4.2.5 Roofs

Standards

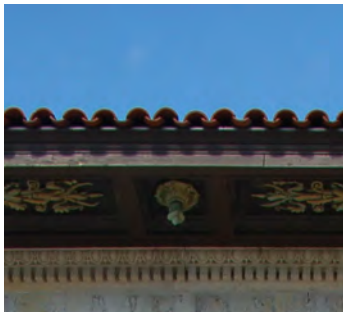
1. All roofs shall be designed in accordance with the architectural style of the building.
2. Roof compositions shall relate to building massing and articulation.
3. Roof materials shall be of high quality, and installed with a high degree of craftsmanship.
4. Mansard roofs shall be interrupted at the 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.

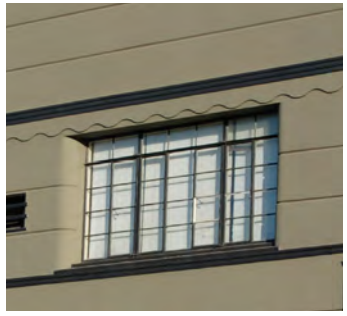

Boxed eave treatment with decorative soffit.

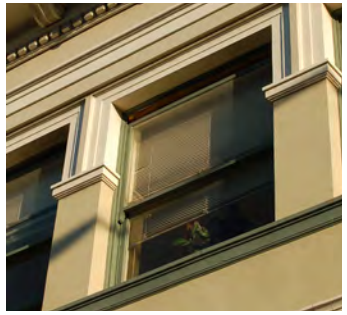
4.2.6 Windows

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

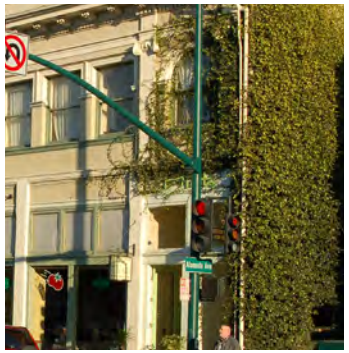
Well designed primary and secondary building entries welcome pedestrians while clearly conveying the use, whether it be commercial, workplace, or residential.

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.

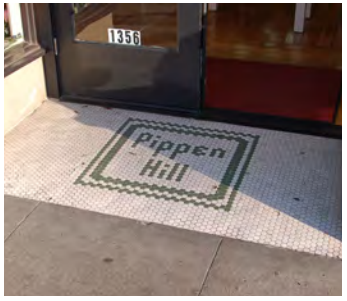
Guidelines

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

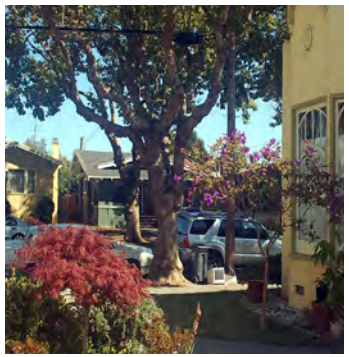
In addition to architectural design standards and guidelines, the application of Green Building Guidelines is highly recommended as an integral part of building design and construction to conserve energy and material resources. The following categories are provided for consideration.

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.

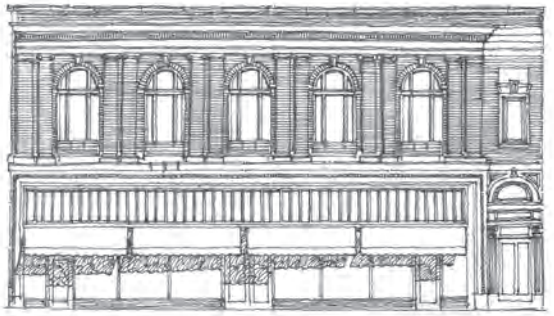
Styles are listed chronologically based on their appearance in Alameda. Guidelines for each style are as follows:

- 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



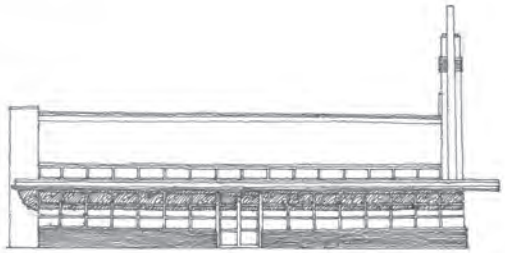
C. Neoclassical

D. Early 20th Century Commercial

E. Craftsman

F. Mediterranean

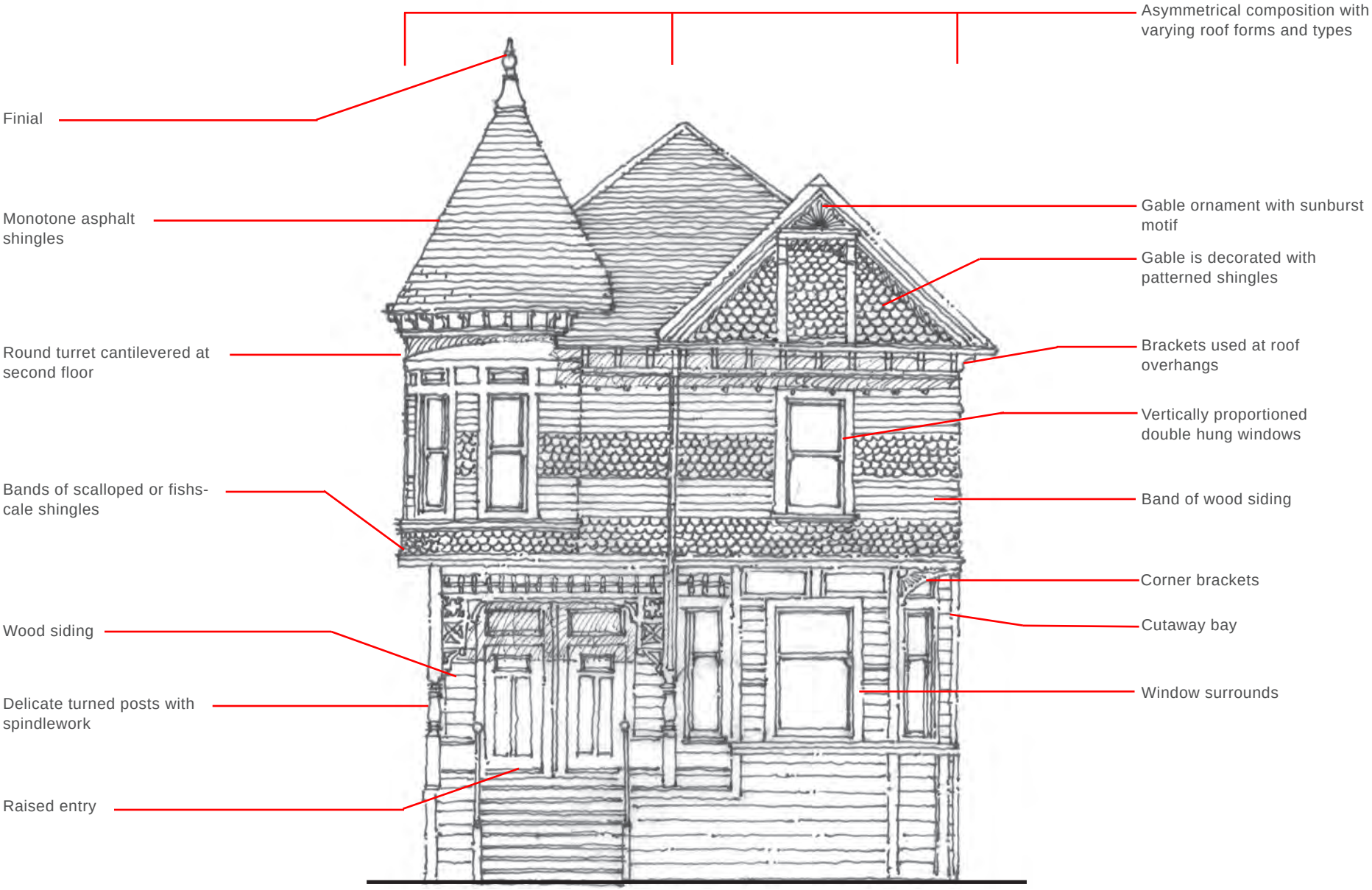
G. Art Deco



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.

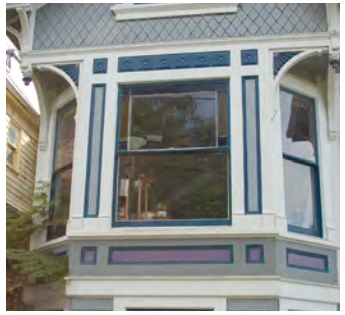
Towers

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.

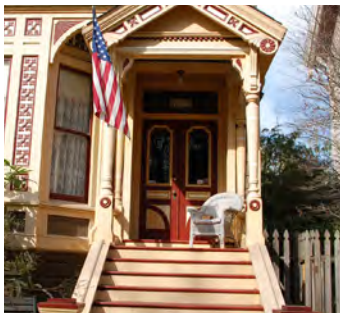
Railings

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

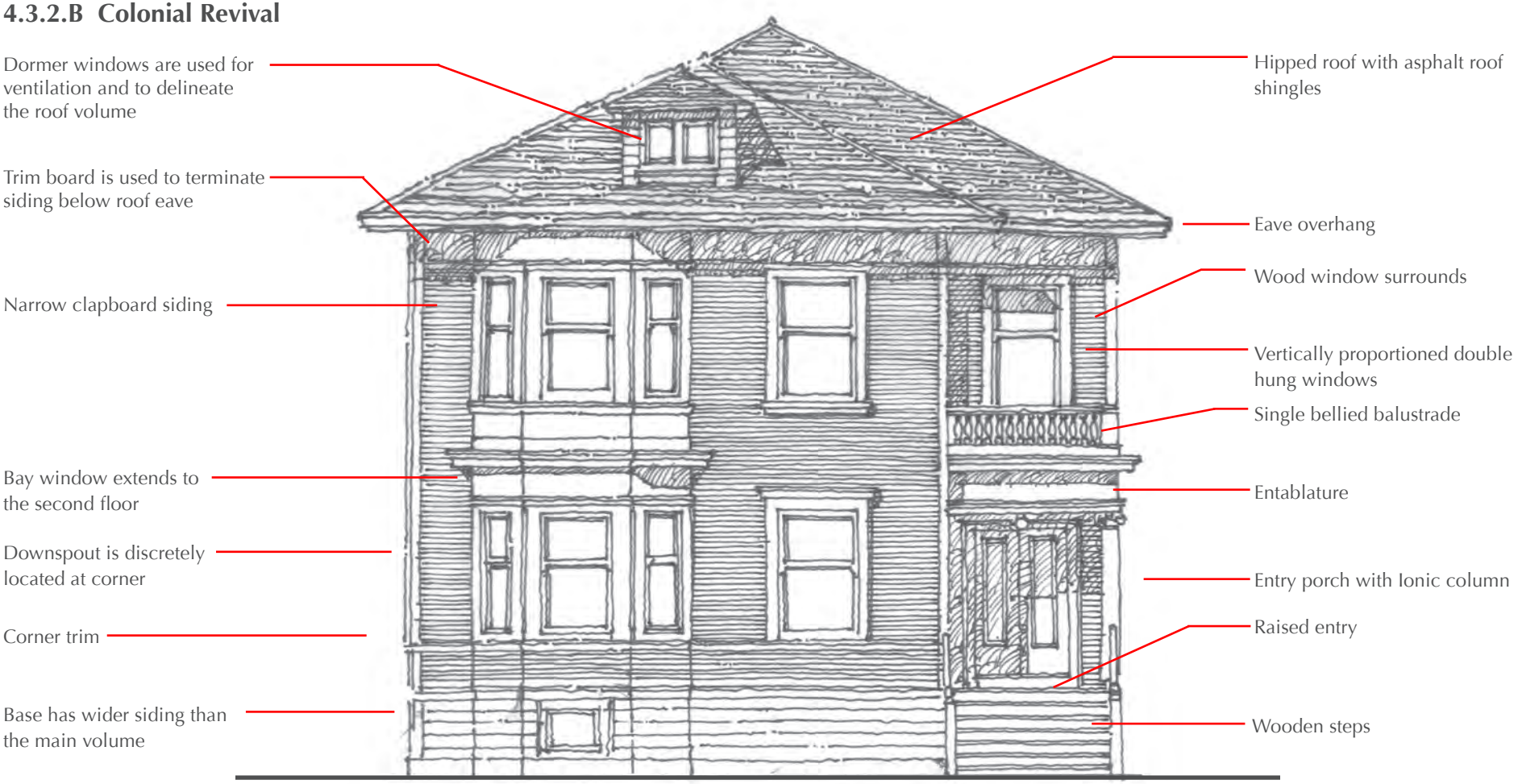
1. Storefront display windows should be framed in wood. Vertically proportioned divided lites are appropriate.
2. Storefront windows should be recessed and include wood sills.
3. Bulkheads should be made of wood framing decorated with painted wood paneling and trim.
4. Entries should be recessed from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

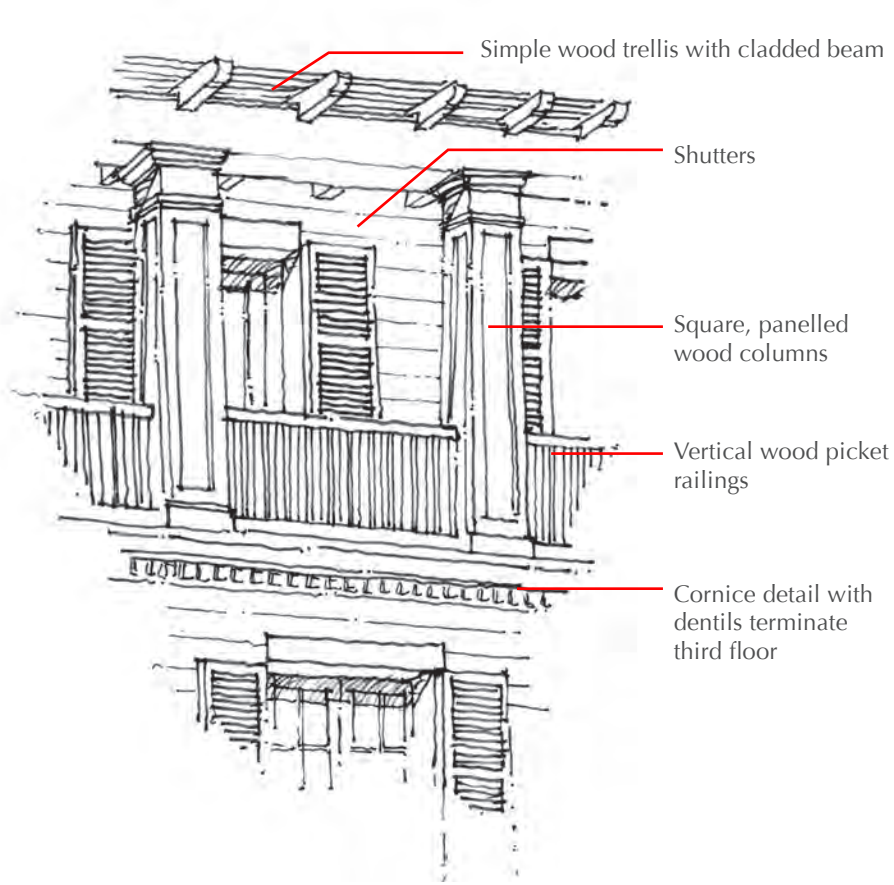
In Alameda, the Colonial Revival style can still be seen in a variety of building types ranging from single and multi-family houses to retail buildings. Colonial Revival's simple massing and minimal ornamentation allow for it to be reproduced in new construction where a historic style is appropriate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

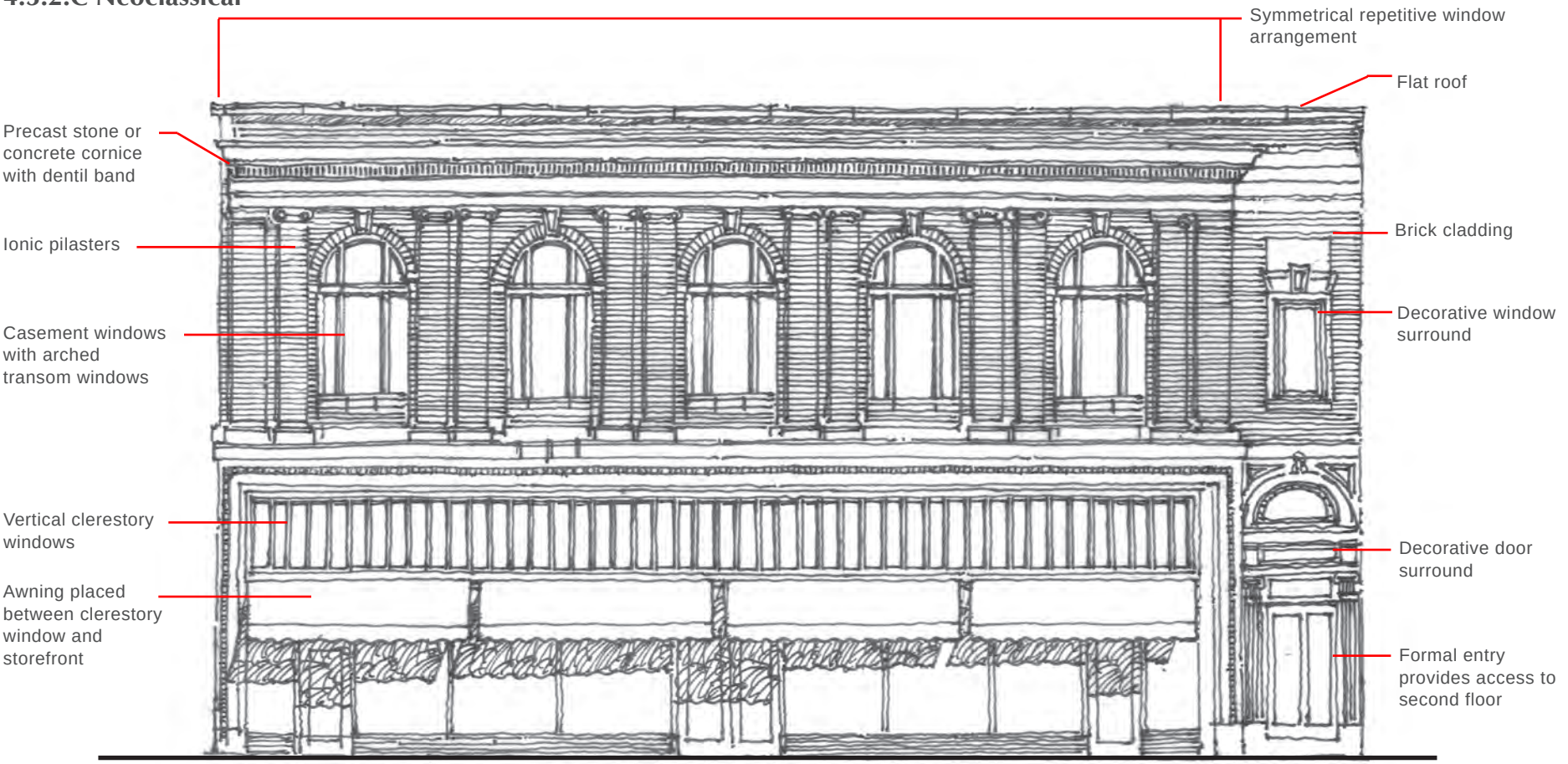
Vertically proportioned double hung windows on second story.

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.

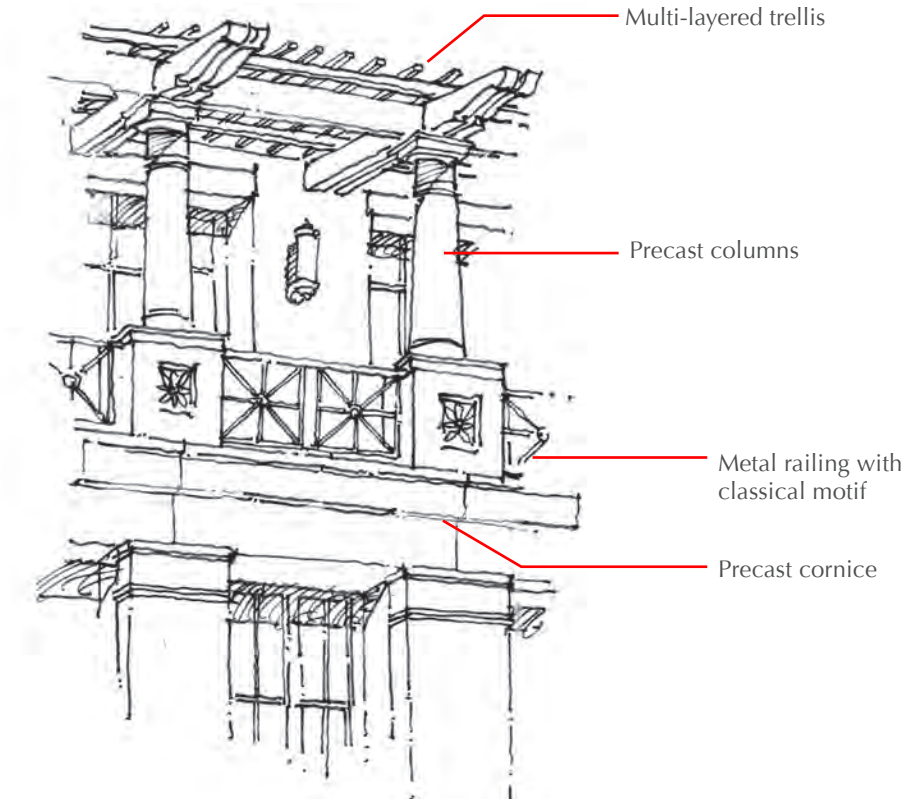
Introduction

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.

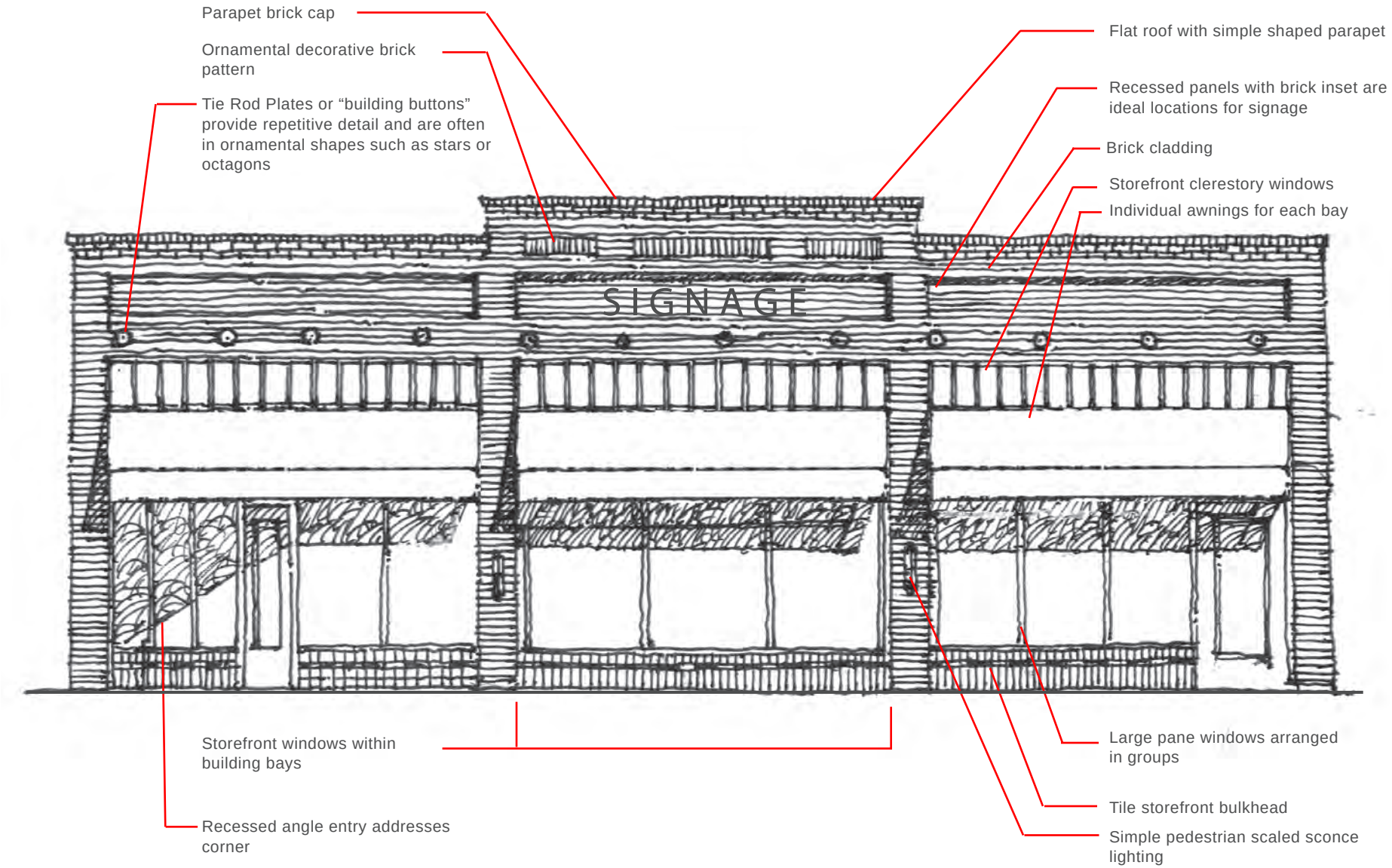
Colors

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

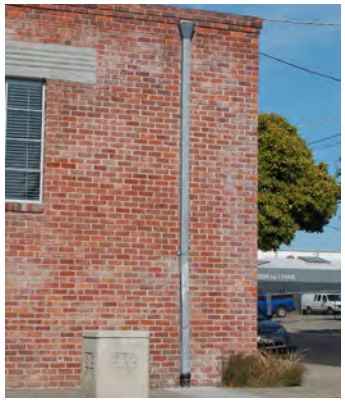
1. A parapet cap or brick cornice is appropriate.

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.

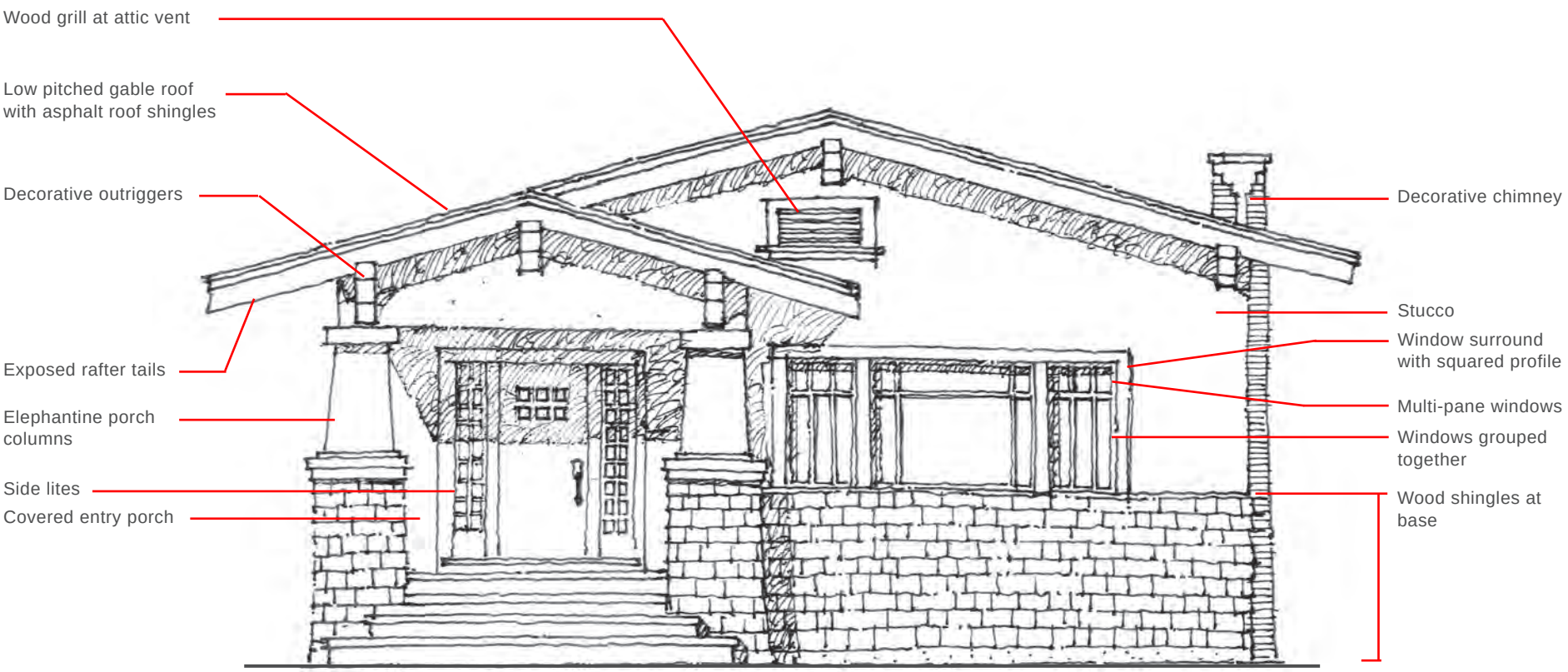
Entrance with transom window.

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.

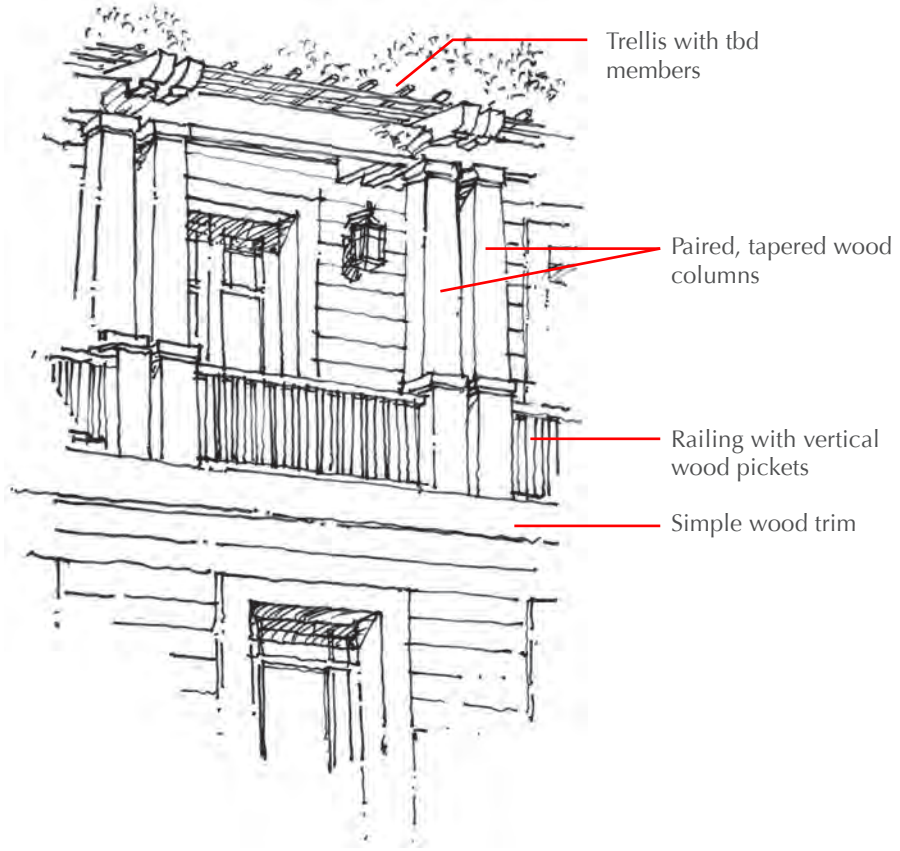
Alameda maintains a broad range of craftsman architecture including bungalows, and larger custom houses. Craftsman architecture was very popular between 1900 and 1930 and continues to be emulated in new buildings today.

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.

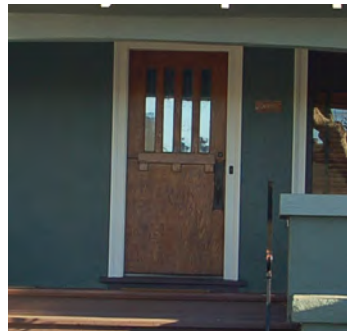
Signage and lighting

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.

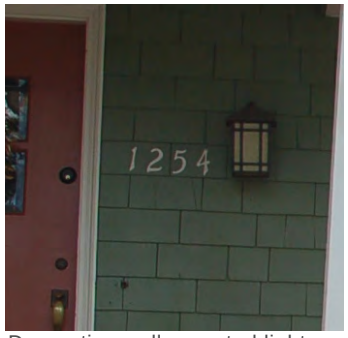
Colors

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.

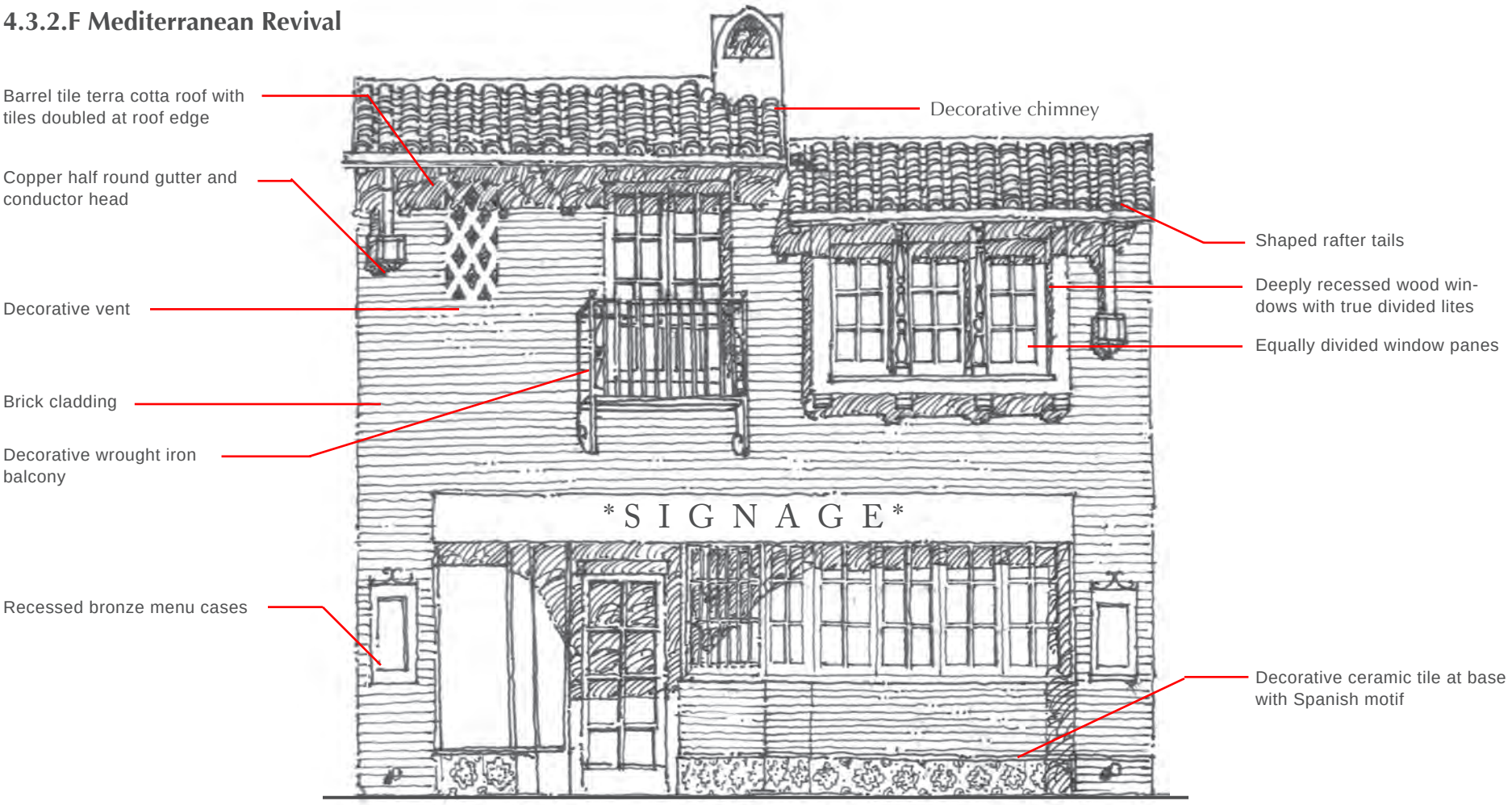


Unpainted entry door with vertical panes.



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.

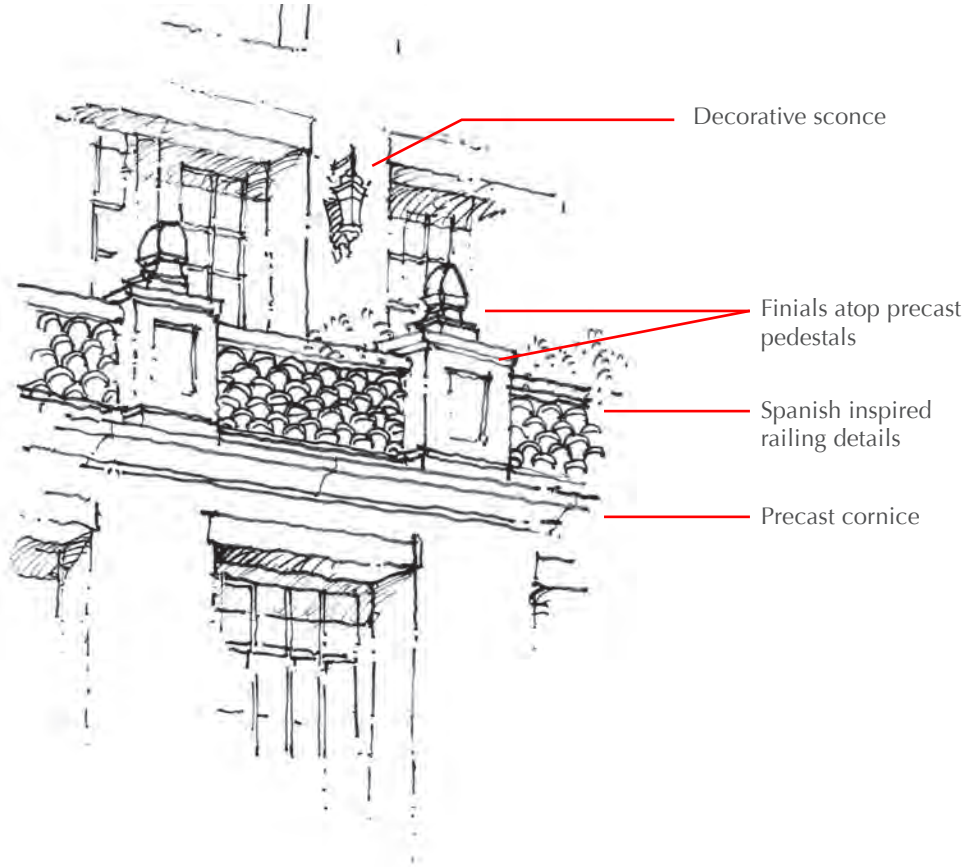
In Alameda, examples range from bungalow courts to multi-level apartment buildings. The style is characterized by stucco walls, deeply recessed, punched openings, wrought iron railings, and terra-cotta barrel roof tiles. Ornamentation is commonly inspired by Spanish motifs.

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.

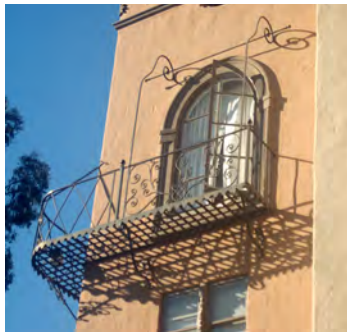
Entries

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.

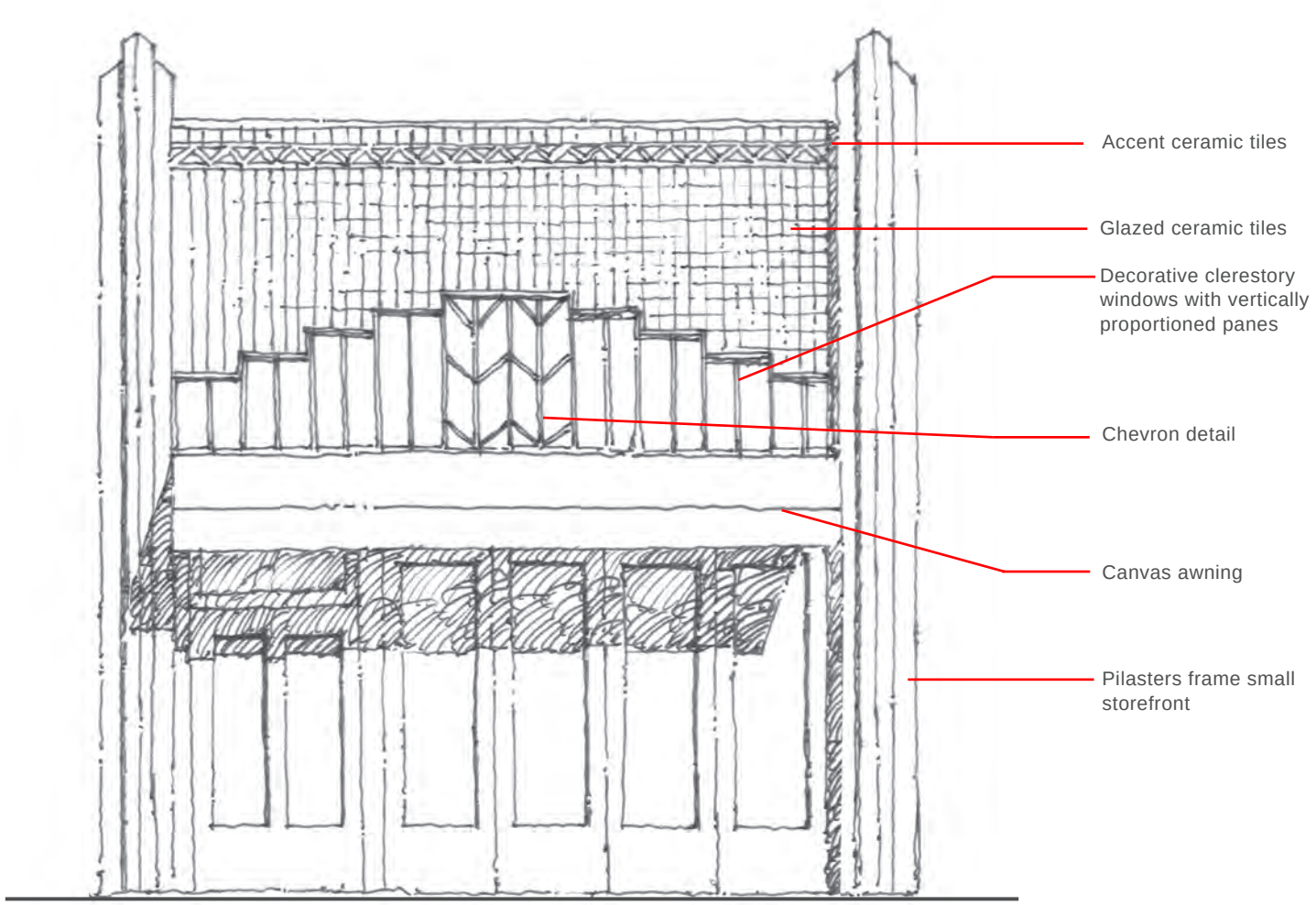
Decorative ceramic tiles used for ornamentation at entry.

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.

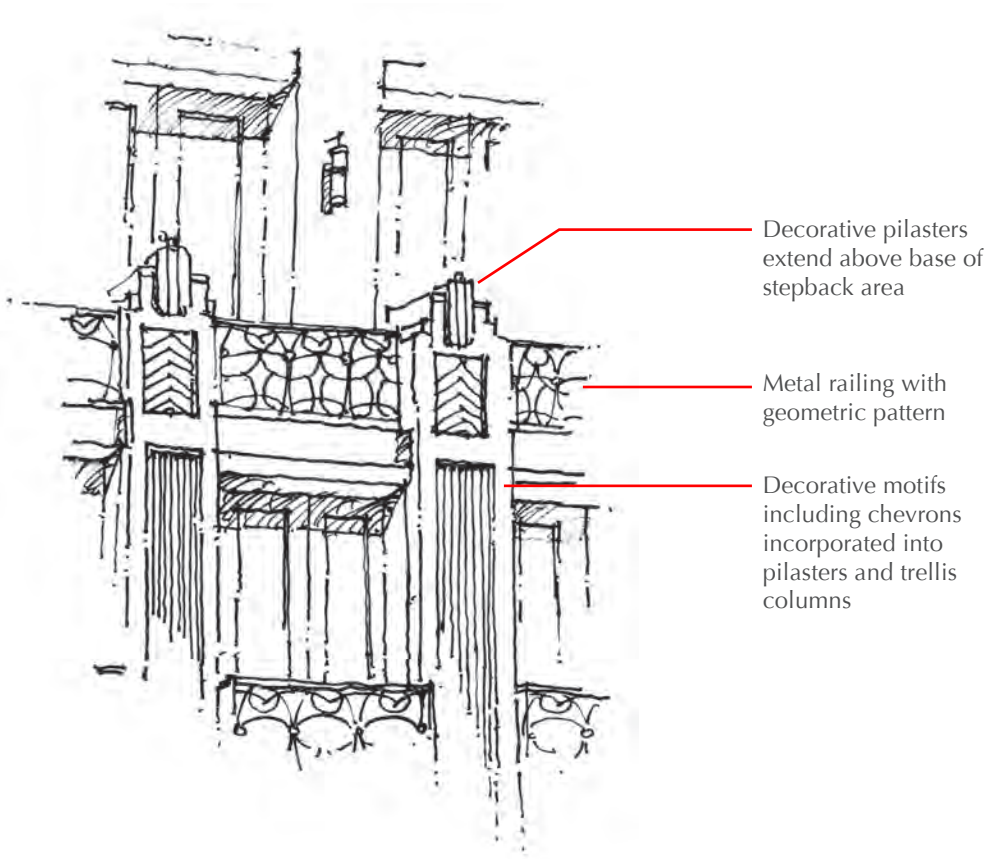
Alameda has several Art Deco buildings in commercial districts and corridors with varying levels of detail and a broad palette of building materials. The Timothy Pfleuger-designed Alameda Theater is Alameda's most prominent and expressive example, depicting unique cast concrete reliefs and a soaring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

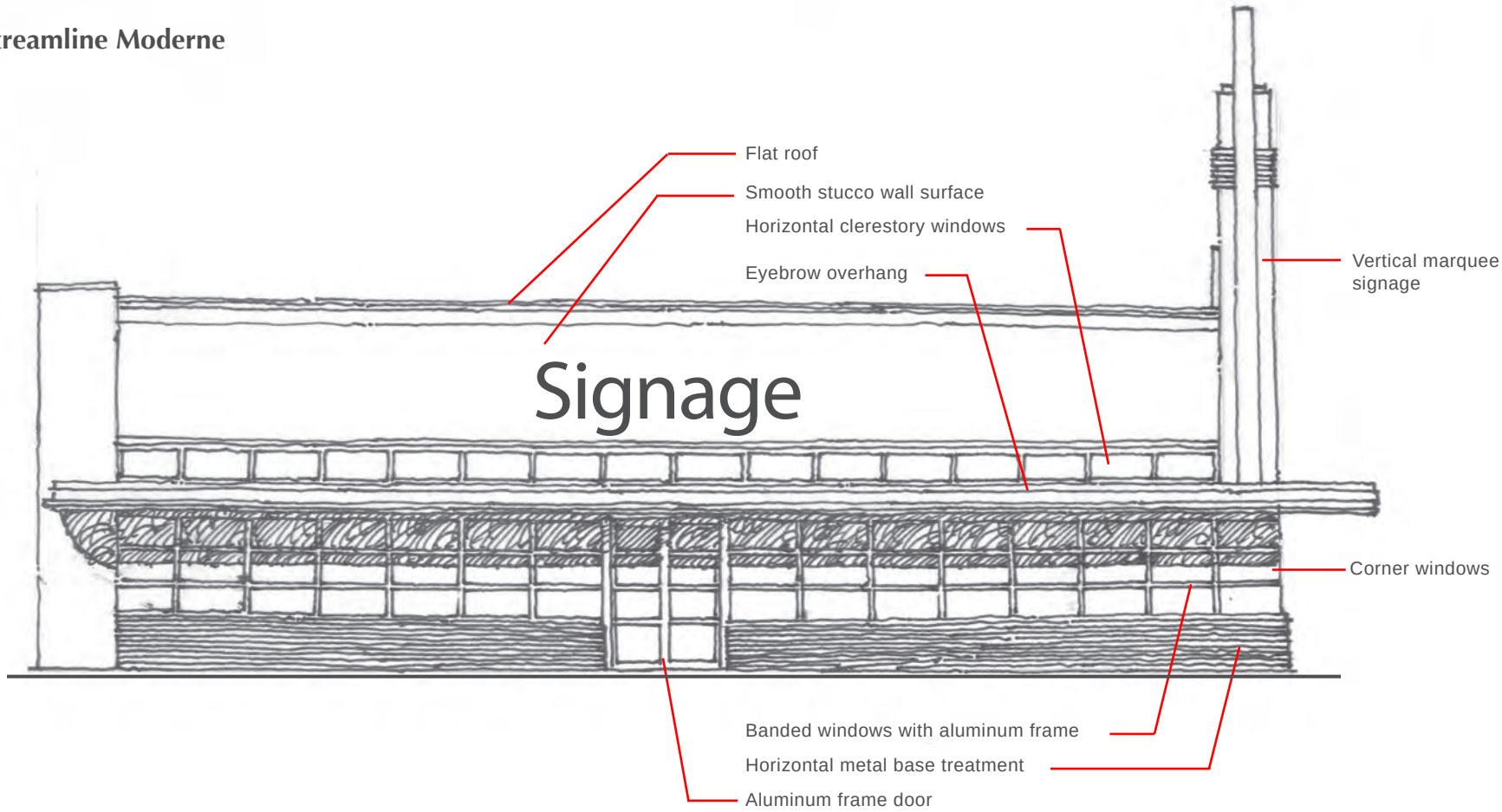
Primary entrance treatment with double doors and transom window.

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.

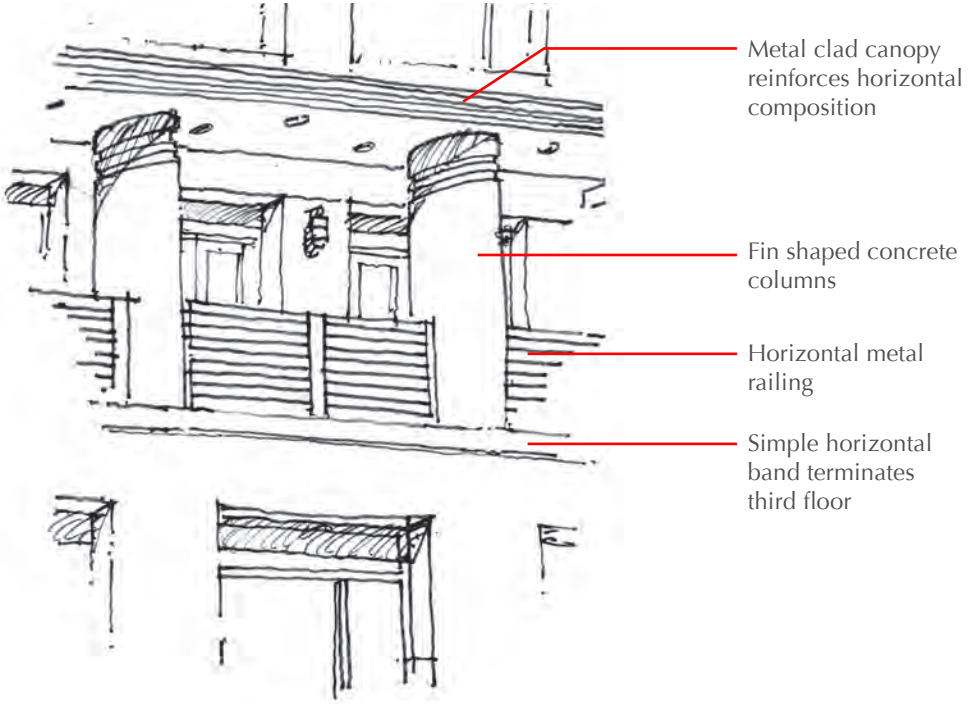
Alameda's Streamline Moderne buildings play a prominent role in the character of the commercial corridors. The former Lucky store and the Commercial National Bank building, both on Central Avenue represent two of the City's most exemplary historic Streamline Moderne buildings.

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

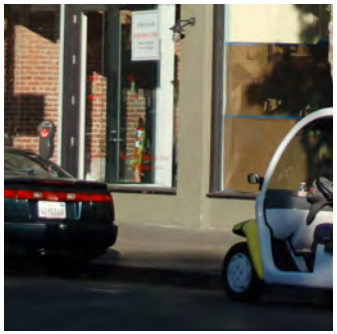
1. Roofs should be flat with a parapet, and have a simple cap treatment.
2. Parapets may be stepped consistently with building volumes.
3. Flat roofs may have a small ledge or metal coping.
4. To minimize visibility, roof flashing should be painted consistent with the façade color scheme, or to match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

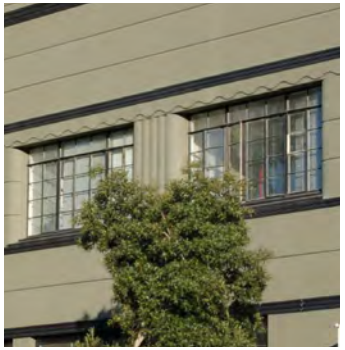
Railings

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.

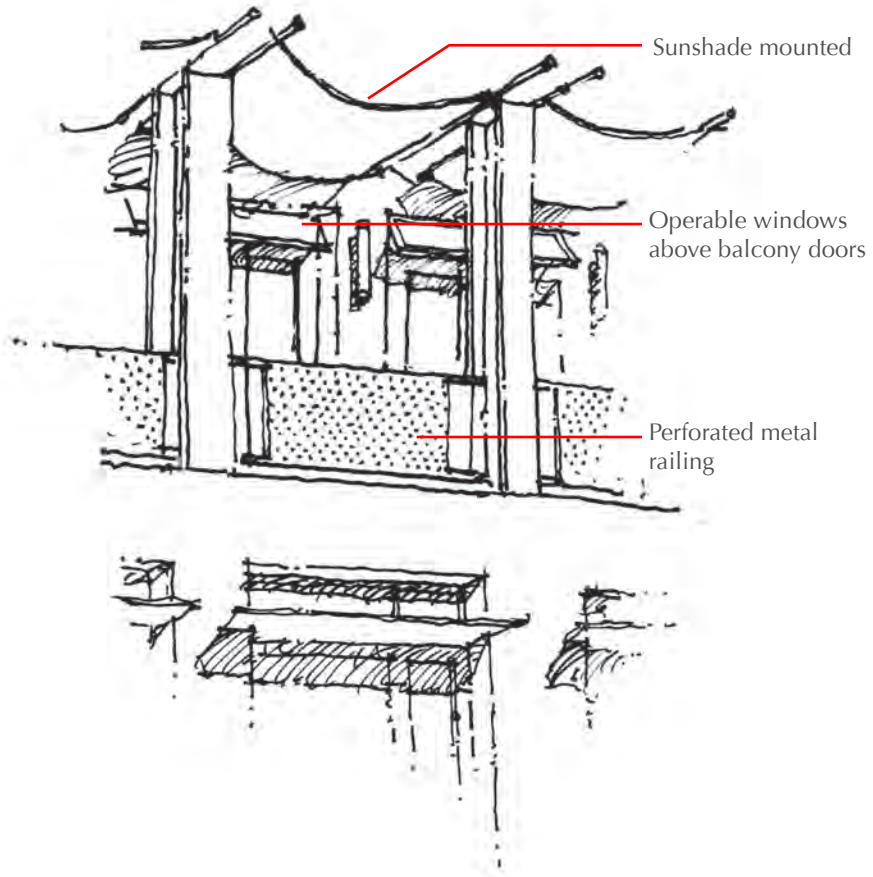
Alameda does not currently have many examples of Modern buildings, however applicants may consider Modern architecture as an appropriate style for infill opportunities. Waterfront districts in particular, including areas such Alameda Point, the Park Street Waterfront, and areas adjacent to the estuary 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.