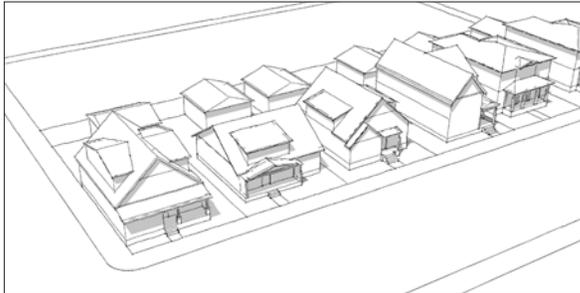
F. Multiplex



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 prominent 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.

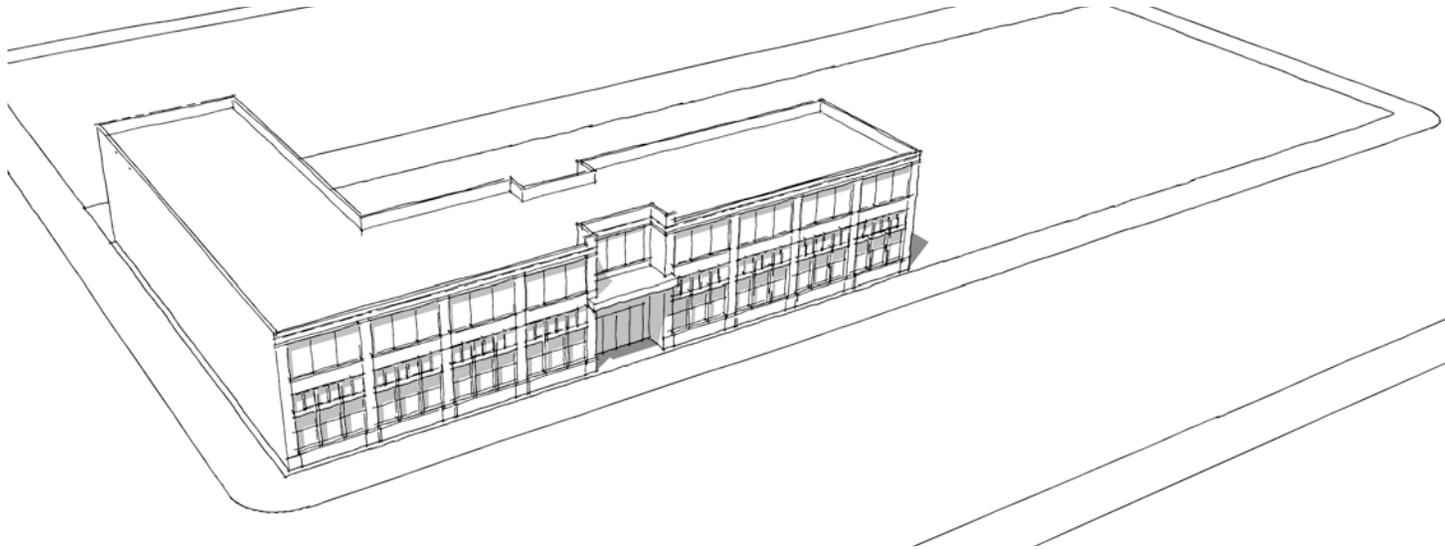


Streamline Moderne commercial block with corner entry.



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.

BUILDING TYPES

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 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.

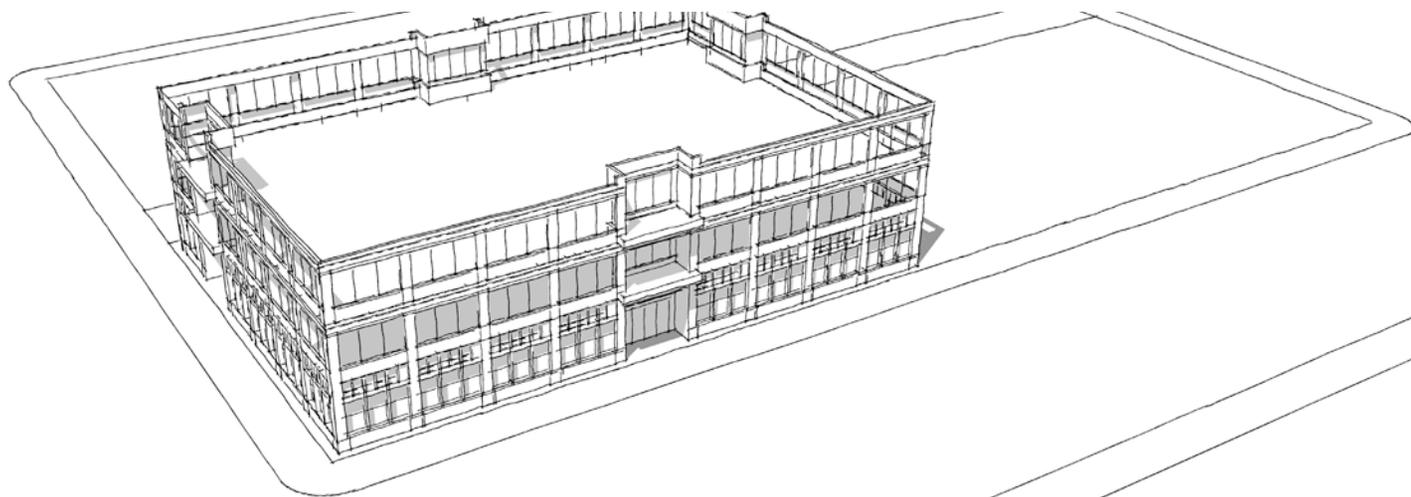


"Grand" single story neoclassical workplace commercial building with corner entry.



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.

BUILDING TYPES

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 buildings 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 inseting 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 runoff, and provide visual interest.

BUILDING TYPES

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.

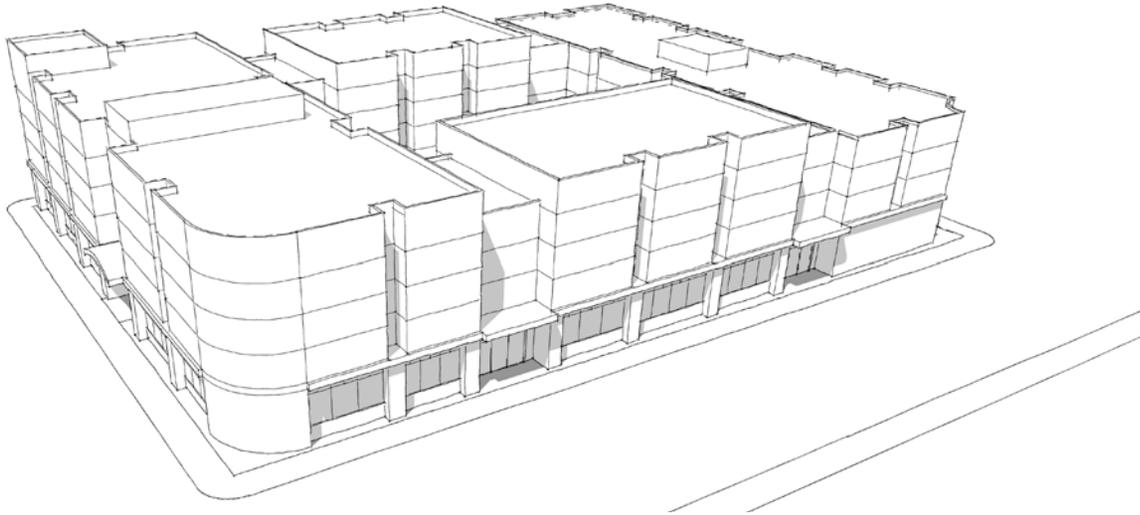


Live-work building setback area treated with low decorative wall and terrace.



Rhythmic Cultural Works includes shared residential and commercial spaces.

2.2.E Stacked Flats



A multi-story building comprising flats, lofts, townhouses, or a mix of 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 buildings 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.

BUILDING TYPES

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



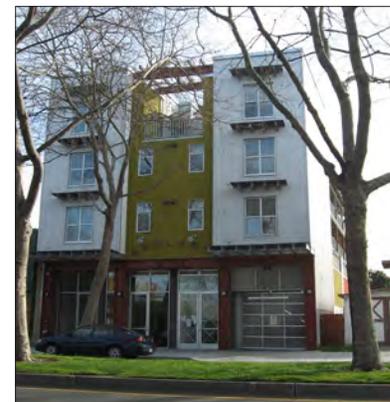
Modern style stacked flats fronting onto common court. Parking is located beneath courtyard and accessed via stair tower.



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 inseting 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 inseting 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 runoff, 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.

BUILDING TYPES

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 inseting 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 runoff, 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.

BUILDING TYPES

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 establishes 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.

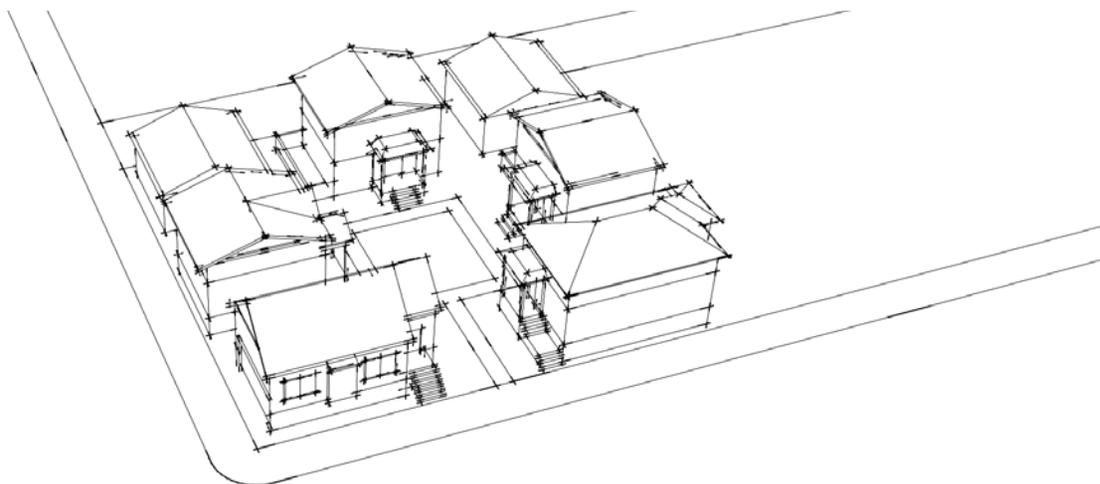


Modern rowhouses with balconies and roof decks. Frontyard is elevated to enhance privacy.



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. Multiplex 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.

BUILDING TYPES

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.

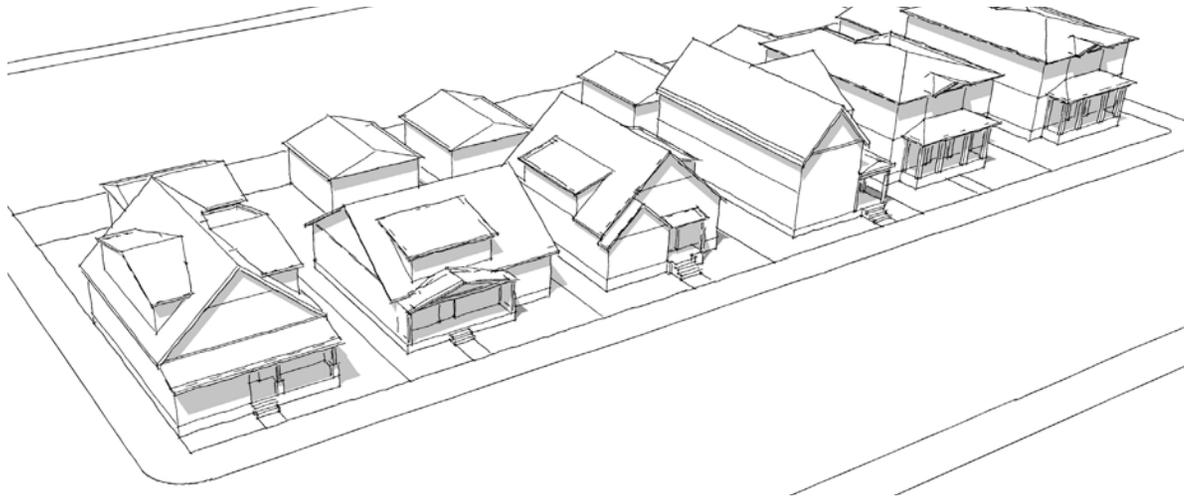


Courtyard and building styles designed in harmony.



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.

BUILDING TYPES

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

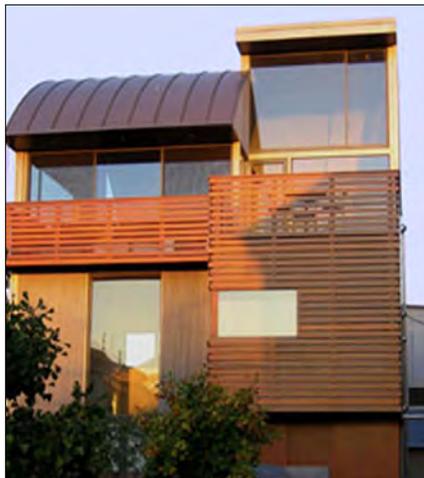
- Victorian
- Colonial Revival
- Craftsman
- Mediterranean
- Art Deco
- Modern



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.



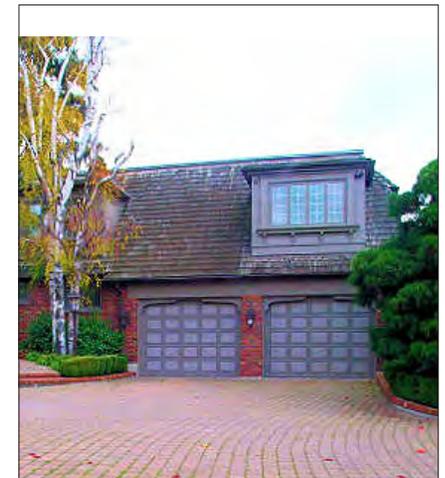
Modern single family home with barrel vault roof, unique windows, and second floor terraces.



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

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3.2 Permitted Frontage Types	
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B. Forecourt	29
C. Formal Entry	29
D. Stoop	30
E. Frontyard	31

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

FRONTAGE TYPES



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.

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.



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.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.

FRONTAGE TYPES



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 neighborhoods.

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.

FRONTAGE TYPES



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

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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 setback 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 setback area.

B. Façade Articulation and Building Elements

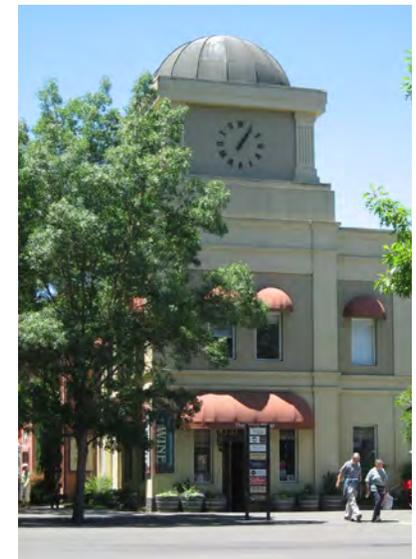
1. Façade articulation shall be consistent with the architectural style of the building.
 - a. The spacing and organization of façade articulation elements such as windows, doors, and balconies must have a clearly identifiable rhythm or composition.
 - b. Building elements should retain the scale and 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 setback 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.



Grout color is coordinated with the color of the stone.

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.



Smooth stucco and terracotta 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.



Wood siding and decorative cornice on Victorian building.

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.



Craftsman home with a combination of wood siding and shingles.



Modern building with fiber cement siding.