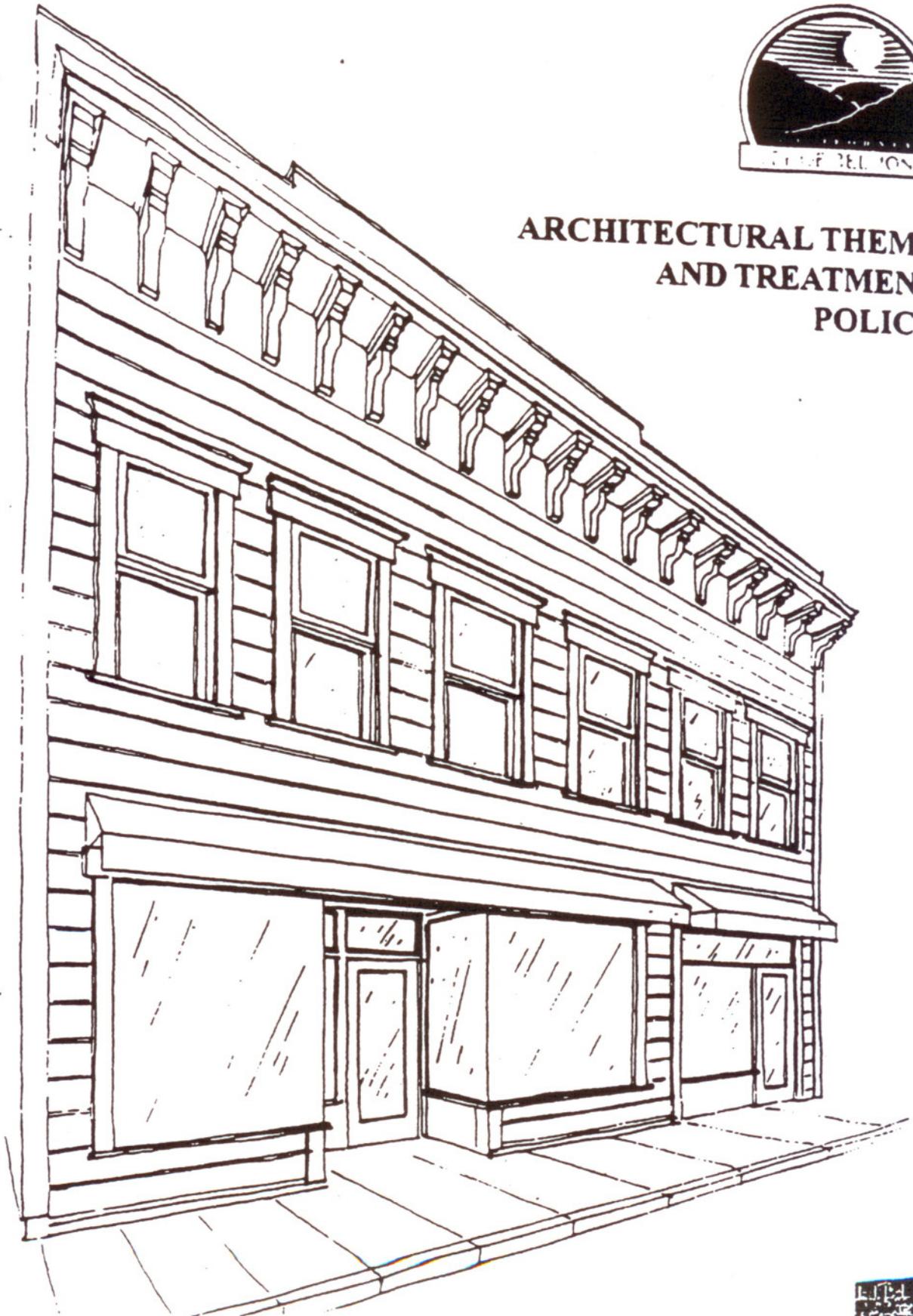




ARCHITECTURAL THEME AND TREATMENT POLICY



3. Architectural Goals and Objectives (Replaces Architectural Theme and Appearance objective on page 4.5)

A distinct architectural theme for the downtown and commercial areas along the El Camino/Ralston axis should be based on one coordinated design theme to distinguish Belmont from surrounding communities and create a sense of a unified downtown area. The architectural style should be based upon use of historic forms and build on the existing inventory of buildings that are either historic buildings or new buildings with historic elements.

In 1997 the Downtown Task Force recommended a cohesive architectural design theme for the commercial areas downtown and along El Camino, Old County Road, and Ralston corridors. The Task Force found that the prior use of multiple theme zones did not support creating a unified sense of place for the main commercial part of Belmont nor did it help define an area that could be considered Downtown Belmont. The Task Force recommended utilization of one unified theme from city border to city border along the El Camino, and the use of a common architectural palette would help define Belmont's commercial area as unique from other cities and help define the limits of the downtown area.

4.6 ARCHITECTURAL THEME OBJECTIVE (Revised)

A distinct architectural image for the Downtown should be based on a cohesive theme of building styles derived from the architectural heritage of Downtown Belmont. Creative architectural design should be encouraged to utilize historic forms in traditional and attractive ways.

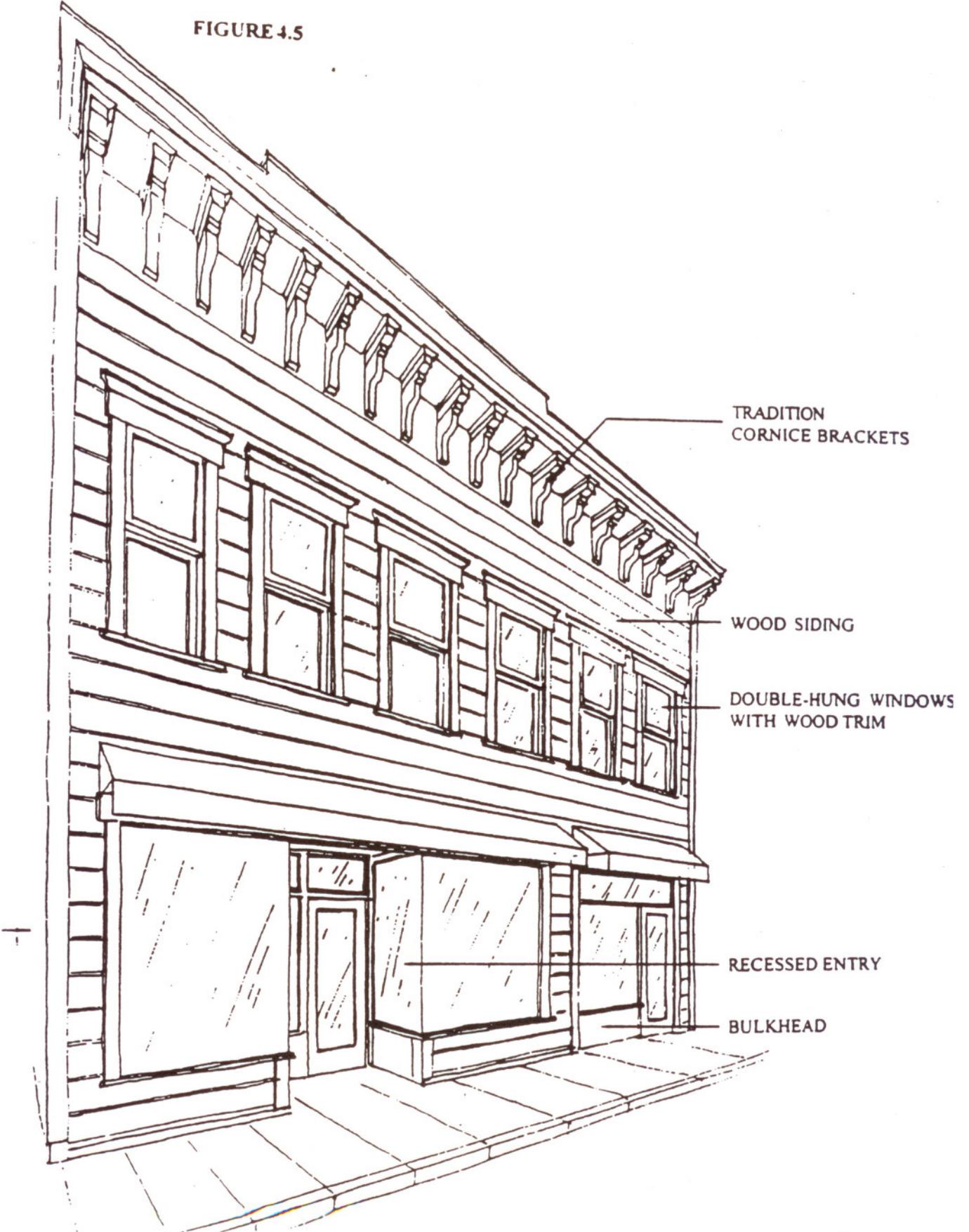
4.6.1 Historic Architectural Theme Zone Policies (New)

The Historic Architectural Theme Zone is established to govern the architectural style of commercial, office, residential and institutional buildings. The limits of this zone are shown in Figure 4.4. This architectural theme is intended to identify Downtown Belmont by creating and maintaining a cohesive architectural image, which reflects the heritage of Belmont and the types of buildings that are currently being built within the downtown. Theme zone standards are devised to ensure compatibility and united yet diverse, building forms and styles. The historic theme is associated with, and intended to augment, established styles in the downtown area such as Italianate, Shingle, Craftsman, Spanish Colonial Revival, Late Victorian, Edwardian and Bungalow styles. Each of these styles has characteristic features associated with the detailing and ornamentation of roofs, eaves, facades, columns, windows and doors and distinct relationships between the building and the ground plane. Innovative interpretations of historical styles and incorporation of "sustainable design" principles are encouraged within the context of the Historic Architectural Theme Zone.

4.6.2 Historical Architecture Theme Zone (New)

The architectural style of the Historic Architectural Theme Zone is based upon traditional building elements, proportions and construction techniques. The buildings will reflect the detailing and craftsmanship of American architecture between 1880-1930. The building façades may be finished in wood, cement plaster, masonry or a combination of these materials. The building shall be articulated to reflect the traditional development patterns of twenty-five to fifty foot wide lots within the downtown area. The overall goal of the design guidelines is to create buildings whose proportions, rhythms and details are based on traditional American architectural styles. These buildings need not be direct imitations of these styles, but their architectural elements and devices must respect the proportions, craftsmanship and materials of historical buildings. See Figures 4.5 - 4.8 for examples of appropriate historic buildings.

FIGURE 4.5



TRADITION
CORNICE BRACKETS

WOOD SIDING

DOUBLE-HUNG WINDOWS
WITH WOOD TRIM

RECESSED ENTRY

BULKHEAD

FIGURE 4.6

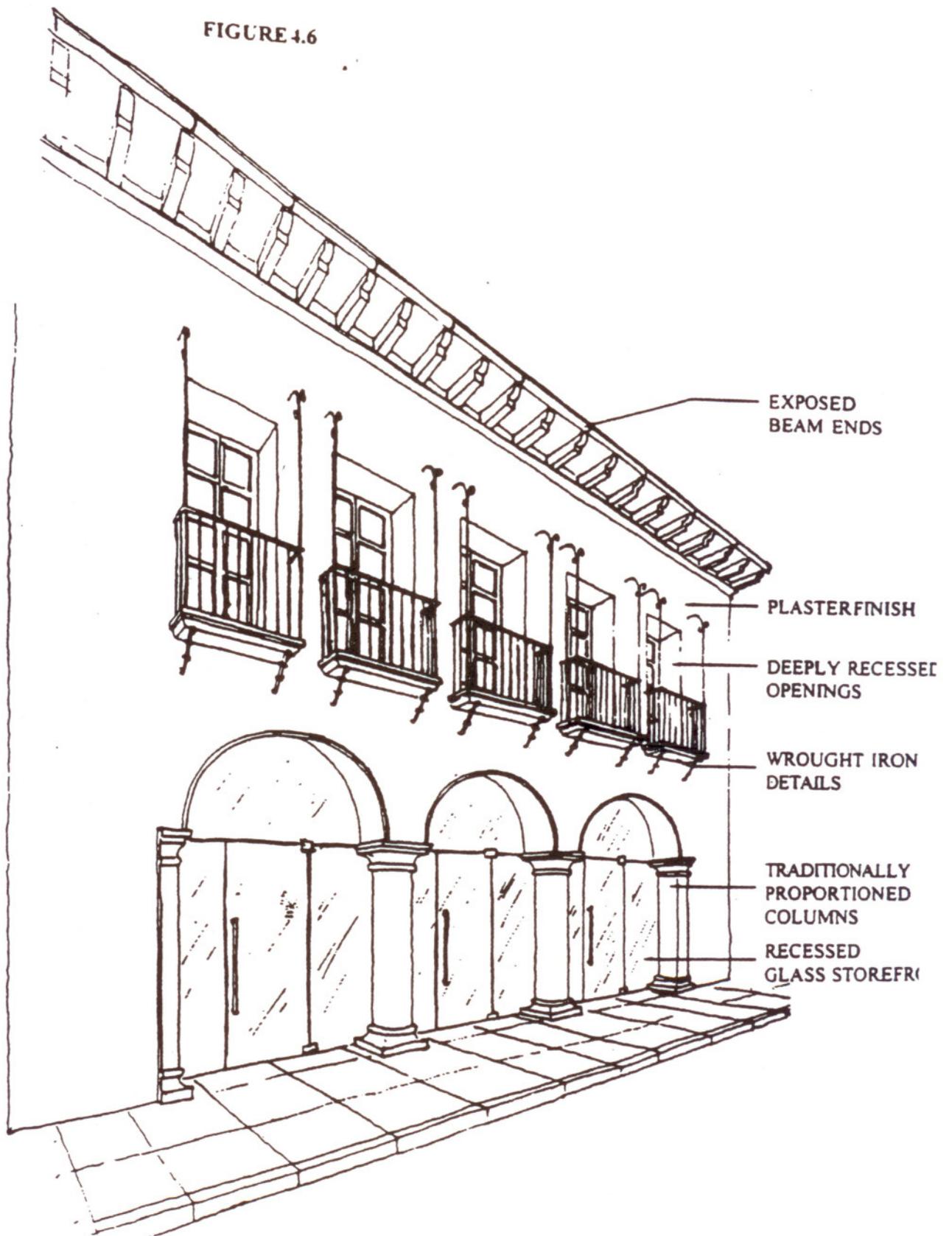


FIGURE 4.7

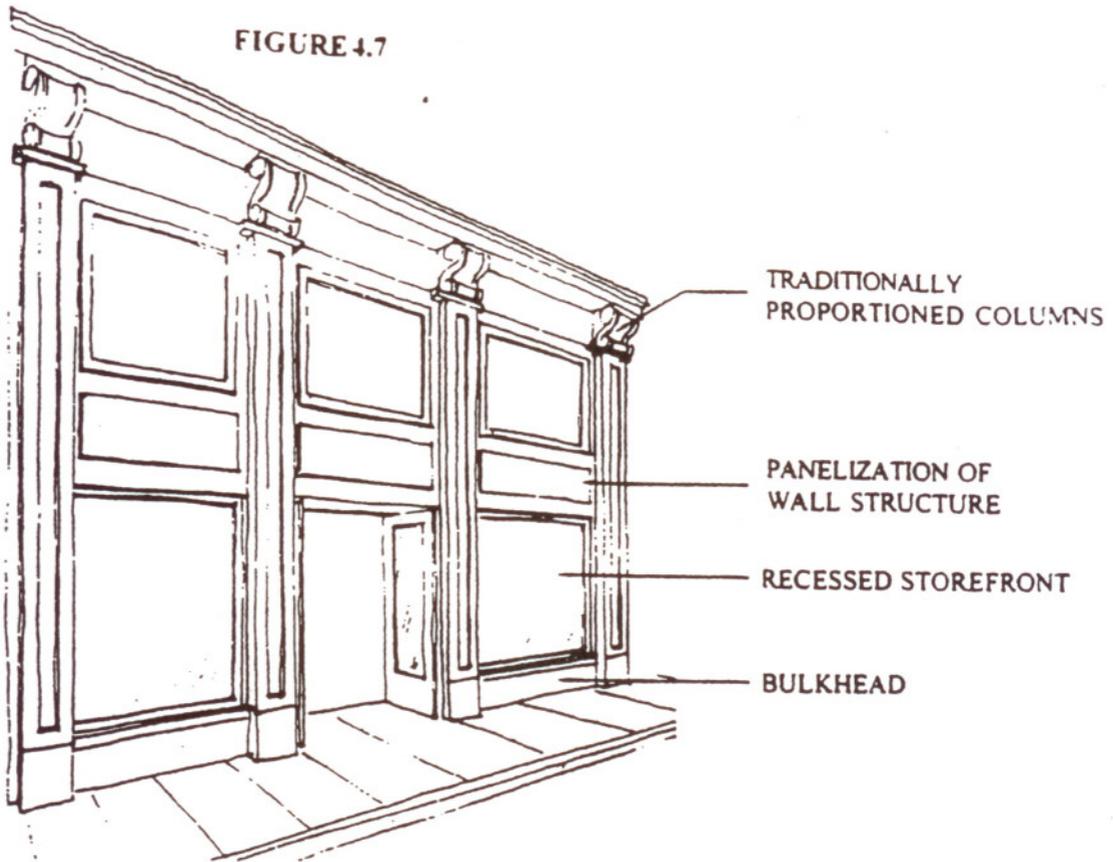
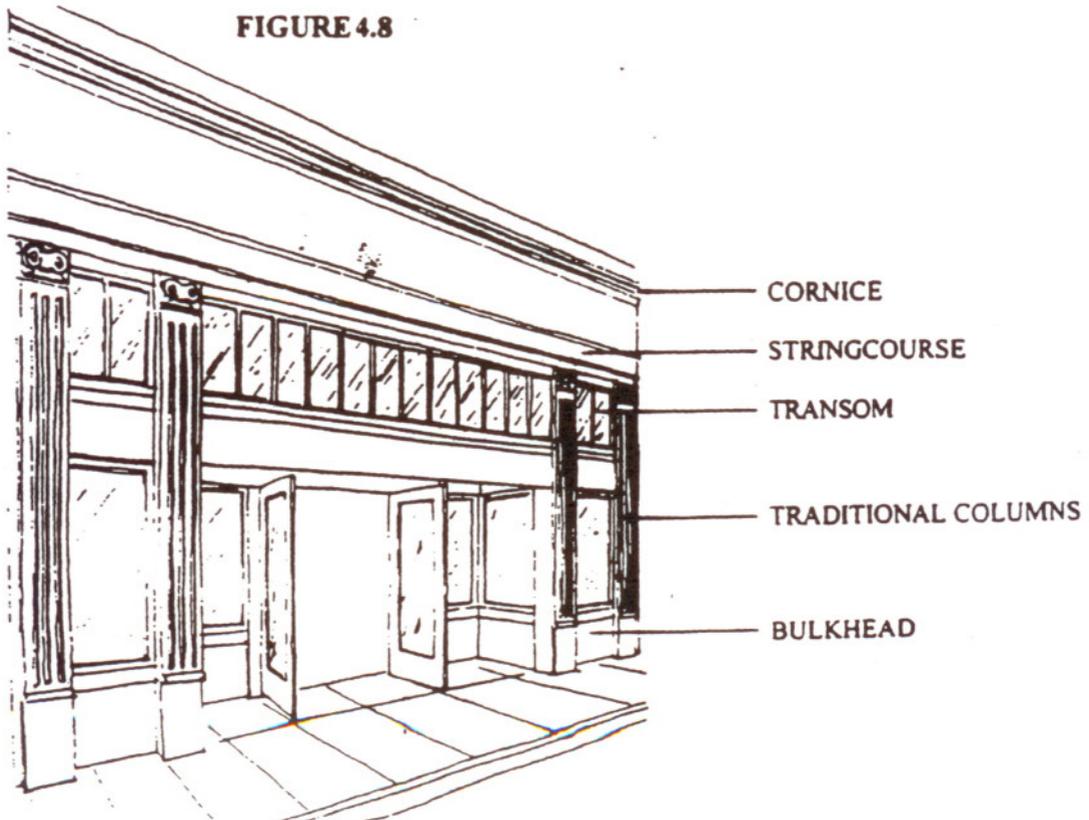


FIGURE 4.8



4.6.2 Historic Architectural Theme Zone Design Guidelines (New)

The following design guidelines are set forth and demonstrated in the figures accompanying the policies.

A. Siting Design

1. All freestanding fencing shall be subject to review and approval by the City, and materials, textures and colors shall be consistent with adjacent buildings.
2. Trash, service and utility closets and enclosures shall be designed as an integral part of the building. All enclosing gates shall be solid.
3. No chain link or rough-wood appearance fencing shall be permitted.

B. Building Design

I. Required Design Elements

1. All building facades shall be expressed as a balanced composition, both vertically and horizontally, utilizing traditional proportions of design elements.
2. Buildings shall be articulated in twenty-five to fifty foot increments to be consistent with traditional development patterns in the downtown.
3. Subdivisions of display windows shall be consistent with the area's historical period buildings. Where large expanses of glass are utilized on the ground level, small paned transoms are required above, and a bulkhead with a minimum dimension of 18" is required below. Mullionless, all glass, storefront systems will be considered if recessed a minimum of one foot from the building plane.
4. Bay rhythms shall be consistent throughout the façade, not haphazardly placed.
5. Subdivisions within bays shall also be regularly modulated and consistent with historic styles.
6. All decorative elements such as awnings, signage or lighting shall be integrated within the building composition and shall be detailed to be compatible with the historic style.
7. All entrances shall be readily identifiable and articulated with enhanced architectural elements. Recessed entrances are encouraged.
8. Rear entrances shall follow the Guidelines for front entrances.
9. Bulkheads shall be eighteen (18) inches minimum height. Any of the discussed building materials will be permitted, including wood siding, providing traditional detailing is used.
10. All buildings shall have integrated equipment screening.
11. All hip roofs shall have eave overhangs proportionate to the architectural style of the building. Mansard roofs shall provide slopes no steeper than 1:1 to provide the illusion of a hip roof. Flat roof finishes using white or reflective materials shall be avoided.

II. Prohibited Design Elements

1. Narrow stile doors or anodized aluminum storefronts shall not be permitted.
2. Security bars, if needed, shall not be mounted on the exterior of the building, unless integrated with the historic character and consistent with the traditional style (i.e. wrought iron gates on Spanish Colonial Revival buildings).
3. No exposed conduit, utility brackets or wiring is allowed. All existing exposed conduits and brackets shall be removed during the implementation of the approved improvements.

C. Materials

I. Required Materials

1. Building designs shall be expressed as wood, cement plaster, masonry or concrete load-bearing buildings appropriate to the historic era: horizontal wood siding, shingles, brick, cut or carved monumental stone, terracotta or decorative stone are examples of allowed building materials.
2. Material substitutes will be considered during project review (fiberglass columns, tin cornices, elements contributing to sustainable design, etc.), however, traditional proportions, detailing and intent shall be maintained. Any improvements, restoration or new construction shall accurately duplicate traditional original details, or reinterpret these details using traditional proportions and materials.
3. Sashes shall be wood or steel, consistent to the historical period. Mullionless, all-glass, storefront systems will be considered if recessed a minimum of one foot from the building plane. Aluminum storefronts shall not be permitted. Doors shall be wood or steel.
4. Cement plaster finishes are required to have a smooth steel trowel finish. Substitute hand trowelled finishes will be considered during project review, provided that they are consistent with historic plaster finishes.
5. All transoms shall be glazed with transparent or translucent glass.
6. Buildings that are to be residential in character shall appear to be constructed of wood, brick or stone. Exterior finishes shall be painted horizontal wood siding, face brick, stone veneer or smooth textured cement plaster (limited to specific design idioms).
7. Roof coverings visible from adjacent streets may be wood shingles, slate shingles, clay tile caps and pans (limited to specific design idioms) or composition shingles.
8. Marquees, canopies, awnings and material substitutes will be permitted provided that traditional proportions, textures, finishes and intent are maintained.

II. Prohibited Materials

1. Exposed rough wood siding and trim shall not be permitted.
2. Exterior Insulating Finish Systems (EIFS) shall not be permitted.
3. Aluminum storefronts shall not be permitted.
4. No tinted or reflective glass shall be permitted. Translucent or stained glass shall be consistent with the historic period.
5. Contemporary roll-up service doors are not permitted.
6. Aluminum, steel, fiberglass and plastic awnings or canopies shall not be permitted.

D. Colors

1. Bright, intense primary colors are not permitted.
2. Accent colors utilized for awnings, detail stripes, and dentils shall be muted and harmonize with overall project colors.

E. Lighting

1. No fluorescent lighting shall be allowed within eight feet from the storefront. No rotating, blinking, animated, or flashing lights shall be permitted.
2. Exterior lighting and fixtures shall be compatible with the historic character of the buildings.

F. Signage

1. No signs with changeable copy shall be permitted except for gasoline service stations, movie theaters, and places of large public gatherings.
2. All signs shall be designed for visual communication to pedestrians and slow-moving vehicular traffic on side streets.
3. No internally illuminated signs shall be permitted.

G. Village Center and Abutting Blocks Special Requirements

Within those blocks designated Village Center and the blocks immediately abutting to the North across Ralston Avenue, the West across Sixth Avenue, and to the South across Waltermire Street the use of cement plaster exterior materials shall be limited to building accents only and not be the predominant exterior material. The architecture shall avoid Spanish, colonial revival, Italianate, and Mediterranean themes and utilize Shingle, Craftsman, Late Victorian, Edwardian, and Bungalow styles.

G. Architectural Elements

I. Storefronts

Storefronts may be expressed as individual windows (see Section 3. Windows) or as a more continuous areas of glass. Where storefronts have continuous areas of glass, the glazing must be broken up into vertically proportioned units or have transom panels above. Glazing must be recessed a minimum of four inches (4") from the plane of the storefront. A stringcourse above the storefront system is required to separate the storefront from the building mass above where storefronts have continuous areas of glazing. Mullionless, all-glass storefront systems will be considered if recessed a minimum of one foot from the building plane. See Figures 4.9-4.12.

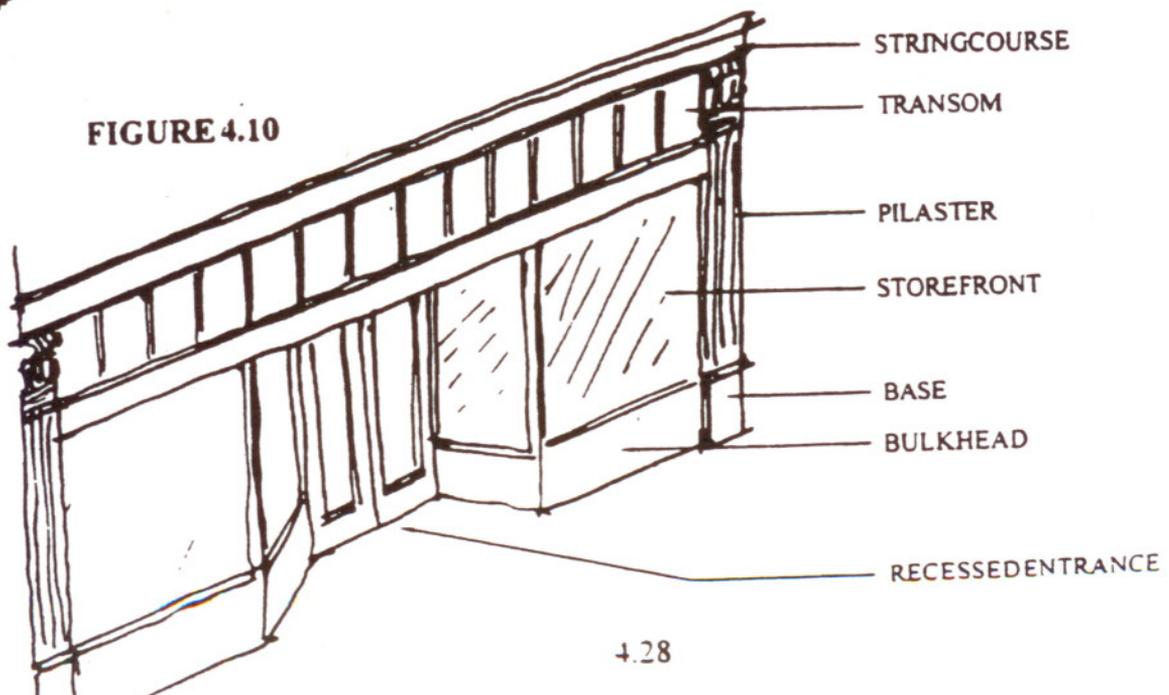
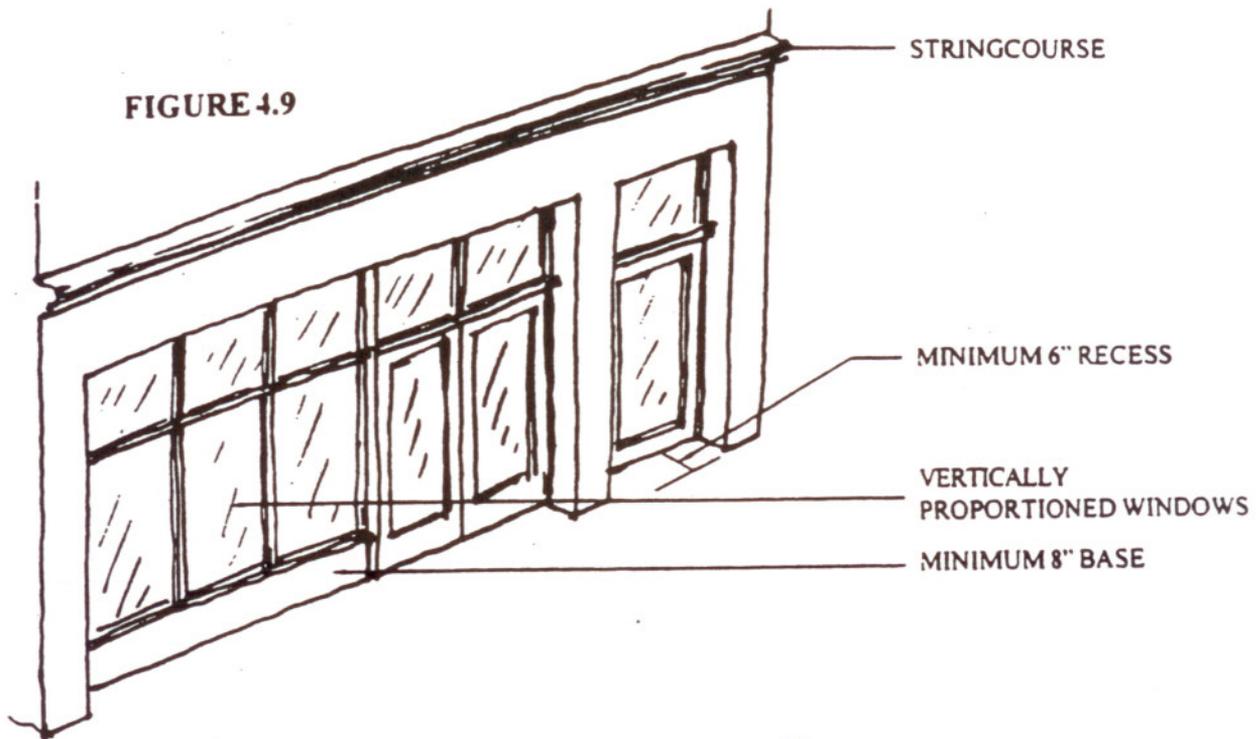


FIGURE 4.11

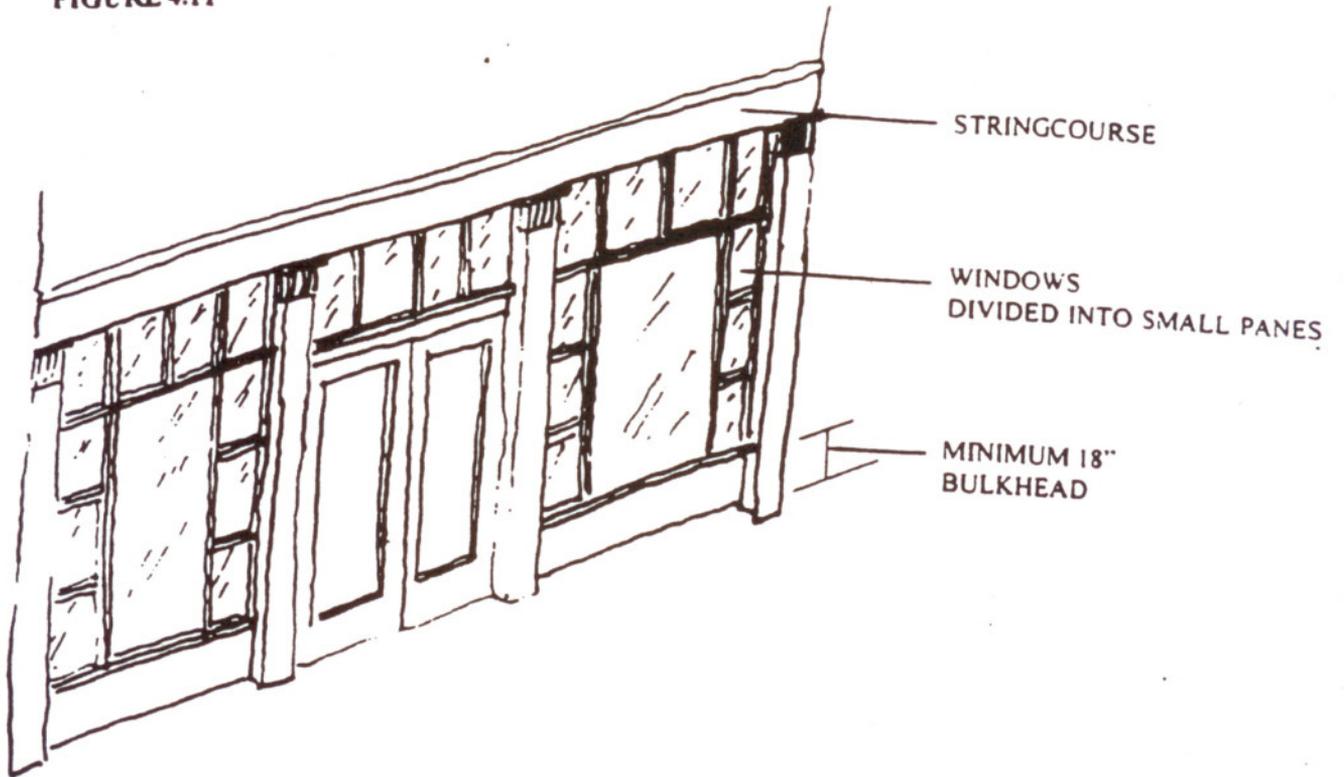
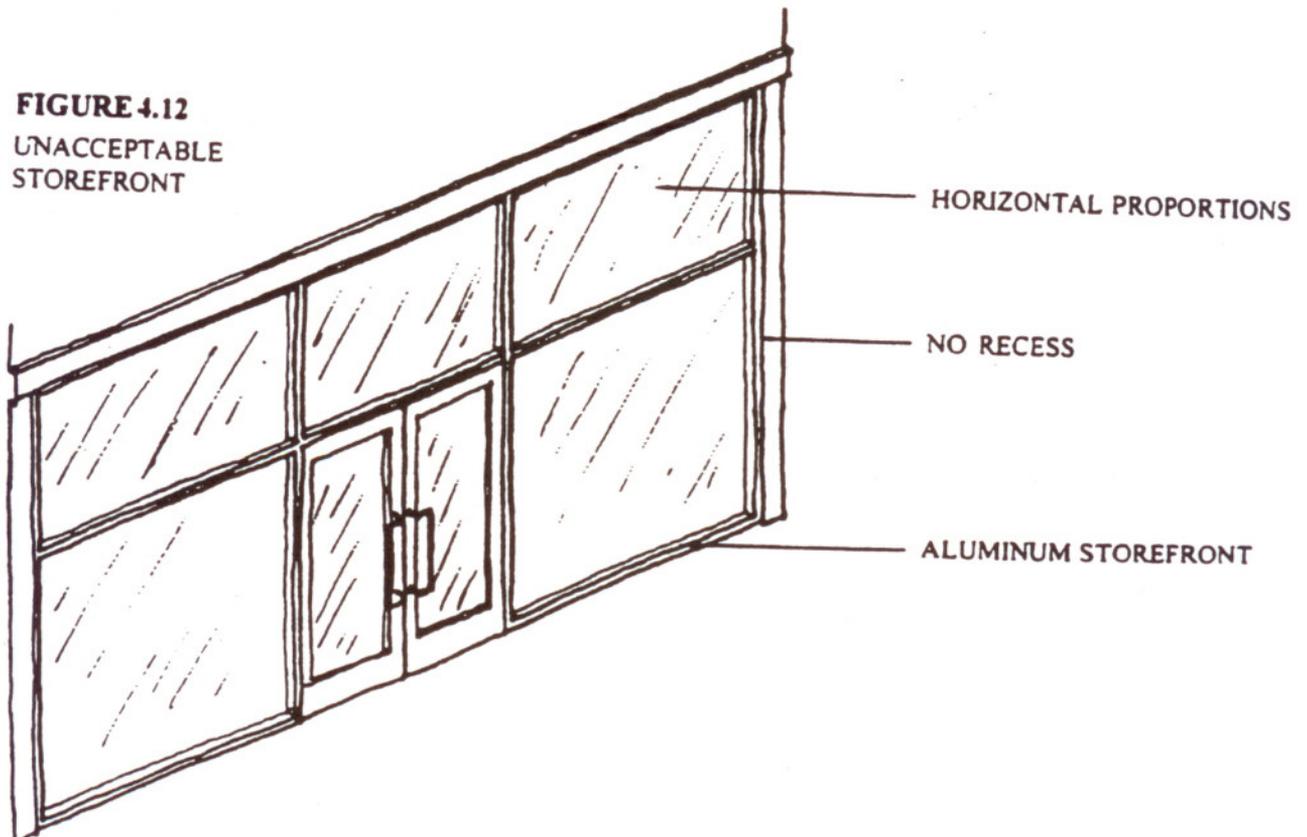


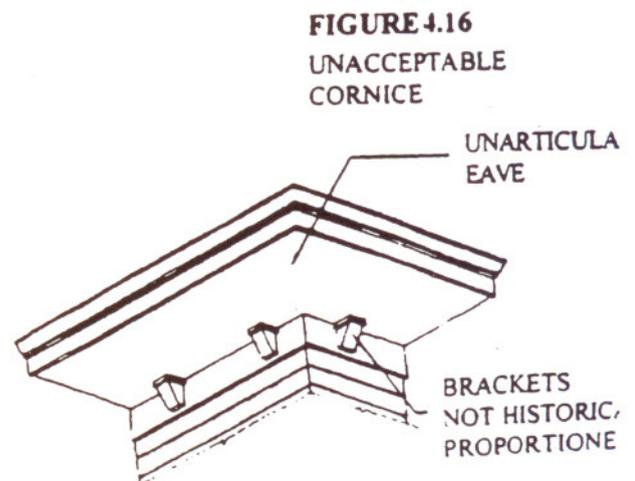
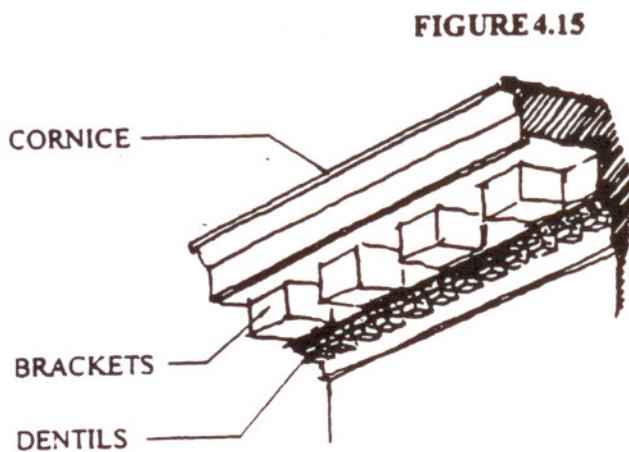
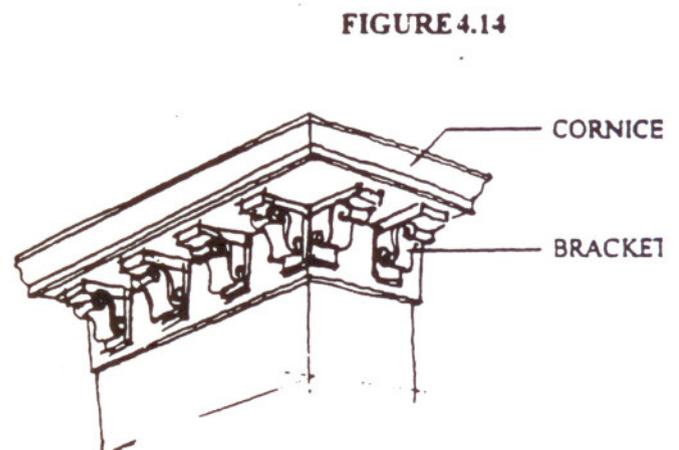
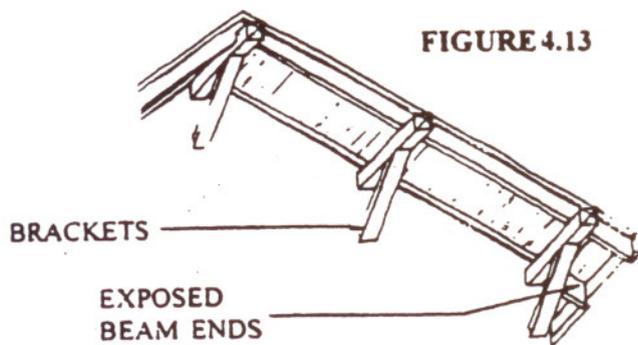
FIGURE 4.12
UNACCEPTABLE
STOREFRONT



2. Eaves and Cornices

Buildings may have pitched roofs or flat roofs with cornices. Where buildings have pitched roofs, the underside of the eaves must be articulated. They may be articulated with exposed beams, brackets or coffers. The articulation must be proportioned so that the elements can carry the visually weight of the overhang.

Where buildings have flat roofs, the cornice needs to be articulated with traditional methods, whether they are brackets, an entablature or other methods compatible with traditional architectural detailing. These elements must be proportioned to hold the visual weight of the cornice. See Figures 4.13 - 4.16.



3. Windows

Windows must be proportioned vertically (minimum 1.8 vertical/1 horizontal). In cement plaster or masonry buildings, windows must be recessed a minimum of four inches (4") from the face of the building and may be simple punched openings or articulated with a surround. In wood buildings, a head trim articulated with a cornice element, a minimum of five-inch jamb trim and muntins must be expressed on the exterior (not sandwiched between two glass panes), and See Figures 4.17 - 4.20.

FIGURE 4.17

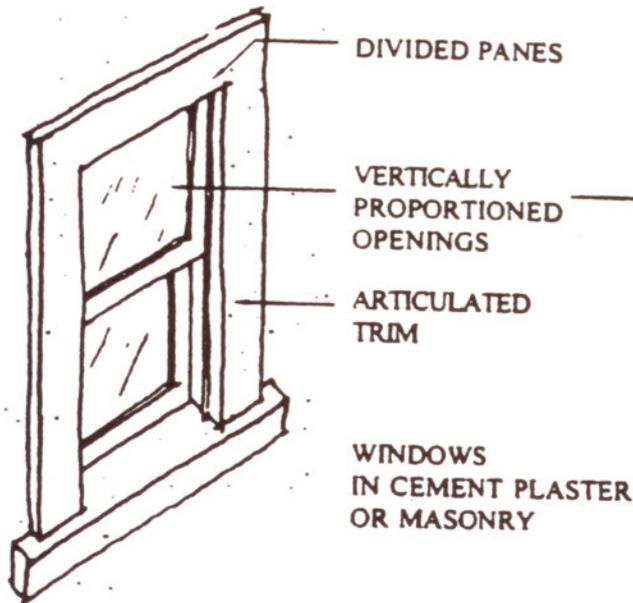


FIGURE 4.18

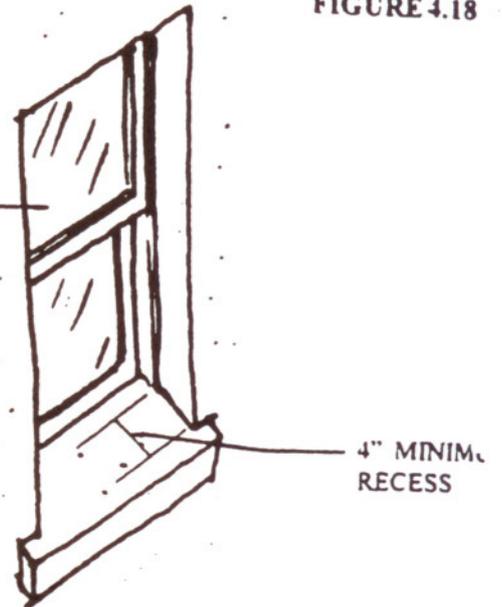


FIGURE 4.19
WINDOW IN WOOD

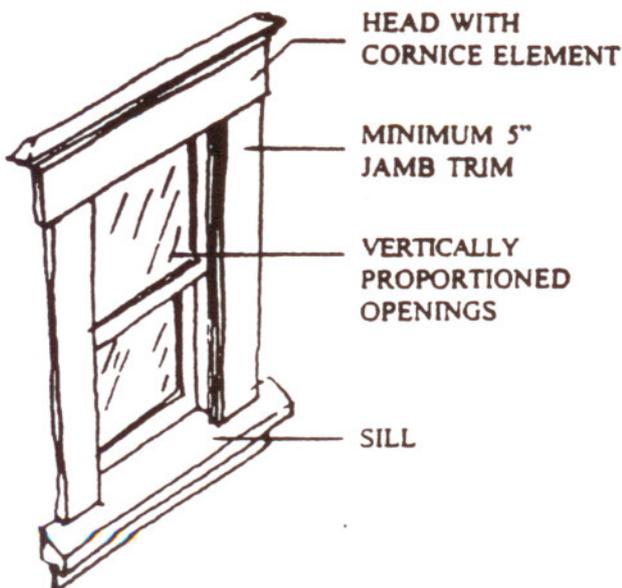
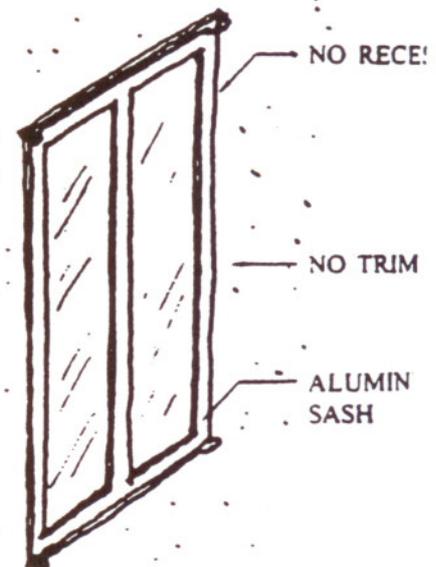


FIGURE 4.20
UNACCEPTABLE WINDOW TRIM



4. Columns and Pilasters

Freestanding columns, or pilasters expressed as a part of the storefront, must be articulated with classical proportions. They must have a base, shaft and capital relating to classical proportions. Straight unadorned shafts or simple applied wood trim are not acceptable. See Figures 4.21 - 4.23.

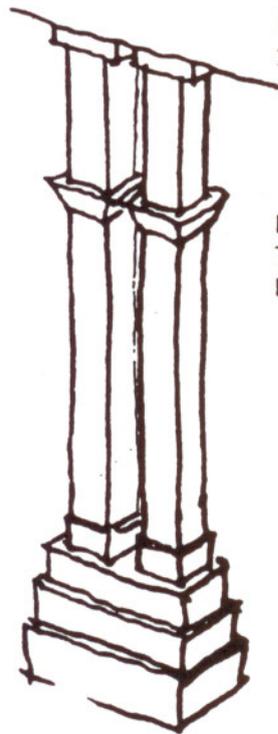


FIGURE 4.21
NOT ACCEPTABLE

BASE, SHAFT & CAPITAL
TO NOT FOLLOW TRADITIONAL
PROPORTIONS

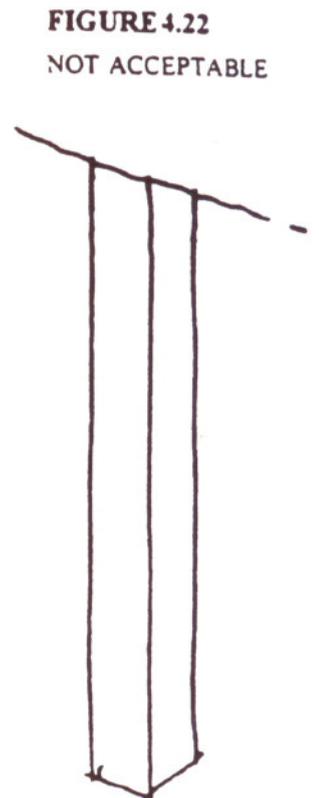


FIGURE 4.22
NOT ACCEPTABLE

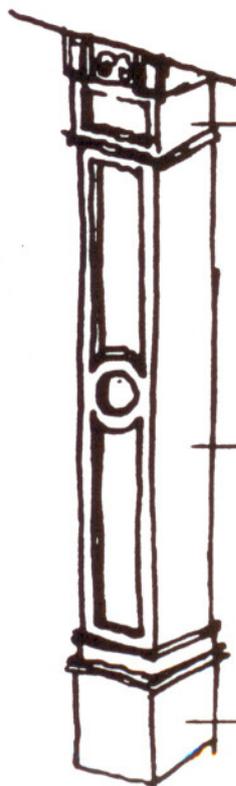


FIGURE 4.23
ACCEPTABLE

CAPITAL

SHAFT

BASE

(Revised)

- 4.6.5 Transitional Areas.** Individual developments outside of the historic theme zone which lie at the border of the zone. These developments may be designed with attributes of both the surrounding area and the Historic Theme Zone to avoid a harsh contrast of architectural styles.
- 4.7 SITE PLANNING AND DESIGN (Revised)**
Policies and guidelines dealing with the siting layout and configuration of buildings on a development site, building orientation to the streetscape, pedestrian areas and parking facilities, on-site open space and landscape buffers provide specific guidance as to how the urban design goals and objectives may be implemented.
- 4.8 SITE PLANNING AND DESIGN OBJECTIVE (Revised)**
Creative site and building design should be promoted to achieve architectural and land use intensification goals of the Plan, while ensuring efficiency and safety in automobile access and parking; clear, safe and attractive pedestrian circulation; provisions for on-site landscaping and a high-quality site appearance.

POLICIES: (Revised)

- 4.7.1 Building Grouping and Orientation Policy.** Individual and groups of buildings shall be oriented to the street conforming to the streetwall policy of the building line and frontage policy plan and shall create an interesting appearance. Where larger parcel development is proposed, buildings shall be grouped to create convenient pedestrian access to buildings and to minimize walking distance between buildings and parking areas. Large parcel developments should be designed to reflect the historical development patterns of twenty-five to fifty foot street frontages. The architecture of these developments should have varied architectural expressions, which respond to this rhythm. Building arrangements should also form shared open spaces such as courtyards or lawn areas. A varied building height and roofscape is desirable for groups of buildings and very large single buildings to provide architectural interest and compatibility with surrounding neighborhoods.
- 4.7.3.3 Landscape Maintenance Policy:** All commercial developments with conditions of approval for landscape installation shall be required to enter into a landscape maintenance agreement for on-site and sidewalk landscaping. The agreement shall prohibit the topping of trees or trimming more than 1/3 of the tree foliage unless prior approval is granted by the City. The agreement shall provide for the fines and the installation of replacements for trees topped without City approval, at the property owner's expense.
- 4.7.4.4 Street Lighting Policy:** All street and parking lot lighting standards shall conform to the City "acorn" design, and shall include integrated, interior shields to avoid the spread of light skyward and direct light downward. Existing Acorn lighting should be retrofit to this standard.

MAP #5

RECOMMENDED AREA SUBJECT TO DESIGN THEME ■■■■■■

