

Downtown Dixon Business Association

**Angela Meisenheimer**

Executive Director

Tel: (707) 693-8803

Fax: (707) 693-8801

Cell: (707) 685-0800

P.O. Box 187  
Dixon, CA 95620  
Email: [staff@ddba.org](mailto:staff@ddba.org)

# Downtown Dixon Business Association Design Committee Design Guidelines



# Chapter I

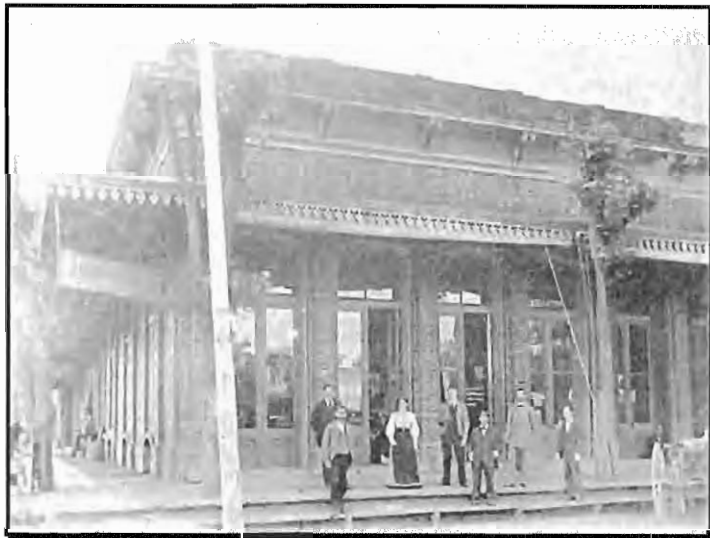
## Introduction



## A. Background

A critical part of any downtown program is to promote successful revitalization of its historic downtowns. Customers want to do business in an attractive and inviting environment. Property owners want to generate adequate rents from their commercial buildings. Local governments want to maintain and improve the quality of life for its citizens.

In order to reach these goals, the physical changes that take place on Downtown Dixon, such as building rehabilitation, new construction and upgrading public improvements, must respect the existing architectural, cultural, economic and historic values inherent in town.



These design guidelines are intended to provide Downtown Dixon with a set of recommendations for the preservation and visual improvement of their downtown, which will, in turn enhance the overall economic success of the town.

Components to be discussed in this chapter include:

- Design philosophy for downtown
- Purpose of the design guidelines
- Design objectives
- Organization of the design guidelines

## B. Design Philosophy for Main Street Downtowns



It is clear that Dixon is growing, and the downtown may require special attention in order to reestablish its important role in the history and economy of the community. It is therefore the philosophy of these standards “to assure that as changes occur to structures in downtown, these changes or modifications do not damage the existing urban fabric and that the results of building renovation enhance the overall design quality of the building.”

The construction of new buildings within downtown is also a valid tool toward downtown revitalization. It is extremely important, however, that any new buildings be visually

compatible with the existing traditional buildings, ie. late 19<sup>th</sup> century to early 20<sup>th</sup> century California commercial style (~1860 to ~1920).

There is a strongly shared value of maintaining the appearance of a “lived in” downtown character. This philosophy requires enhancing the stock of residential, commercial and industrial buildings. It is also dependent on maintaining pedestrian friendly streets, storefronts and interesting public spaces.





### C. Purpose of the Design Standards

The purpose of this design manual is to specify requirements for the conservation, adaptive use and enhancement of buildings and streetscapes contained within Downtown Dixon. It is a manual designed to meet the needs of many users: property owners, merchants, real estate interests, architects, designers and building contractors; vendors and craftsmen; and other interested persons and organizations in the community. Each of these interests has a vital and often-related role to play in the continued revitalization and the construction of new buildings in downtown.

With its buildings, history and setting within the community, Downtown Dixon is a unique and special place. Historic buildings tell the story of the community. It makes sense to acknowledge these existing resources, take advantage of them, and develop the qualities that are already present in the downtown. It is for this reason that the major content of the design manual is the provision of practical standards for the rehabilitation of those existing buildings.

The design standards in this manual describe appropriate kinds of changes and improvements that can be made to existing structures,

as well as recommended the incorporation of particular design elements in new construction. These standards, while attempting to be comprehensive in scope, certainly are not exhaustive in detail. The aim is to engender creative approaches and solutions within a workable framework, while enhancing the existing assets and maintaining the historic flavor of the downtown.



## **D. Design Objectives**

In an effort to promote the vitality of downtown and to establish a special commitment to the visual quality of the area, the following objectives are provided as an explanation of the design philosophy expressed throughout subsequent chapters of the design guidelines.

### **1. Architectural Style**

If an overall positive ambiance is to be created in the downtown, new infill development and renovation to existing structures must be respectful of sound architectural design practices, and must compliment Dixon's 1860's to 1920 architecture. Contemporary design may be used by the designer in massing, proportion, scale, texture, pattern and line, but it should result in visually compatible period architecture to the existing buildings in the downtown.

### **2. Rhythm of Façade Widths**

A traditional lot width has generated buildings of somewhat uniform width, which are repeated in a familiar rhythm along the main street. This pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of his progress. Reinforcement of this façade rhythm is encouraged.

### **3. Perceived Scale of Structures**

Buildings conveying a smaller scale, typically one or two stories are most suitable to the atmosphere of most small downtowns. Human-scaled buildings are comfortable and create a friendly atmosphere that respects the historic scale of the district while also enhancing its marketability as a special business area.

### **4. Distinction Between Upper and Lower Floors**

Typically, the first floor of commercial buildings is predominantly transparent (windows), with a large proportion of void (windows) to solid (wall). This distinction helps to define the first floor as more open to the public in general. The line established by uniform storefront heights helps to establish a sense of scale for pedestrians. New buildings should include these same elements and proportion of void to solid.

### **5. Building Heights**

The actual height of new buildings will be a concern. In addition to absolute measurable dimensions, the perceived height of a building is equally important. Buildings that are perceived as departing greatly from their established neighbors can visually disrupt the sense of pedestrian scale that is being developed. New buildings that are related in height to neighboring structures are essential.

## **6. Pedestrian-Oriented Activity at the Sidewalk and Amenity Areas.**

To enhance the pedestrian atmosphere of downtown sidewalks, it is important to continually provide interesting transparent storefronts for their visual curiosity. Storefronts with blank or solid opaque walls degrade the quality of the pedestrian experience. Often these storefronts already exist. In order to keep the pedestrian interested in walking throughout a shopping district, it is imperative to provide a sense of discovery of what is in that next storefront. Abundance of glass and the sense that eyes can look out onto the sidewalk also instills a sense of safety for pedestrians. Additionally, Downtown Dixon should take advantage of the potentially pedestrian friendly back alleyways in downtown, where the same pedestrian oriented activities and amenities could be established.

## **7. Predominantly Transparent Ground Floor Facades in Commercial / Retail Areas**

The activity that occurs at the storefront is an important design characteristic. Most existing structures provide visual interest to pedestrians through the goods and activities that are visible through windows. Not only is this a historically significant characteristic, but it is also important in promoting the area as a lively, pedestrian-oriented commercial center. Therefore, windows should be located to enhance pedestrian visibility of goods and activities, and they should be kept free of advertising and non-product related clutter (e.g. backs of display cases)

## **8. Existing Façade Renewal**

Renewing an existing façade is a meticulous effort in returning the building's appearance to a particular time period, usually on its original site, by removal of later work and or replacement of missing earlier work. The renewal of an existing façade is recommended in order to preserve the building's character, or to simply make it a storefront that achieves the previous design objectives.



## **E. Organization of the Design Guidelines**

Following this introductory chapter, the design guidelines are presented in seven additional chapters. These seven subsequent chapters are broken down as show below.

### *Chapter II: Architectural Guidelines*

If an overall positive ambiance is to be created, renovation of existing structures and new infill development should be respectful of good storefront architectural practices. The purpose of this chapter is to present architectural standard for the rehabilitation of existing structures and for new development. Specific guidelines related to building mass, proportion, rhythm and roofline are provided in this chapter.

### *Chapter III: Site Planning*

Siting a project is one of the most important determinants of the feel and look of any downtown. Site planning involves a project's relationship to the street and adjacent buildings. The guidelines in Chapter III intend to reinforce the character inherent in the typical Main Street Downtown with consideration to building placement and orientation.

### *Chapter IV: Storefront Design Guidelines*

Storefront Design Guidelines provide design criteria for alterations to existing storefronts and creation of new ones. Because the storefront is traditionally the most altered part of a structure during a building's life, design elements pertaining to storefront composition are provided.

### *Chapter V: Parking and Circulation Design Guidelines*

This chapter includes standards for planning parking and circulation. The standards should be used in conjunction with the development standards of any existing City codes.

### *Chapter VI: Sign Design Guidelines*

The chapter is intended to encourage excellence in signage, as a communication tool and as an art form. While some regulatory type language is included, the standards are meant to supplement existing sign codes. Further modifications to existing sign codes may be applicable at a later date.

### *Chapter VII: Streetscape Design Guidelines*

Streetscape Design Guidelines provide design criteria for improvements within the public rights-of-way. This chapter identifies and coordinates the public streetscape design elements of paving, street tree planting, benches, lighting and other unique design features within downtown. The Streetscape Design Guidelines should be used as a planning tool for improvements to the public rights-of-way only.

### *Chapter VIII: Glossary of Terms*

The language of historic preservation, architecture and site planning can sometimes be unclear to individuals reading this document or reviewing development plans. This chapter provides text and graphics of some of the more commonly used design and architectural/planning terms.

## F. Area of Applicability

The Design Guidelines are applicable to all commercial, industrial and mixed-use developments within the designated Downtown Historic Zone (see Chapter I, Appendix A for map).

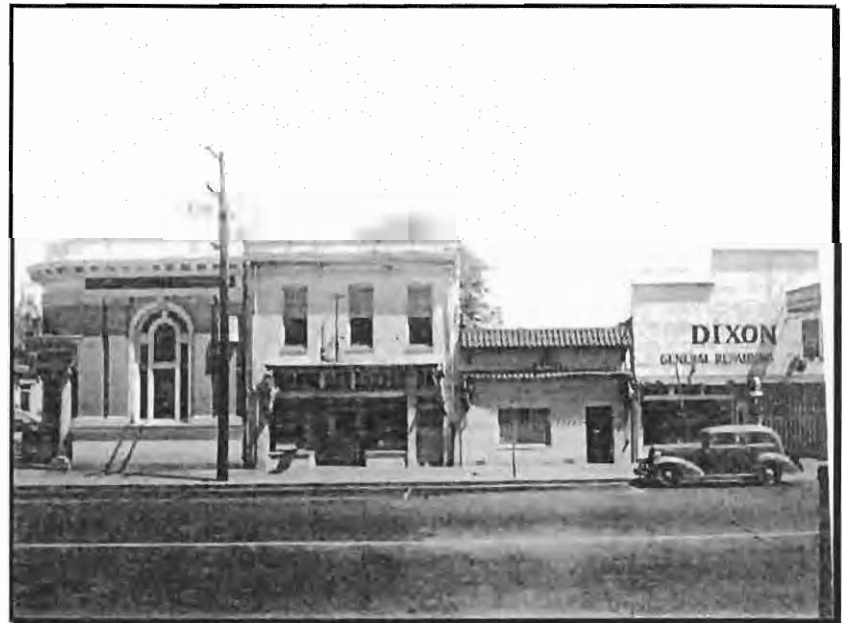
## G. Reference to Existing Structures

This manual is to be used as a guide for new construction and for the renovation of existing structures. These standards do not apply to existing structures. However, when an existing structure is proposed to be renovated or added to, the Downtown Design Guidelines will apply.



## **Chapter II**

# **Architectural Guidelines**



## A. Introduction

The purpose of this chapter is to present design guidelines for new development and rehabilitation of older structures. The standards are intended to promote high standards in architectural design and the construction of high quality buildings. The standards will give the downtown area a stronger, recognizable physical image and identity.

It is extremely important that new buildings be compatible with the existing traditional downtown buildings but not necessarily duplicate them. The design of an infill building, particularly its front façade, shall be influenced by the other facades on the street but shall not attempt to copy them. The contemporary infill structure shall be sympathetic and compatible with the surrounding buildings in terms of mass, scale, height, façade rhythm, placement of doors and windows, color and use of materials without duplicating a “dated” architectural style from the past.

Components to be discussed in this chapter include:

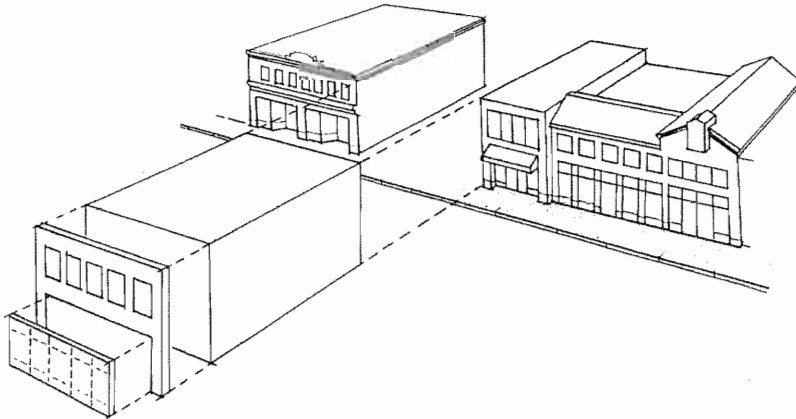
- Building Form And Mass/Height
- Façade Proportion
- Proportion Of Openings
- Horizontal Rhythms/Alignment Of Architectural Element
- Wall Articulation
- Roofs & Upper Story Details





### C. Façade Proportion

- Whenever an infill building is proposed, that is much “wider” than the existing characteristics facades on the street, the infill facades shall be broken down into a series of appropriately proportioned “structural bays” or components typically segmented by a series of columns or masonry piers that frame window, door and bulkhead components.
- Downtown commercial buildings are one to two stories. An infill building shall not be much higher or lower than the height of surrounding structures.



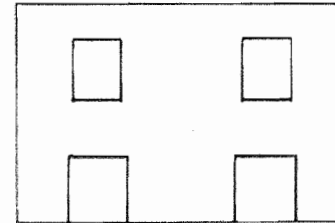
*New infill should reflect the established rhythm and scale of adjacent structures*



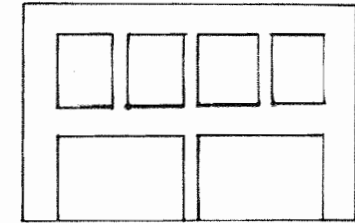
*Appropriately scaled building*

## D. Proportion of Openings

- Maintain the predominant difference between upper-story openings and street-level storefront openings (window and doors). Typically, there is much greater window area (70%) at the storefront level for pedestrians to have a better view of the merchandise displayed, opposed to upper stories that have smaller window openings (40%).
- Whenever an infill building is proposed that has two adjacent commercial structures, every attempt shall be made to maintain the characteristic rhythm, proportion and spacing of existing door and window openings.



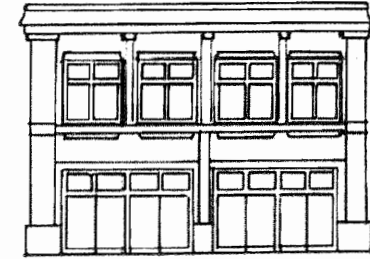
*Proportion of opening sizes  
to building mass is too small*



*Increase opening sizes*



*Articulate openings*



*Break up building mass*

## E. Horizontal Rhythm/Alignment of Architectural Elements

- If maintaining a horizontal rhythm or alignment in an infill building is very difficult or otherwise impossible, the use of canopies or awnings or other horizontal devices shall be required to establish a shared horizontal storefront rhythm.
- Whenever an infill building is proposed, identify the common horizontal elements (e.g. cornice line, window height/width and spacing) found among neighboring structures and develop the infill design utilizing a similar rhythm or alignment.



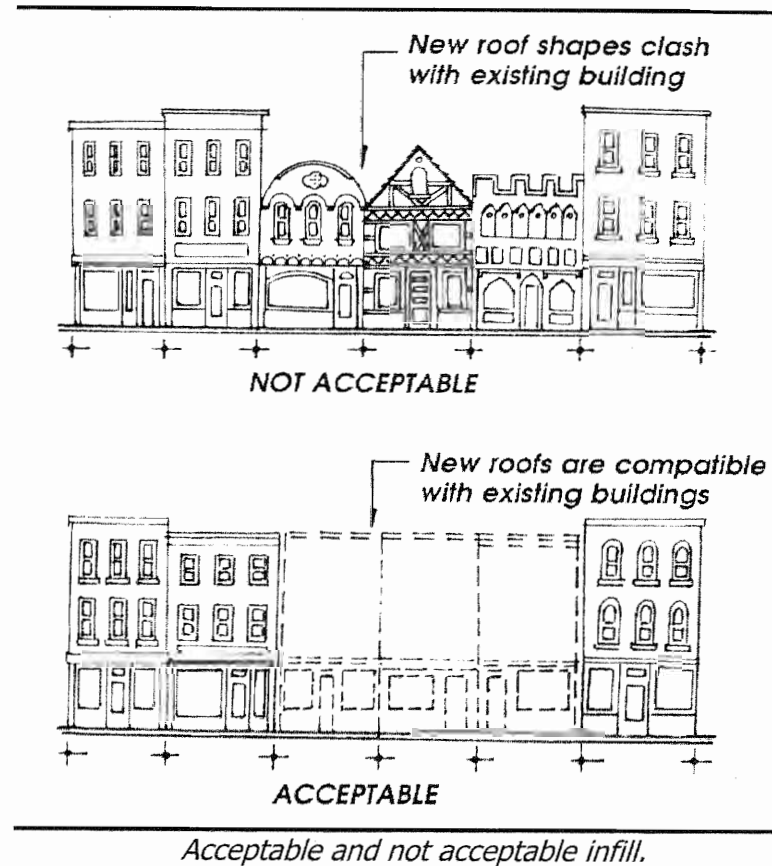
*Window openings and awnings help maintain the horizontal rhythm*

## F. Wall Articulation

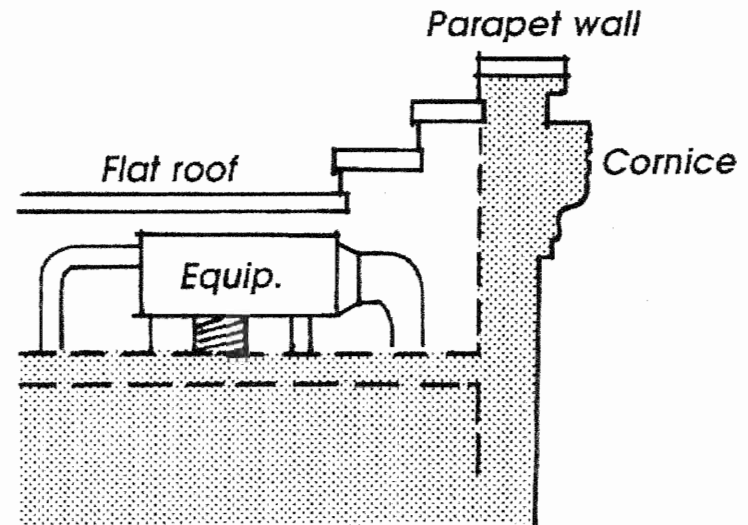
- Long, blank, unarticulated wall facades that face the street are prohibited and shall be divided into a series of structural bays (e.g. characterized by masonry piers that form window and door elements).
- Monolithic street wall facades over 75 feet long shall be “broken” by vertical and horizontal articulation (e.g. sculpted, carved or penetrated wall surface defined by recesses and reveals) characterized by: (a) breaks (reveals, recesses) in the surface of the wall itself; (b) placement of window and door openings; or (c) the placement of balconies, awnings and canopies.

## G. Roofs and Upper-Story Details

- Roofs may be flat or sloped. The visible portion of sloped roofs shall be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.
- Cornice lines of new buildings (horizontal rhythm element) should be aligned with buildings on adjacent properties to avoid clashes in building height.



- Radical roof pitches that create overly prominent or out-of-character buildings such as A-frames, geodesic domes, or chalet-style buildings are not allowed.
- Access to roofs shall be restricted to interior access only.
- Roof-mounted mechanical or utility equipment shall be screened. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape and size.
- Roof-mounted mechanical equipment shall be screened by a parapet wall or similar structural feature that is an integral part of the building's architectural design.
- The parapet wall or similar structure feature shall be of a height equal to or greater than the height of the mechanical equipment to be screened.



*Roof top Screening of Mechanical Equipment*

## H. Franchise/Corporate

### 1. Architecture

- The design character of franchise/corporate architecture shall be designed to be consistent with adjacent buildings. Radical architecture which create out-of-character buildings are prohibited.
- The height and scale of franchise/corporate architecture within the downtown area shall complement existing structures.
- No franchise/corporate buildings shall be more than two stories in height.
- Materials shall relate to the chosen architectural style and shall be consistent with adjacent buildings. Natural materials, such as brick, shall be used where applicable.



*Architectural style of franchise/corporate buildings shall be consistent with adjacent buildings.*



*Materials and colors that relate to the architectural style are encouraged*

## 2. Color

The color(s) used by franchise/corporate buildings shall be considered carefully. Color has a considerable value for franchise/corporate establishments for visual communication. Color is used to catch the eye and/or to communicate ideas. The appropriateness of any given color or combination shall depend on a number of factors including adjacent buildings. Below are standards that should be considered when addressing appropriate color(s).

- Avoid using colors that are not harmonious with colors found on adjacent buildings. (See Chapter II, Appendix A for historic color palette for guidance)
- Franchise/corporate colors shall relate to the architectural style or period of the building.
- Finish materials with natural colors, such as brick, wood, tin, etc. shall be used where applicable.
- Symbols and logos shall be used in place of bright or intense franchise/corporate colors.
- Bright or intense colors are prohibited, unless used on appropriate architectural styles and reserved for more refined detailing and transient features.
- Lighting of logos shall be compatible with the primary building and shall respect adjacent buildings. Bright and intense lighting is prohibited.



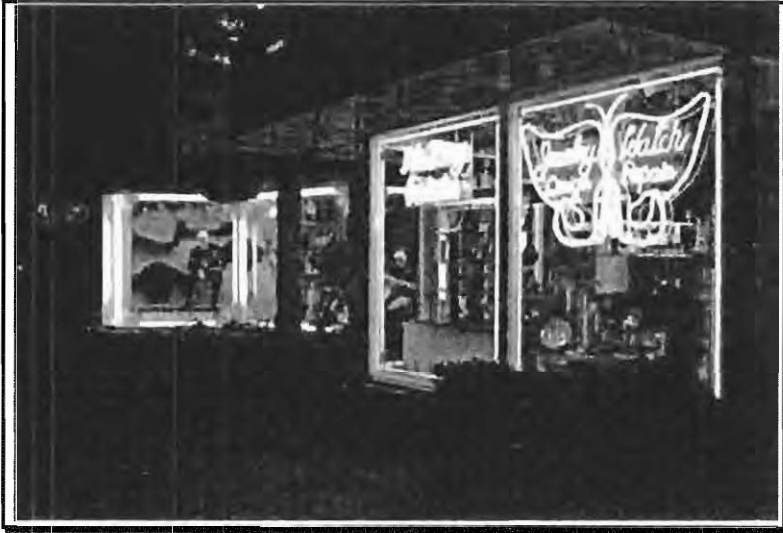
*The use of symbols and logos are encouraged*



*Bright and intense are prohibited*



- Neon outlining shall relate to the architectural style or period of the building and shall be reserved for detailing and transient features. The use of bright and intense neon outlining of windows is strongly discouraged.



*The use of neon outlining windows is strongly discouraged*

## Chapter III Site Planning



## A. Introduction

Siting a project is one of the most important determinants of the feel and look of the downtown. Siting involves a project's relationship to the street and adjacent buildings. First, check with any local ordinance/code to see if there are any existing requirements for siting buildings and parking, which may be more specific or regulatory than these guidelines. The following standards intend to reinforce the character desired in downtown.

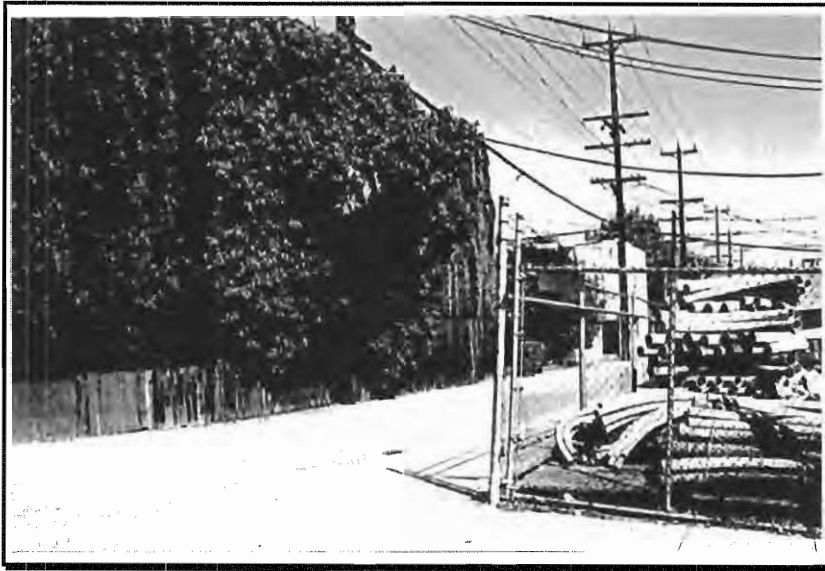
Components to be discussed in this chapter include:

- Site planning
- Street orientation
- Parking orientation



## B. Site Planning

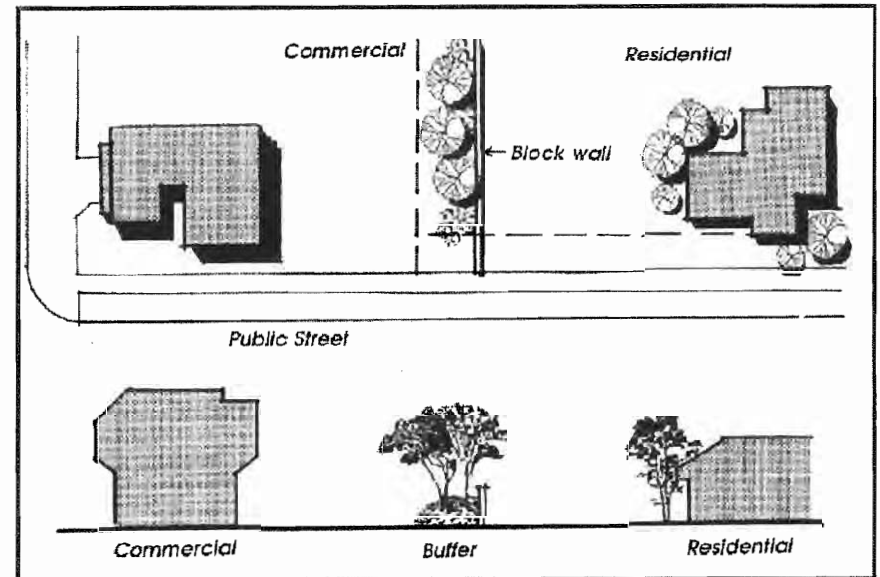
- The first floor of any new infill commercial building shall be built at or behind the front setback line.
- Open space areas shall be clustered into larger areas rather than equally distributing them into individual areas of low impact.
- For buildings on N. 1<sup>st</sup> Street that abut the parallel alleyways and rear parking areas, storefronts, landscaped open areas and public friendly amenities are strongly encouraged to facilitate the development of these areas as pedestrian friendly walkways.



*Storage facilities should not be visible to public view*

- Loading and storage facilities shall be located at the rear or side of buildings and screened from public view.
- Commercial development adjacent to residential units shall incorporate the following design features:
  - Additional setback areas are encouraged when commercial and residential uses are adjacent to each other.
  - Landscaping shall be used to screen loading facilities, large building walls and parking lots, while providing a visual barrier between commercial and residential uses. A maximum eight-foot high brick or architecturally

compatible wall with landscaping material shall be placed on the property line where commercial projects abut residential neighborhoods.



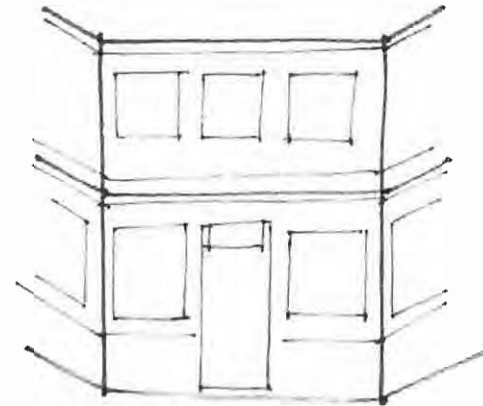
*Buffer separation between two different uses*

### C. Street Orientation

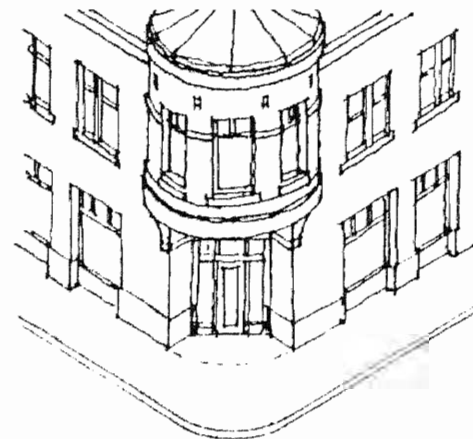
- Storefronts shall be designed to orient to the major street frontage. While side or rear entries may be desirable, (encouraged along alleyways parallel with N. 1<sup>st</sup> Street) the predominant major building entry shall be oriented toward the major street.
- The front building façade shall be oriented parallel to the street.
- Corner “cut-offs” or acceptable variations shall be provided on buildings at prominent intersections.
- Create continuous pedestrian activity in an uninterrupted sequence by minimizing gaps between buildings.



*Corner display window*



*Cut Corner*



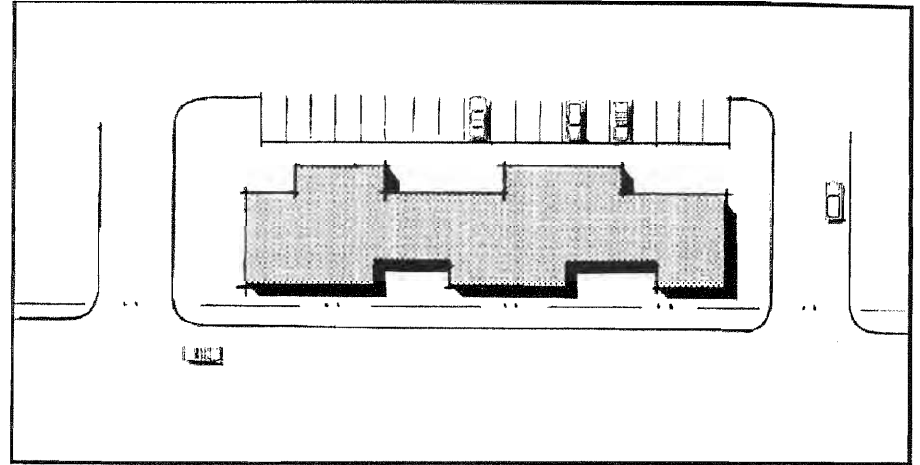
*Corner Turret*

## D. Parking Orientation

- Parking lots and any future parking structures shall be located to the rear of buildings, except in the proposed pedestrian friendly walkways in the two alleys running parallel with N. 1<sup>st</sup> Street.
- Locating parking lots between the front property line and the building storefront is prohibited.
- Rear parking lots shall be designed and located contiguous to each other so that vehicles can travel from one private parking lot to the other (reciprocal access) without having to enter the street.
- Locate parking lot entries on side streets in order to minimize pedestrian/vehicular conflicts along the primary street frontage.
- Wide, well-lit pedestrian ways from rear parking lots to storefronts shall be provided.

## E. Alley Way Orientation

- Wide, well-lit pedestrian walkways are proposed in the two alleys and parking areas running parallel with N 1<sup>st</sup> Street and any enhancement to this effort in site planning and building design is strongly encouraged.



*Parking entirely behind commercial structures is required*

# **Chapter IV**

## **Storefront Design**

### **Guidelines**





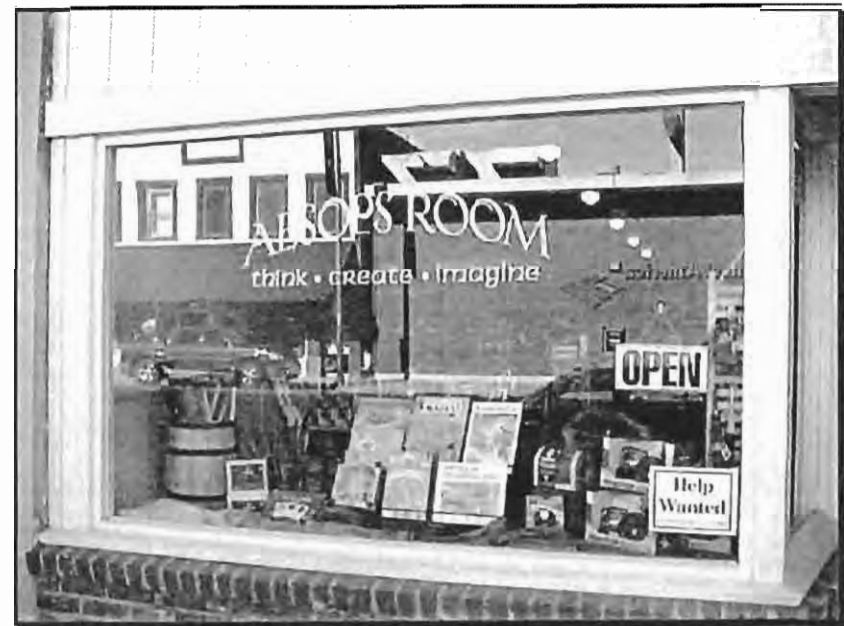
## A. Introduction

Although the storefront is only one of the architectural features of the façade, it is the most important visual element in downtown. The storefront traditionally has experienced the greatest amount of change during a building's life and holds the most potential for creative alterations affecting both the character of the building and the streetscape. Once inappropriate additions are removed, the storefront's original design is the best guideline for any refurbishment or alterations. Historically, the traditional storefront had few decorative elements other than simple details that were repeated across the face of the building (e.g., structural bays, transoms, bulkheads, etc.), integrating the storefront into the character of the entire façade. Emphasis was typically placed on the display windows and their contents. The rest of the storefront was designed in a simple manner in order not to compete with the displayed items, but rather to clearly project the product or service being offered inside.

Ground floors were designed to be what is now referred to as a “**traditional**” storefront and sales floor. Upper floors commonly were used for office space, residential units or storage. Traditional storefront buildings can be small, individual or mid-block structures that accommodate a single business, or large buildings designed to provide space for two or more businesses, separated by masonry columns or piers forming distinct storefront structural bays.

Components to be discussed in this chapter include:

- Storefront Composition
- Awnings and Canopies
- Exterior Wall/Materials
- Colors
- Storefront Accessories and Details



## B. Storefront Compositions

### 1. Entries/Doorways

- The main entry to a building, leading to a lobby, stair or central corridor shall be emphasized at the street to announce a point of arrival in one or more of the following ways, but not limited to:

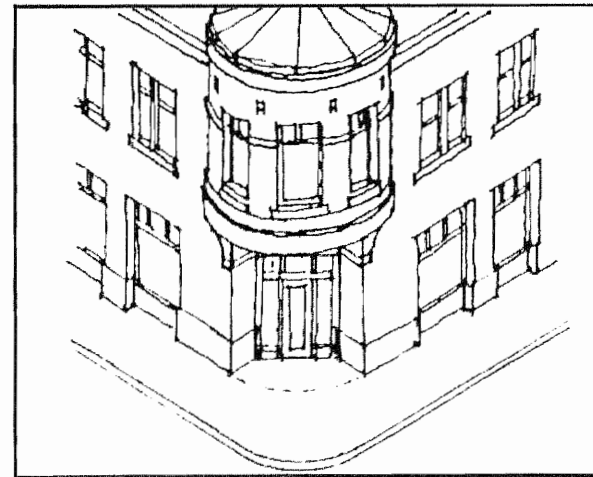
Flanked columns, decorative fixtures and other details;

Recessed within a larger arched or cased decorative opening;

Covered by means of a portico (formal porch) projecting from or set into the building face; and punctuated by means of a change in roofline, a tower, or a break in the surface of the subject wall.



- Buildings situated at the corner of a public street in Downtown shall provide a prominent corner entrance to street level shops or lobby space in a manner consistent with main entries, as described above.
- Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store, and emphasized the entrance. The recessed entry shall be well illuminated 24-hours a day.

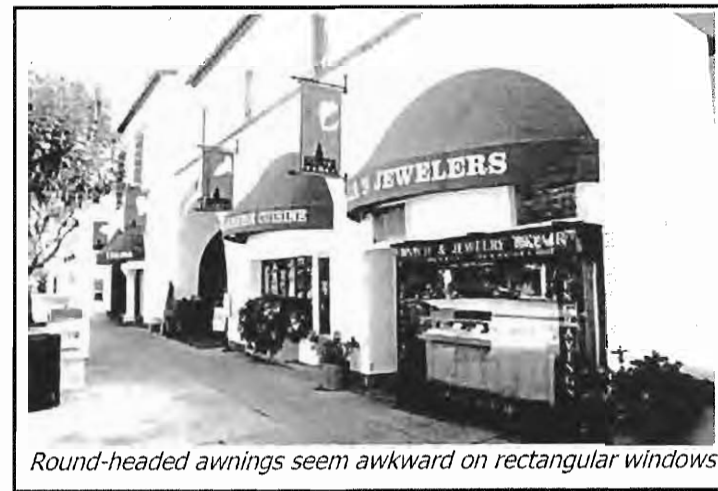


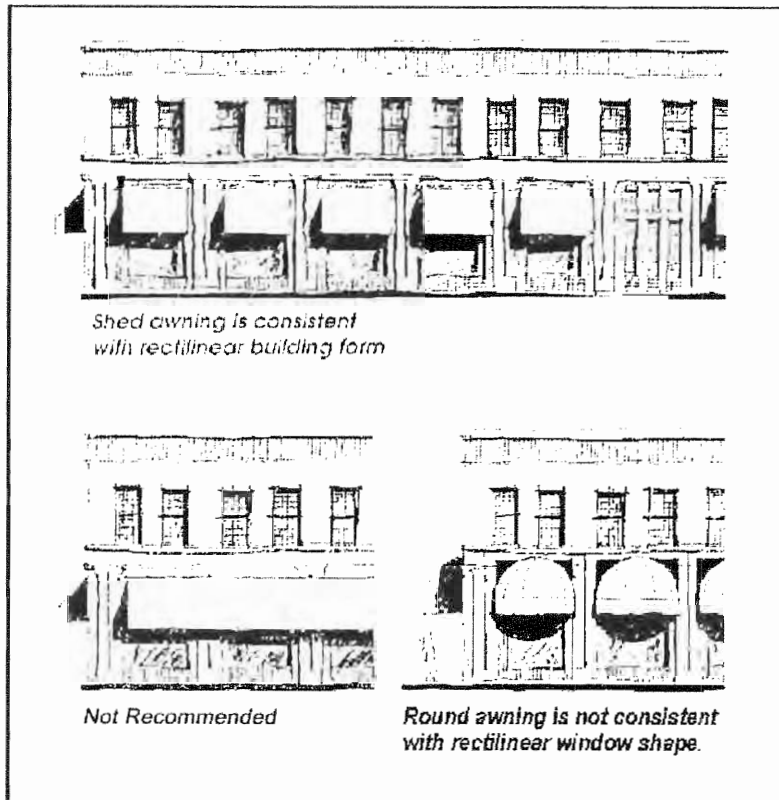
*Prominent corner entrance*

## 2. Awnings and Canopies

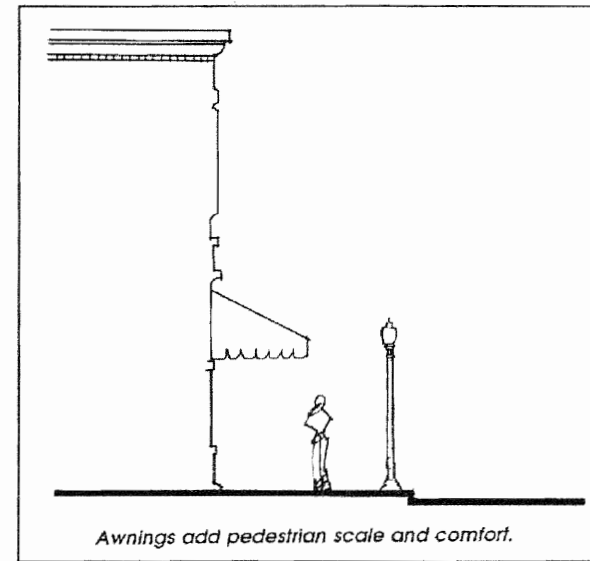
- Where the façade is divided into distinct structural bays, awnings shall be placed within the vertical elements rather than overlapping them. The awning design shall respond to the scale, proportion and rhythm created by these structural bay elements and “nestle” into the space created by the structural bay.
- Awnings area encouraged and shall have a single color. Awnings may not be used as a sign area, with any lettering or symbols, except for on the fabric valance flap of the awning.
- Awning shape shall relate to the window or door opening. Barrel-shaped awnings are only to be used to complement arched windows, while square awnings should be used on rectangular windows.
- Corrugated tin canopies are allowed when consistent with the original design character of the building.
- Glossy finish vinyl or similar awning material is prohibited.
- Awnings, canopies and other accessory shade structures that are relatively open and do not restrict pedestrian or vehicle movement may project over the right-of-way with City approval.

- Well-designed arcades, awnings or canopies are strongly encouraged





*Encouraged and discouraged use of awnings*



- Awnings provide the opportunity for color and visual relief. Awnings serve a very functional purpose by protecting shop windows from intense direct sunlight. Retractable awnings are acceptable.
- Awnings shall be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Awning frames and supports should be of painted or coated metal or other noncorroding material. Suggested colors include: dark green, burgundy, or other dark neutral color compatible with the color palette (Chapter II, Appendix A).

## C. Exterior Walls/Materials

Material for exterior walls will incorporate two aspects: color and texture. If the building's exterior design is complicated with many "ins and outs," columns and design features, the wall texture shall be simple and subdued. However, if the building design is simple (perhaps more monolithic), a finely textured material such as patterned masonry shall be used to enrich the building's overall character.

Storefront materials shall be consistent with the materials used on adjacent buildings. The following materials are considered appropriate for buildings within the Downtown Historic Zone. However, the number of different wall materials used on any one building shall be kept to a minimum, ideally two.

### Approved Exterior Materials

#### Building Walls:

- Stucco/exterior plaster (smooth troweled)
- New or used face-brick
- Cut stone, rusticated block (cast stone)
- Ceramic tiles (bulkhead)
- Masonry
- Horizontal wooden "ship planking" siding

#### Roofs (where visible)

- Standing seam metal roofs
- Class "A" composition shingles (limited to refurbishment of residential structures)
- Corrugated tin

The following building materials are considered inappropriate in downtown and are prohibited.

### Prohibited Exterior Materials

#### Building walls:

- Reflective or opaque glass
- Imitation stone (fiberglass or plastic)
- Rough sawn or "natural" (unfinished) wood
- "Pecky" cedar
- Imitation wood siding
- Plastic panels
- Metal
- Stuccoed Styrofoam

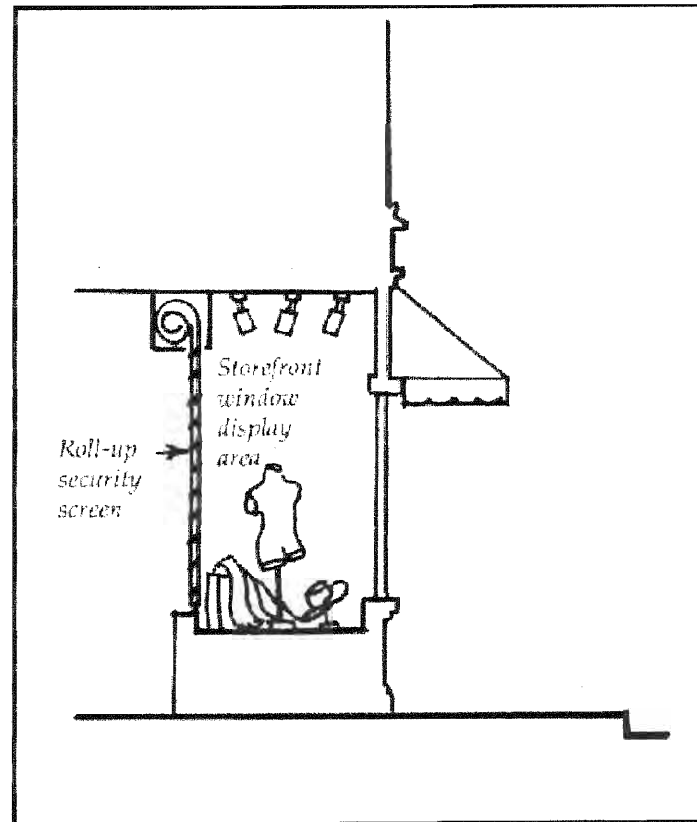
## D. Storefront Accessories and Details

There are a number of design elements that may be incorporated into the building design, especially at street level, in order to add to the experience of the pedestrian while meeting important functional needs as well. The following storefront accessories and detail are recommended:

### 1. Grillwork/Metalwork and Other Details

There are a number of details, often thought of as mundane that may be incorporated into the design to add a degree of visual richness and interest while meeting functional needs. Such details include items like the following:

- Light fixtures, wall-mounted or hung with decorative metal brackets.
- Metal grillwork at vent openings or as decorative features at windows, doorways or gates.
- Decorative scuppers, catches and downspouts, of painted or coated metal.
- Balconies, rails, finials, corbels, plaques, etc.
- Flag or banner pole brackets.
- Permanent, fixed security grates or grilles in front of windows are prohibited. If security grilles are necessary, they shall be placed inside the building, behind the window display area.

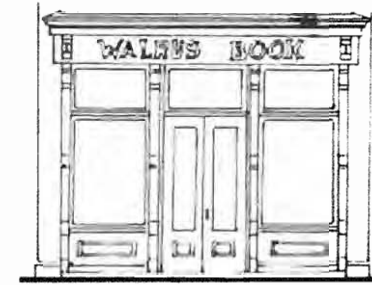


*Screen security devices or placed behind display area.*

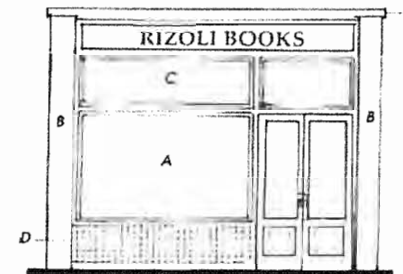
## 2. Door and Window Design

- Doors can be accentuated with simple details such as a handsome brass door pull, brass kick plate or an attractive painted sign on glass.
- Doors to retail shops shall contain a high percentage of glass in order to view the retail contents. A minimum of a 50% glass area is required.
- Doors are to be constructed of painted wood or metal. Unpainted aluminum framed doors or windows are prohibited.
- Use of clear glass (at least 88% light transmission) on the first floor is required.
- Storefront windows shall be no closer than 18" from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for new construction shall be 36".
- Introducing or changing the location or size of windows or other openings that alter the architectural rhythm or character of the original building is prohibited.
- Where transom (See Glossary of Terms) windows exist, every effort shall be made to retain this traditional storefront feature. If the ceiling inside the structure has been lowered, the ceiling shall be sloped up to meet the

transom so that light will penetrate the interior of the building.



TRADITIONAL STOREFRONT



CONTEMPORARY STOREFRONT

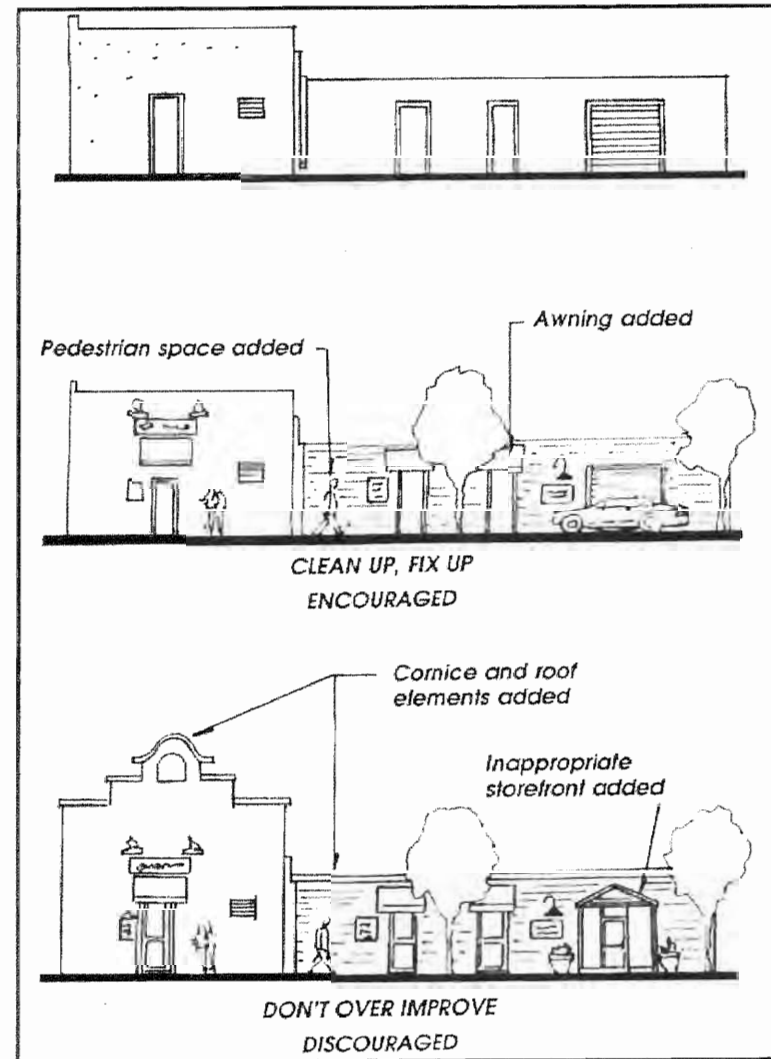
- A. **Display:** Storefronts are primarily glass for the purpose of display.
- B. **Piers:** Frame the storefront.
- C. **Transom:** Area of glass above the display window. In many cases, this area has been filled in, painted over, or used for signage. In some older buildings this area had art decorative glass windows.
- D. **Bulkhead:** Typically surfaced with tiles (3x3 or 4x4) or wood recessed panels.
- E. **Area above storefront:** Sign, cornice, canopy or horizontal cap.

*Storefront components.*



### 3. Rear Entrances

- Signs shall be modestly scaled to fit the casual visual character of the alley or rear parking area.
- An awning can soften rear facades and provide a pleasant protected space.
- Rear entrances are encouraged on the alleys that run parallel to N. 1<sup>st</sup> Street. These areas are proposed to be developed into pedestrian friendly walkways.
- The rear entry door shall be similar to the front door. Special security glass (i.e., wire imbedded) is allowed.
- Security lighting shall provide a high level of security and shall focus on the rear-entry door. Avoid heavy landscape material which block the light spread
- Selective use of tree planting, potted plants and other landscaping can subtly improve a rear façade.



*Encouraged and discouraged improvement of rear entrances.*

# **Chapter V**

## **Parking Lot and Circulation Design Guidelines**



## A. Introduction

The primary considerations for planning the parking and circulation in downtown are safety, efficiency, reinforcing the street environment, maximizing pedestrian orientation, integrating parking into overall site development and humanizing by means of thoughtful lighting, landscape, hardscape and overall layout.

Parking lots, whenever possible, should be located behind the stores (excluding the N. 1<sup>st</sup> Street alleyways) or on side streets. However, when this is not feasible, the guidelines contained in this chapter shall apply.

Components to be discussed in this chapter include:

- Access and Entries
- Parking Lot Lighting
- Circulation
- Landscaping
- Screening/Buffering
- Parking Lot/Structure Design
- Shared Parking



## B. Access and Entries

- Locate parking lots entries on side streets or alley in order to minimize pedestrian/vehicle conflicts along the primary street. When this is not possible, design the primary site entry with patterned concrete or pavers to differentiate it from the sidewalk.
- Parking lots adjacent to a public street in downtown shall include a point of entry and clear and safe access for pedestrians from the sidewalk to the entrance of the building(s).



*Clear pedestrian paths through parking lots.*

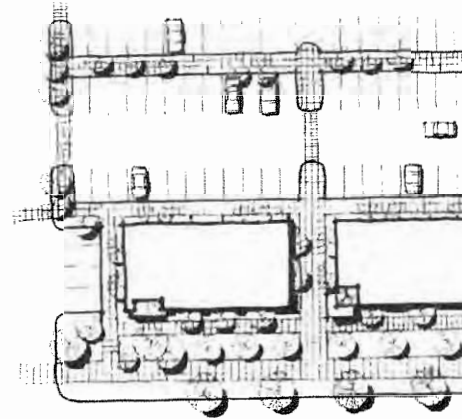
- Pedestrian and vehicular entrances must be clearly identified and easily accessible to create a sense of arrival. The use of enhanced paving, landscaping and special architectural features and details is required.
- Where parking is provided off-street, the operator/owner of the use shall post a notice informing clientele that parking facilities are accessible and available at a designated location.

### C. Parking Lot Lighting

- Parking lot lighting shall contribute to the visibility and safety of the parking lot.
- Carefully designed lighting is an essential element of good parking lot design. The placement, type, height, number and bulb type shall all contribute to a coherent lighting design.



*Place decorative lighting on pedestals to protect the pole*



*Provide significant pedestrian design elements with connections to adjacent buildings, parking and transit facilities*

### D. Circulation

- Separate vehicle and pedestrian circulation systems shall be provided. The layout of parking areas shall be designed so that pedestrians walk parallel to moving cars.
- Pedestrian linkages between uses in commercial development shall be emphasized. Parking lot designs should include walkways and planning that help direct pedestrians comfortably and safely to their destinations.

## E. Landscaping

- Xeriscape should be the landscape concept of choice for planting areas in the downtown, as much as possible. Xeriscaping is simply using water-smart, low maintenance and environmentally friendly planting.
  - Start with a good, water-efficient design
  - Use drought-tolerant or native plants
  - Limit turf areas to twenty percent of the overall project
  - Establish and practice good maintenance and water management
  - Use soil amendments and mulches
- The use of drought-tolerant trees, shrubs and groundcovers is encouraged. Drought-tolerant plants are acclimated to the weather and soil conditions of the area, and therefore, have a higher transplant success rate and require less maintenance.
- Parking areas shall be separated from buildings by a landscaping strip.
- Parking areas, that accommodate a significant number of vehicles, shall be divided into a series of connected smaller lots. Landscaping shall be used to reduce the visual impact of parking areas.
- Choose plants that thrive in your specific region. Seek out and plant perennials, annuals, shrubs, and trees that perform well in your soil, that require minimal or no supplemental water, that thrive in your specific climate, and

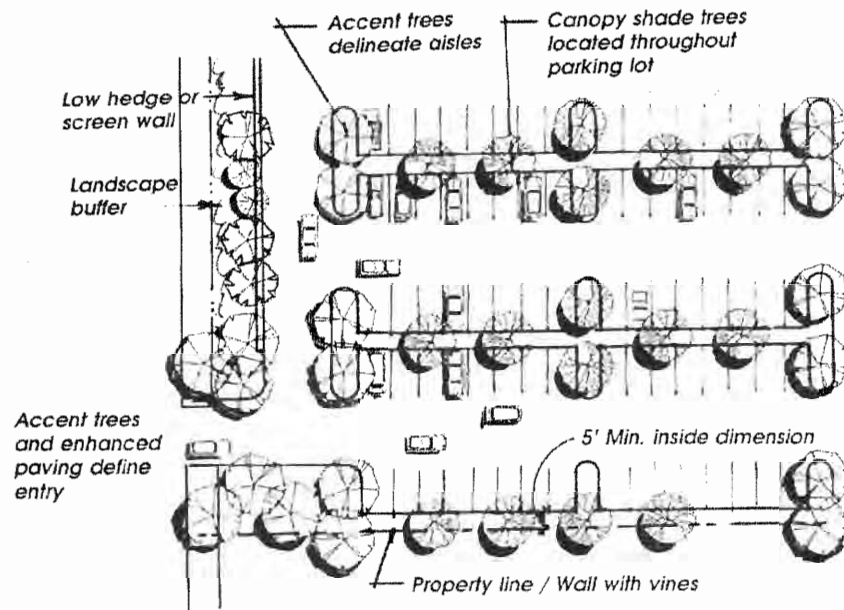
resist disease and pests. California has many native plant materials that are well suited for xeriscape landscaping.



*Shaded parking spaces are very desirable.*

## F. Screening/Buffering

- If a parking lot is adjacent to a public street, it should be landscaped to screen the visual impact of parked vehicles from the public right-of-way. Screening shall consist of low masonry walls (maximum of 3 feet high) or hedges of an approved plant species at the setback line.

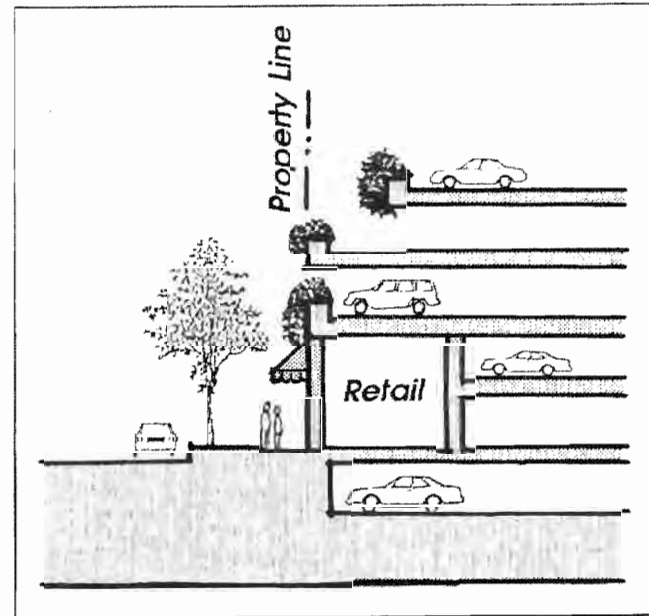
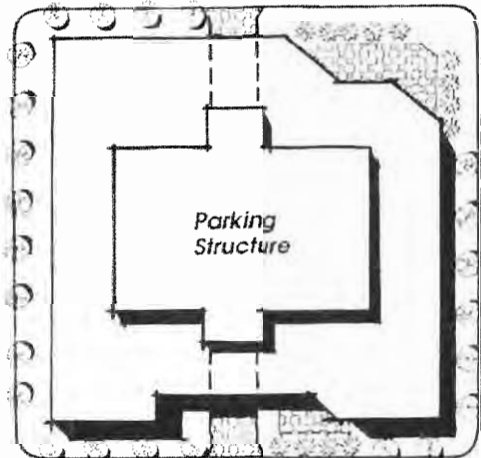


*Parking lots shall be well landscaped to screen parked vehicles.*

## G. Parking Lot/Structure Design

Small downtowns of this era did not have parking structures. However, there are a few that will, in the future, want to consider this as an option. The following guidelines are intended to encourage good design when structures are desired in the downtown area.

- Parking lots and any future parking structures shall be located to the rear of the building and off of the main street.
- Parking structures shall be designed whenever possible to fit in with the existing urban fabric in downtown.



*Incorporate retail or other compatible uses on ground floor whenever possible.*

- Shops, offices or other commercial space shall be incorporated along the ground level of structured parking street frontage. In addition, parking structures shall provide landscaping along blank walls on side streets and upper levels.



- Parking structures shall be screened. The use of architectural detail or landscaping is encouraged to help screen the parking structure from public view.
- Where structured parking is provided, the following design and operational standards shall be considered to optimize public safety:

The design of parking structures shall permit maximum opportunities for natural surveillance into the structure;

Where possible, elevators and stairs shall be located on the perimeter of parking structures, with natural surveillance from exterior public areas via glass-back elevators and glass at stairs and elevators lobbies;

Elevators lobbies and stairs in open parking garages shall be open to the parking areas, except at roof levels where glass or other visually penetrable enclosures may be provided;

Signs shall be posted to inform users whether security escort service is available;

Emergency buzzers and telephones shall be installed in easily accessible places on each level, in elevators and in stairwells; and

Directional arrows and signage indicating exits, elevators and emergency buzzers/telephone shall be visibly displayed (painted) on walls.



*Screened parking structure.*



*Very well designed parking structure*

## H. Shared Parking

Shared parking and circulation aisles coordinated between adjacent businesses and/or developments are strongly encouraged.



*Good example of pedestrian access between parking areas.*

# Chapter VI

## Sign Design Guidelines



## A. Introduction

In many downtowns, the visual distinction between the traditional downtown business district and outlying general commercial strips has become blurred. Businesses downtown have adopted large-scale signs typically used along commercial highways. In those suburban locations, sign needs to be larger to attract the attention of motorist whizzing past. Contrary to highway commercial areas, pedestrian oriented commercial areas, such as in Downtown Dixon, were designed to accommodate shoppers strolling along sidewalks, and motorists driving at slower speeds.

Concern for size alone does not ensure an attractive sign. Other considerations such as location, lettering style, color and illuminating are also very important in designing an attractive, functional sign. The guidelines that follow address these issues and others, and are intended to help business owners provide quality signs that add to and support the character of the downtown. The following are guidelines and are not intended to supersede any existing sign ordinances. All signs must comply with the regulations contained in any local municipal code, if there is a conflict between the two documents.

Components to be discussed in this chapter include:

- General Guidelines
- Wall Signs
- Projecting Signs
- Window Signs
- Awning Signs
- Figurative Signs
- Business Directional Signs



## B. General Guidelines

### 1. Color and Contrast

Color and contrast are the most important aspects of visual communication. It can be used to catch the eye or to communicate ideas or feelings. The following general design guidelines shall be considered prior to developing signs for any project.

- Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.
- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Bright day-glo (fluorescent) colors are prohibited. They are distracting and do not blend well with other background colors.
- Sign colors should complement the colors used on the structures and the project as a whole.

### 2. Materials

- The following materials are suitable for signs in the downtown.

Wood (carved, sandblasted, etched and properly sealed, primed and painted or stained).

Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion).

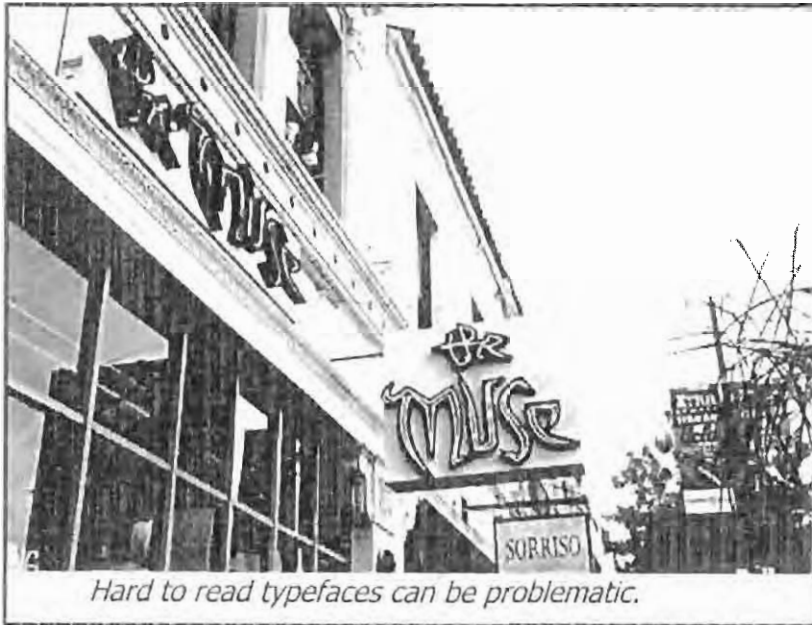
- Sign materials shall be compatible with the design of the face of the façade where they are placed.
- The selected materials need to contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- Except for individually mounted channel letters, internally illuminated lighted plastic-faced cabinet signs are prohibited.
- Paper and cloth signs are not suitable for exterior use.
- Paper and cloth signs are appropriate for interior temporary use only.



### 3. Sign Legibility

An effective sign shall do more than attract attention; it shall communicate its message. Usually, this is a question of the readability of words and phrases. The most significant influence on legibility is lettering.

- Use a brief message whenever possible. The fewer the words, the more effective the sign. A sign with a brief, succinct message is easier to read and looks more attractive. Evaluate each word. If the word does not contribute directly to the basic message of the sign, it detracts from it and shall be deleted.

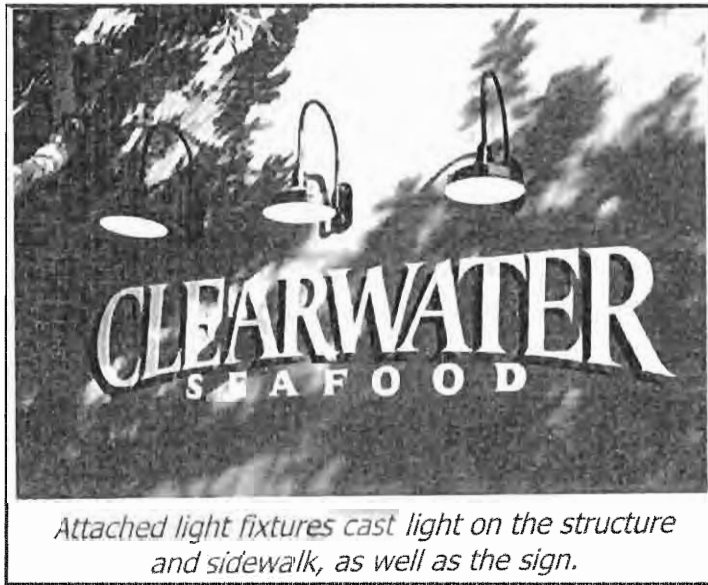


- Avoid spacing letters and words too close together. Crowding of letters, words or lines will make any sign more difficult to read. Conversely, over-spacing these elements causes the viewer to read each item individually, again obscuring the message. As a general rule, letters shall not occupy more than 75% of the sign panel area.
- Limit the number of lettering styles in order to increase legibility. A general rule to follow is to limit the number of different letter types to no more than two for small signs and three for large signs.
- Use symbols and logos in the place of words whenever appropriate. Pictographic images will usually register more quickly in the viewer's mind than a written message.
- Avoid hard-to-read, overly intricate typefaces and symbols. Typefaces and symbols that are difficult to read reduce the sign's ability to communicate.
- Avoid faddish or bizarre typefaces if they are difficult to read. These typefaces may be in vogue and look good today, but soon may go out of style. The image conveyed by the sign may quickly become that of a dated and unfashionable business.

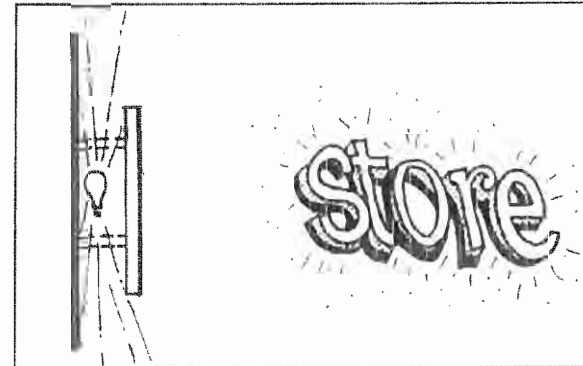
#### 4. Sign Illumination

The way a sign is to be illuminated shall be considered carefully. Like color, illumination has considerable value for visual communication.

- First, consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. Often, nearby streetlights provide ample illumination of a sign after dark.
- If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures attached to the front of the structure cast light on the sign and the face of the structure as well.



- Individually illuminated letters, either internally illuminated or backlit solid letter, are a preferred alternative to internally illuminated plastic cabinet signs. Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's façade as a backdrop, thereby providing a better integration of the sign with the structure.
- Whenever indirect lighting fixtures are used (fluorescent or incandescent), care shall be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way.



*Backlit letter signs are encouraged.*

### C. Wall Signs

- Signs shall be placed consistent with the proportion and scale of the elements within the structure's façade. A particular sign may fit well on a plain wall area, but might overpower the finer scale and proportion of a lower storefront. A sign that is appropriate near an entry may look tiny and out of place above the ground level.
- Look at the façade of the structure. Are there any architectural features or details that suggest a location, size or shape for the sign? There could be bands or frames of brickwork, indentations in the face material, gaps between columns or other permanent features. If these details exist, use them to locate the sign.
- Look at the façade of the structure in relation to where adjacent businesses have placed their signs. It may be that there is already an established pattern of sign locations. This can establish visual continuity among the storefronts, and at the same time provide uniform sight lines for viewers. Alignment makes all signs more readable at a glance and is encouraged.



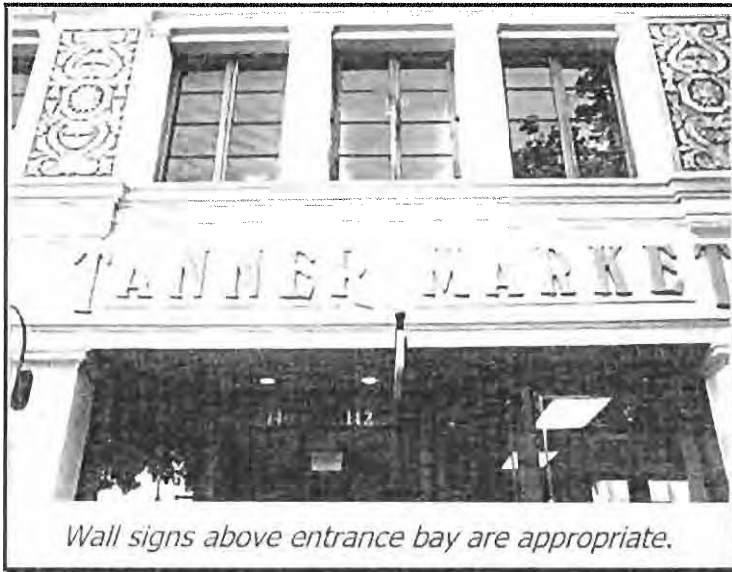
*The sign is located in an inappropriate location.*



*Placement of sign is appropriate.*

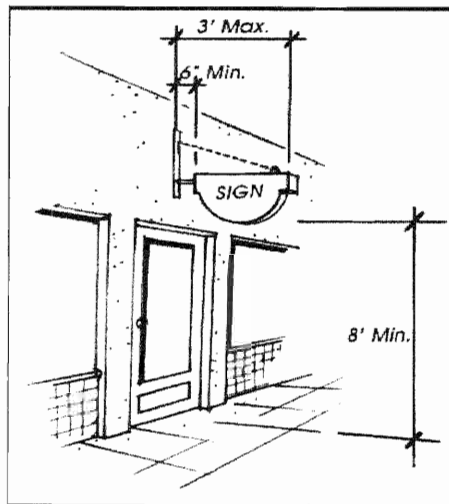


- If aligning signs is not possible, look for other features to determine placement of the sign. Each sign may relate directly to the store entrance in a similar fashion, or all signs may be displayed within the windows. In pedestrian-oriented areas, signs shall relate to the sidewalk instead of motorists. In this case, small projecting signs or signs under awnings are most appropriate.

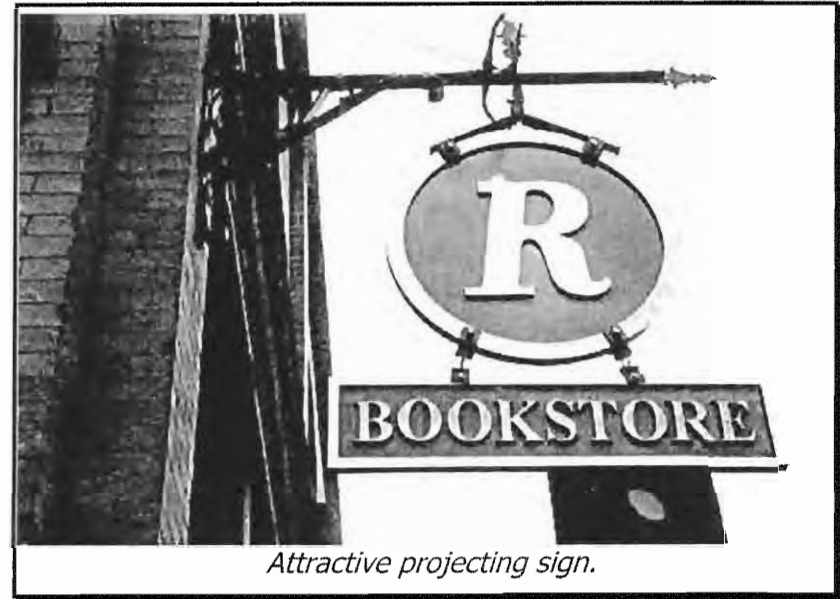


## D. Projecting Signs

- It is recommended that the distance between projecting signs be at least 25 feet for maximum visibility
- On a multistoried building, the sign shall be suspended between the bottom of the second story windowsills and the top of the doors or windows of the first story. On a one-story building, the top of the sign shall be in line with the lowest point of the roof.
- The bottom of the sign shall maintain at least 8 feet pedestrian clearance from the sidewalk level.



*Standards for a projecting sign.*

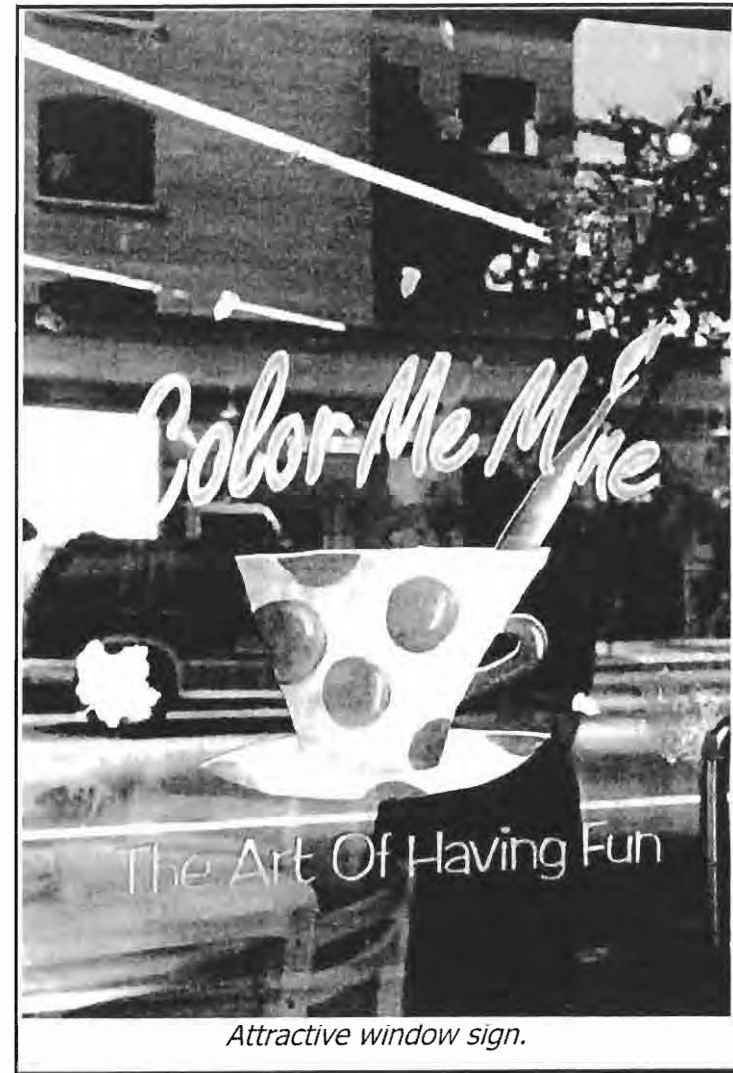


*Attractive projecting sign.*

- The sign shall be hung at a 90° angle from the face of the building. It shall be pinned at least 6 inches away from the wall for best visibility but shall not project beyond a vertical plane set 3' from the façade.
- Decorative iron and wood brackets that support projecting signs are strongly encouraged. The lines of the brackets should harmonize with the shape of the sign.
- To avoid damaging brick and stuccowork, brackets shall be designed so that they can be bolted into masonry joints whenever possible.

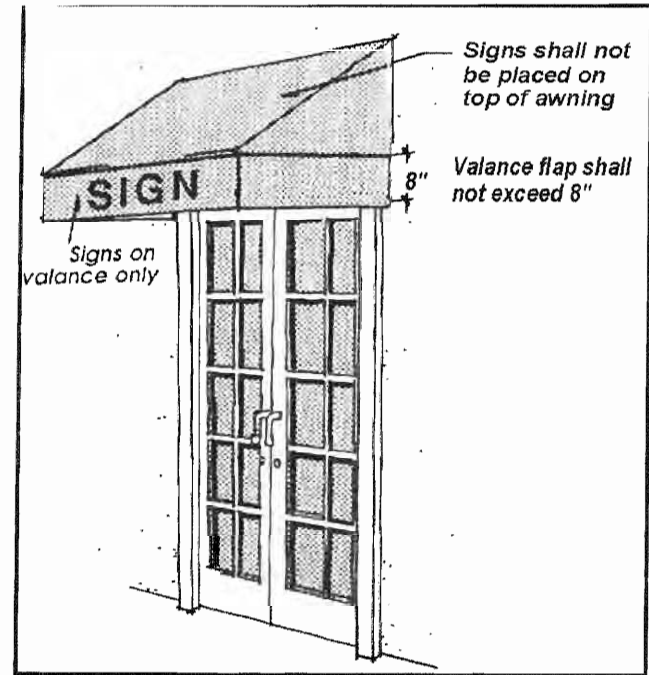
## E. Window Signs

- Window signs (permanent or temporary) shall not cover more than 25% of the area of each window.
- Window signs shall be primarily individual letters placed on the interior surface of the window and intended to be viewed from outside. White or gold-leaf paint are the recommended colors. Glass-mounted graphic logos may also be applied as long as they comply with the 25% area limitation.
- Window signs may only reflect the business being conducted in more than 50% of the interior space.



## F. Awning Signs

- When initially installed, awnings shall be provided with removable valance and end panels to accommodate future changes in sign copy. Painting cloth awnings in order to change sign copy is prohibited.
- The text copy is limited to the name of the business and/or the nature of the business only and is to be located only on the fabric valance flap of the awning.

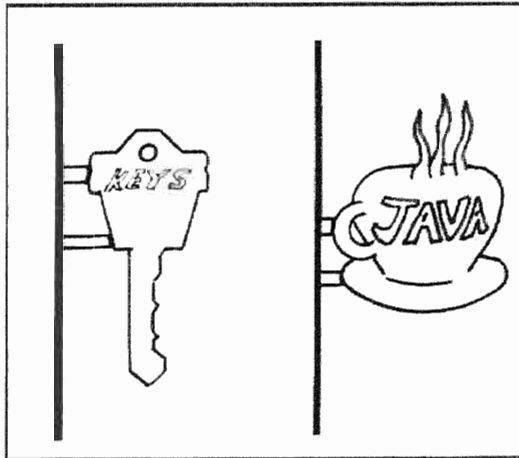


*The sign is limited to the valance flap of the awning only.*

- The shape, design and color of fabric awnings shall be carefully designed to coordinate with, and not dominate, the architectural style of the building.
- Where other fabric awnings are used on the building, the design and color of the sign awning and all other awnings shall be coordinated.

## G. Figurative Signs

Signs that advertise the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, books, etc. are encouraged. Figurative signs may be incorporated into any of the allowable signs types identified previously.



*Figurative projecting signs.*



*Unique figurative sign.*



*Low-key figurative sign.*

## **H. Business Directional Signs**

- A. Business directional signs should be provided near vehicle and pedestrian entrances. They should be placed so that sight lines at entrances are not negatively impacted or obstruct pedestrian flow.
- B. Location of directional signs shall be setback from the public right-of-way.
- C. Business directional signs shall be easily read during the day and evening. Illumination of some type may be necessary at night.
- D. Contrast is important for effectiveness of directional signs. A substantial contrast shall be provided between the color and material of the background and the letters or symbols to make it easier to read.

## **I. Historic Site Plaque Program**

The Downtown Dixon Business Association, in conjunction with the Dixon Historical Society, have and will identify significant historic structures within the Downtown Historic Zone and may place on each structure a “Historic Marker Plaque” (see Chapter 6, Appendix A for plaque design). These site markers will be the basis for a future self-guided walking tour and brochure.

### **A. Site Qualifications**

- The site may have been included in the historical inventory completed by the City of Dixon, in August 2003.
- Other sites may qualify by agreement between the Downtown Dixon Business Association and the Dixon Historical Society.
- Additional sites not located in the Historic Downtown Zone may also be included in the plaque program and brochure.

## A. Streetscape Design Guidelines

In order to achieve a distinct and memorable pedestrian streetscape environment in the downtown area, it is important to focus improvements in highly visible locations. Therefore, components of any streetscape plan should focus primarily in the historic Main Street core of the downtown.

The following pages depict the various streetscape elements recommended for the Main Street downtown.

- Tree planting
- Pedestrian level lighting
- Street furniture
- Special sidewalk treatments

## B. Tree Planting

The following guidelines should be used in making street tree selections.

- Mix two to three species in planning design in order to avoid disease problems associated with a monoculture planting.
- Plant in formal, regularly spaced boulevard planting design.

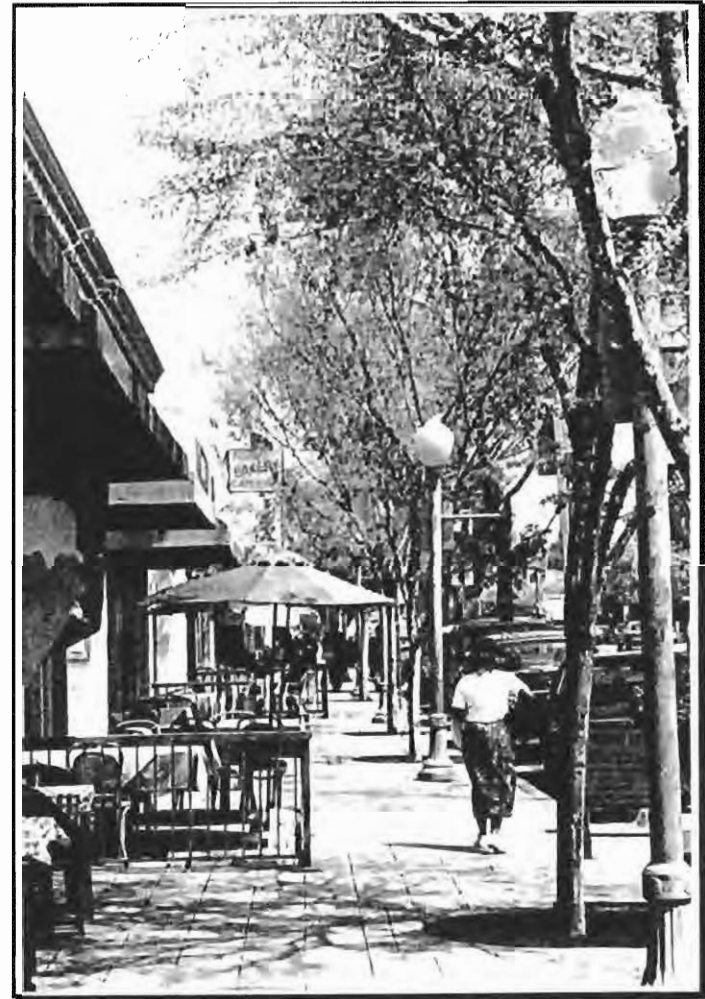
- Careful consideration should be given to select a tree with medium height and a light/airy canopy to permit visibility of ground floor facades and façade signs.
- Prune street trees to form canopy above the height of ground floor facades and to avoid damage from delivery trucks parked at curbside.
- Select deciduous or semi-deciduous trees to permit sunlight to penetrate into street and sidewalks during winter.
- Select species for light green foliage to brighten street, avoiding dark green and gray foliage.
- Consult with Parks and Recreation Departments or local nurseries regarding maintenance issues.



### C. Pedestrian Level Lighting

A coordinated and cohesive street lighting plan should be carefully considered for the downtown core area of any Main Street city. Street lighting oriented toward the pedestrian level can add special character as well as safety to the nighttime appearance of downtown. It can illuminate building entrances, pedestrian sidewalks, advertising/signage, or illuminated special architectural features.

Before choosing a consistent streetlight to be utilized, research of the particular area's historic photos and documents should be done to ensure that the appropriate style is specified. Streetlights should be spaced equally down the edges of the pedestrian sidewalk. Smaller scale fixtures, lower level placement of luminaries and even spaced light patterns are more appropriate than highly spaced, high intensity cobra-head style highway lighting.





## D. Street Furniture

Street furniture should contribute to a cohesive environment of comfortable and visually pleasing elements. This will ensure that the pedestrians find the downtown a pleasing and safe place to walk and shop.

Street furniture should be of common design throughout the downtown area.

- Benches should reflect the historic character of the downtown and preferably be constructed of metal/wrought iron framing, with wood or recycled material slats. Benches should be selectively and evenly placed along the street to provide users with opportunity to rest, congregate, or wait for public transportation.
- Trash receptacles should be of common design as well as complement the bench design. They should be located adjacent to or near each bench location.
- Other street furniture amenities to consider for pedestrian enhancement are bollards (lighted or unlighted) for selected safety areas, common newspaper racks, informational kiosks, accent tree grates, bicycle racks and seasonal banners.



## E. Special Sidewalk Treatments

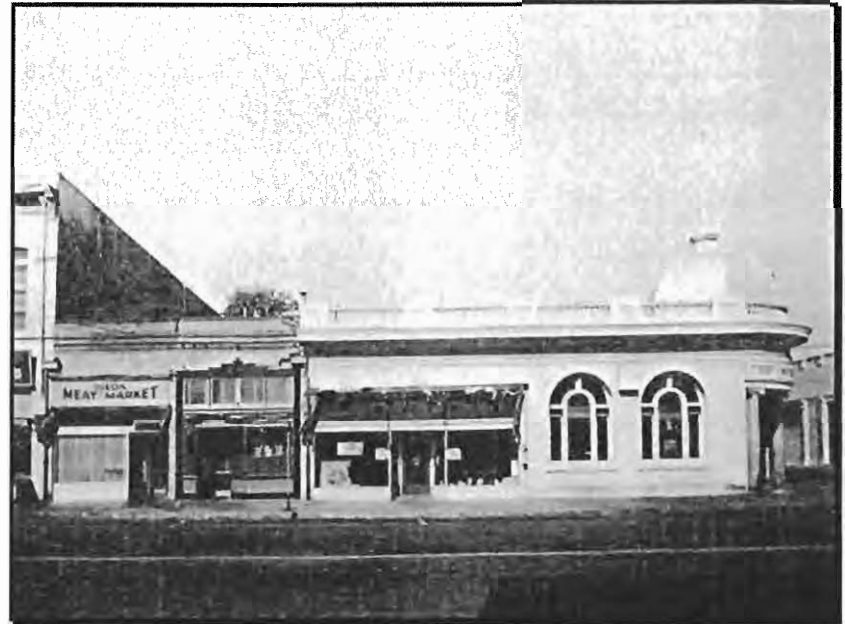
Sidewalks along the Main Street should be kept as wide as possible in order to facilitate pedestrian circulation and safety. Encourage larger sidewalk areas whenever possible to create opportunity for pedestrian amenities such as outdoor café spaces, street trees and street furniture.

A uniform sidewalk paving material (consistent with ADA requirements) or patterned materials should be used throughout the downtown to promote a unique and cohesive theme. However, variations of pavement color, material or pattern may be utilized to enhance crosswalks, driveway crossings, bus stops, historical sites or other important features.



# Chapter VIII

## Glossary of Terms

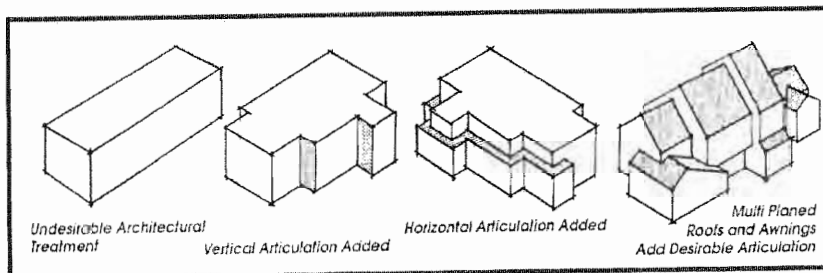


## A. Design Terms

**Aesthetics** – The science and philosophy of beauty. If something is aesthetic, it is of beauty or artistic.

**Alignment (Architectural)** – The visual alignment and subsequent placement of architectural elements such as windows, cornice elements, soffits, awnings, etc., from one structure to adjacent structures in order to promote blockscape continuity.

**Articulation** – Describes the degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors or textures.



*Various types of articulations*

**Blockscape** – The aggregated façade wall composed of uninterrupted placement of individual urban oriented structures located side-by-side along an entire block as opposed to individual buildings located within the block.

**Landscaping** – An area devoted to or developed and maintained with native or exotic planting, lawn, ground cover, gardens, trees, shrubs and other plant materials, decorative outdoor landscape elements, pools, fountains, water feature, paved or decorated surfaces of rock, stone, brick, block or similar material (excluding driveways, parking, loading or storage areas), and sculpture elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

**Mass** – Mass describes three-dimensional forms, the simplest of which are cubes, boxes (or “rectangular solids”), cylinders, pyramids and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of assets. This composition is generally described as the “massing” of forms in a building.



*Landscaping with different sizes and shapes.*

**Monolithic** - A single large flat surface (façade) without relief. A massive unyielding structure.

**Pattern** - The pattern of material can also add texture and can be used to add character, scale and balance to a building. The lines of the many types of brick bonds are examples of how material can be placed in a pattern to create texture.

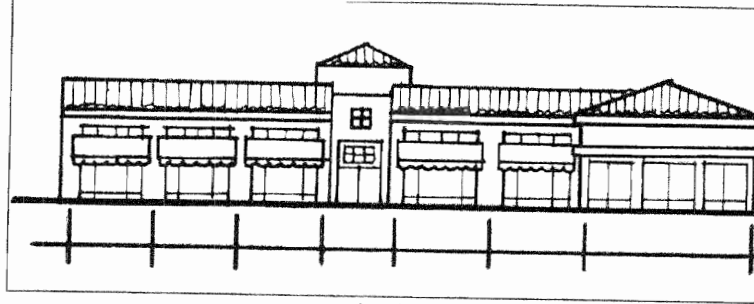
**Project** – Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure that is subject to the provision of this manual.

**Private Property** – Property owned in fee by an individual, corporation, partnership or a group of individuals as opposed to public property.

**Proportion** – Proportion deals with the ratio of dimension between elements. Proportion can describe height-to-height ratios, width-to-width ratios, and width-to-height ratios, as well as ratios of massing. Landscaping can be used to establish a consistent rhythm along a streetscape, which will disguise the lack of proportion in building size and placement.

**Public Property** – Property dedicated through acquisition or easement for public use, which includes but is not limited to streets, alleys, parks and public right-of-way, landscape areas, and sidewalks.

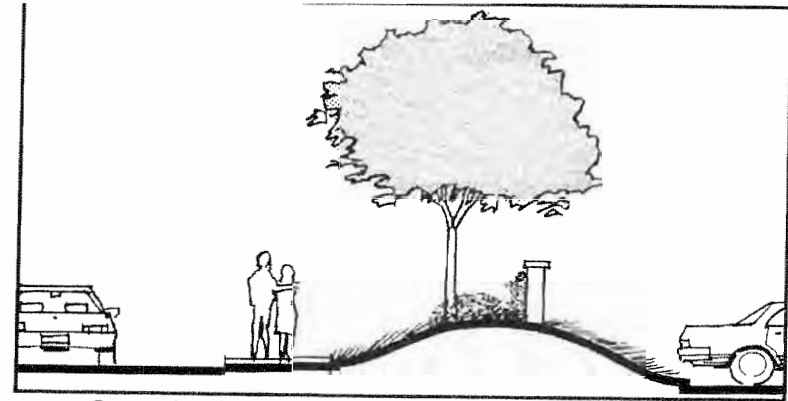
**Rhythm (Horizontal, Vertical)** – The regular or harmonious recurrence of lines shapes, forms, elements or colors, usually within a proportional system.



*"Rhythm"*

**Scale (Human)** – Scale is the measurement of the relationship of one object to another object. The scale of a building can be described in terms of its relationship to a human being. All components of a building also have a relationship to each other and to the building as a whole, which is the “scale” of the components. Generally, the scale of the building components also relates to the scale of the entire building.

**Screening** – A method of visually shielding or obscuring a structure, or a portion of, by a fence, wall, berm or similar structure.



*Screening by utilizing landscaping, wall, and a berm.*

**Site** - A lot, or group of contiguous lots not divided by an alley, street, other right-of-way, or city limit that is proposed for development in accord with the provisions of this manual, and is in a single ownership or has multiple owners, all of whom join in an application for development.

**Surface Materials** – Can be used to create a texture for a building – from the roughness of stone or a ribbed metal screen to the smoothness of marble or glass. Some materials, such as wood, may be either rough (such as wood shingle or re-sawn lumber) or smooth (such as clapboard siding).

**Texture** – Texture refers to variations in the exterior façade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed. Texture and lack of texture influence the mass, scale and rhythm of a building. Texture also can add intimate scale to large buildings by the use of small detailed patterns, such as brick masonry.

## B. Architectural and Planning Terms

**Arcade** – An arched roof or covered passageway.

**Arch** – A curved structure supporting its weight over an open space such as a door or window.

**Awning** – A fixed cover, typically comprised of cloth over a metal frame that is placed over windows or building openings as protection from the sun and rain.

**Balcony** – A railed projecting platform found above ground level on a building.

**Baluster** – The upright portion of the row of supports for a porch railing.

**Balustrade** – A series of balusters surmounted by a rail.

**Bay (Structural)** – A regularly repeated spatial element in a building defined by beams or ribs and their supports.

**Bay Window** – A window that projects out from an exterior wall.

**Building** – Any structure having a roof supported by columns or walls for the housing or enclosure of person, animals, chattels or property of any kind.

**Bulkhead** – The space located between the pavement/sidewalk and the bottom of a traditional storefront window.

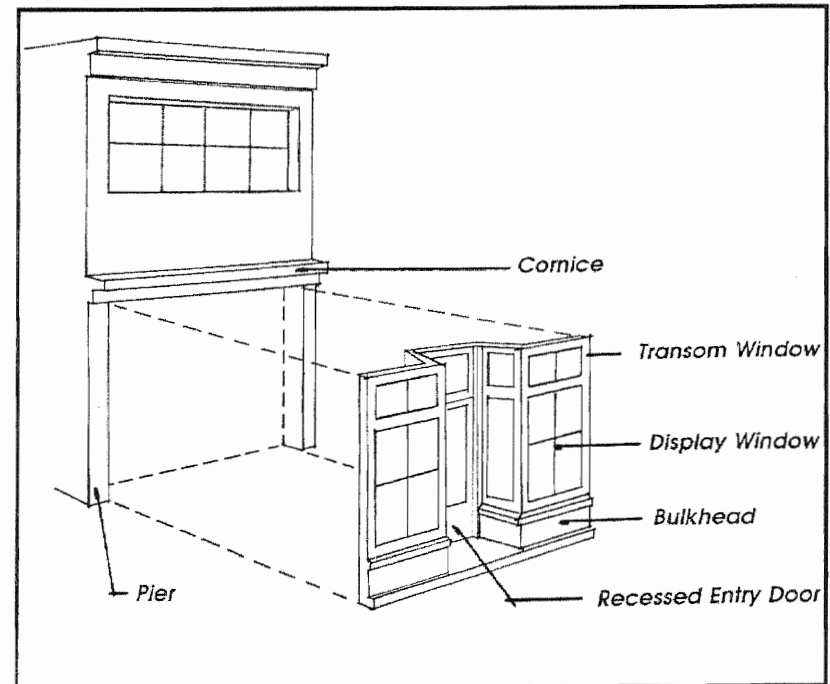
**Canopy** – A projection over a niche or doorway; often decorative or decorated.

**Casement Window** – Window with hinges to the side and a vertical opening either on the side or in the center.

**Colonnade** – A row of columns supporting a roof structure.

**Column** – A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up, of drums the full diameter of the shaft.

**Cornice** – The horizontal projection at the top of a wall; the top course or moldings of a wall when it serves as a crowing member.



*Storefront Components.*

**Curb Cuts** – The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

**Double Hung Windows** – A window with an upper and lower sash arranged so that each slides vertically past the other.

**Eaves** – The overhang at the lower edge of the roof that usually projects out over the walls.

**Façade** – the exterior face of a building, which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

**Fascia** – The outside horizontal board on a cornice.

**Fenestration** – The arrangement and design of windows in a building,

**Focal Point** – A building, object or natural element in a streetscene that stands out and serves as a point of focus, catching and holding the viewer's attention.

**Glazed Brick** – A brick that has been glazed and fired on one side.

**Hip Roof** – A roof with four uniformly pitched sides.

**Infill** - A newly constructed building within an existing development area.

**Lintel** – A horizontal support member that supports a load over an opening, as a window or door opening, usually made of

wood, stone or steel; may be exposed or obscured by wall coverings.

**Lot** – A parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces and having its principal frontage on a street, road, highway or waterway.

**Mansard** – Traditionally, a roof with two slopes on each side, the lower slope being much steeper. In contemporary commercial development, the second portion of the roof is replaced with a flat roof or equipment well. These are referred to as Mansard roofs but bear little resemblance to the original.

**Masonry** – Wall construction of such materials as stone, brick and adobe.

**Mullions** – The divisional pieces in a multi-paned window.

**Ornamentation** – Details added to a structure solely for decorative reasons (i.e. to add shape, texture, or color to an architectural composition).

**Outbuilding** – An auxiliary structure that is located away from a house or principal building (e.g. garage, studio, guest house, shed).

**Parapet** – A low wall generally running around the outside of a flat roof.

**Pier** – A stout column or pillar.

**Pilaster** – A column attached to a wall or pier.

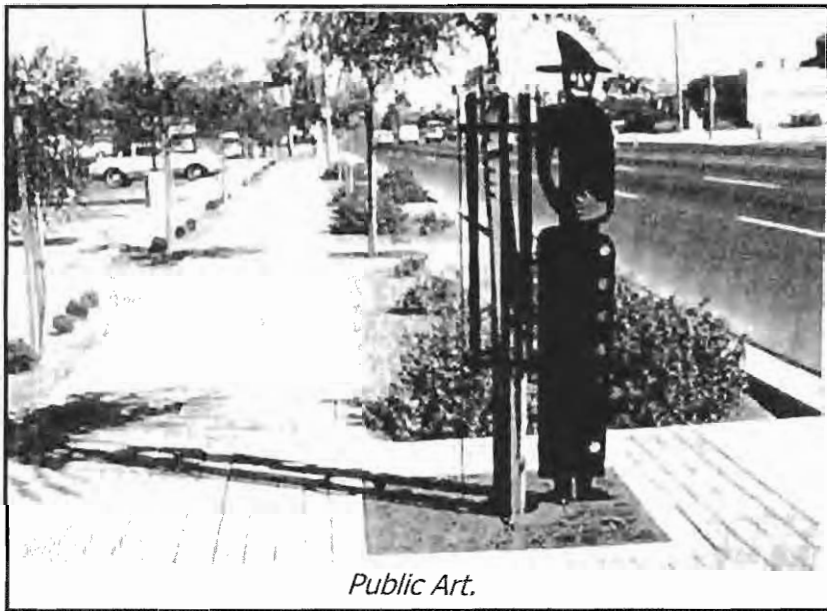


**Pitch** – The slope of a roof expressed in terms of ratio of height to span.

**Porch** – A covered entrance or semi-enclosed space projecting from the façade of a building; may be open-sided or screened.

**Primary Building Façade** – The particular façade of a building that faces the street to which the address of the building pertains.

**Public Art** – Any sculpture, fountain, monument, mural or other form of art located in a public space or private space open to public view.



**Recess** – A hollow place, as in a wall.

**Relief** – Carving raised above a background plane, as in base relief.

**Reveal** – The vertical side section of a doorway or window frame.

**Ridge** – The highest line of a roof; where the sloping planes intersect.

**Rustication** – A method of forming stonework with recessed joints and smooth or roughly textured block faces.

**Sash** – The framework into which windowpanes are set.

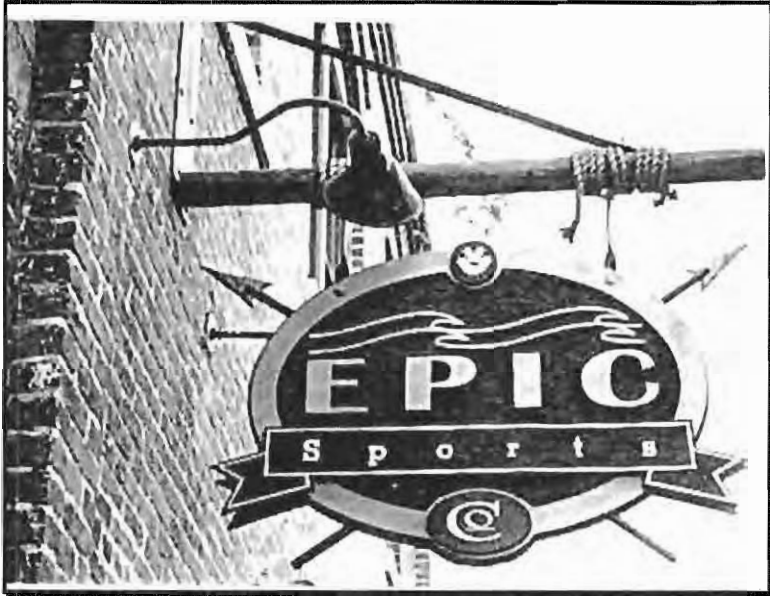
**Setback** – The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building (as the case may be), including porches or any covered projection thereof, excluding steps.

**Shake** – Split wood shingles.

**Siding** – The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

**Sill** – The framing member that forms the lower side of an opening, such as a doorsill. A windowsill forms the lower, usually projecting, lip on the outside face of a window.

**Sign** – An object, device display or structure, or part thereof, situated outdoors or indoors, which is used to identify, display or direct or attract attention to an object, person, institution, organization, business, product, service, event, or location, by any means, including words, letters, figures, design symbols, fixtures, colors, illumination or projected image.



**Storefront** – The traditional “main street” façade bounded by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper façade on top, typically dominated by retail display windows.

**Story** – The portion of a building included between the surface of any floor and the surface of the floor or finished undersurface of the roof directly above it.

**Street Wall** – The edges created by buildings and landscaping that encloses the street and created space.

**Stucco** – An exterior finish, usually textured, composed of Portland cement, lime and sand, which are mixed with water.

**Structure** – Anything constructed or erected that requires a location on the ground, excluding swimming pools, patios, walks, access drive or similar paved areas.

**Transom** – The horizontal division or crossbar in a window. A window opening above a door.

**Trellis** – A lattice on which vines are often trained.

**Trim** – The decorative finish around a door or window; the architrave or decorative casing used around a door or window frame.

### **C. The Secretary of the Interior's Standards for Rehabilitation**

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical material of distinctive architectural features should be avoided when possible.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event

replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and character of the property, neighborhood or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.