



2.0 rivertown design guidelines

2.1 introduction

The purpose of this chapter is to present design guidelines for both new development and redevelopment of older structures within the city's traditional commercial district in Rivertown. Rivertown is bounded by the San Joaquin River on the north, L Street to the west, 10th Street to the south, and "A" Street to the east. These guidelines are intended to reestablish the commercial core of Rivertown as the heart of Antioch by promoting active street life and high standards in architectural design and construction.

The Antioch area was first a portion of a "Rancho", a land grant given to citizens of Mexico after it gained independence from Spain in 1821. Land from one of these ranchos was purchased for the establishment of Smith's Landing, now the Rivertown area,

that was renamed Antioch on July 4, 1851, after the biblical city. The waterfront location and facilities served Antioch well with the establishment of the Empire railroad in 1878 and two steamship lines from San Francisco landing daily at the wharves. In the 1900's Antioch expanded around the Rivertown "heart" of the city and became a manufacturing center for diversified industries. Today it is experiencing dynamic growth as housing is developed for the increasing population of the Bay Area.

Antioch is home to a variety of historical resources ranging from landmark commercial buildings to Victorian, Craftsman, and modern style homes to churches, schools, and civic buildings. The Rivertown waterfront is still a distinctive resource containing numerous shipwrecks mapped offshore and many of the City's most historic buildings. Fifty-six Antioch buildings, four monuments and vanished sites are listed on national, state, local registers of historic properties and landmarks adding to the overall historical context of this dynamic waterfront city.



Figure 2.1.1 Rivertown

2.2 design objectives

2.2.1 Promote Contextual Architectural Practices



Figure 2.2.1 A Rivertown building with good design components

In order to create an inviting ambiance and preserve Rivertown's historic integrity, new infill development and renovation to existing structures must be respectful of the existing architectural context. Designs that are compatible and respectful of historic buildings in the area are encouraged. Some designs may use historic ornaments in new "revival" interpretations of older styles. These may be appropriate as long as the result is visually compatible with its surroundings and the design is distinguishable as new.

2.2.2 Preserve the Original Facades/Storefronts

Historically, building modifications were made as needs changed. Many of these alterations were sympathetic to the original character of the structure and may have taken on historic significance themselves. Others were unsympathetic changes that eroded the

historic integrity of the facade. Although, changes to structures will, and need to, occur over time, the guidelines in this chapter will ensure that these changes do not damage the existing historic building fabric and that the results of building renovation enhance the overall design integrity of the buildings and therefore the community.



Figure 2.2.2 A successful blend of historic architecture and modern commerce

2.2.3. Use Traditional Facade Components

Repetition of traditional facade components creates patterns and alignments that visually link buildings within a block, while allowing individual identity of each building. These elements are familiar to pedestrians and help establish a sense of scale. The use of traditional facade components, such as display windows,



bulkheads, arches, cornice/parapets, and balconies, are required.



Figure 2.2.3 Traditional facade components such as display windows add visual interest to the pedestrian experience

2.2.4 Develop a Steady Rhythm of Facade Widths

The historical commercial lot width has led to buildings of relatively uniform width that create a familiar rhythm. This pattern, which is particularly apparent on Second and G Streets, helps tie the street together visually and provides the pedestrian with a standard measurement of his/her progress. New or renovated buildings shall reinforce the existing facade rhythm of Rivertown streets by using widths corresponding to existing widths.

2.2.5 Create a Comfortable Scale of Structures



Figure 2.2.4 A steady rhythm of facade widths creates a uniform and pleasant streetfront

Rivertown buildings shall convey a scale appropriate for pedestrian activity. For the most part, this means two- to three-story development at the back of the sidewalk. These characteristics create a friendly atmosphere that respects the historic scale of the district while enhancing its marketability as a special commercial and residential area.

2.2.6 Distinguish between Upper and Lower Floors



Figure 2.2.5 The upper floor facades exhibit more solid space than the ground floor facades

The ground floor facade of commercial buildings shall be predominantly transparent (clear windows), with a high ratio of void (windows) to solid (wall). This transparency helps to define the first floor as more open to the public. Upper floor facades typically have more solid space than the ground floor. Uniform storefront heights establish a line that helps to create a sense of scale for pedestrians. New Rivertown buildings should include the block's existing height elements and ratio of void to solid.

2.2.7. Support Pedestrian-Oriented Activity at the Sidewalk

Commercial outlets shall strive to provide visual interest to pedestrians through the goods and activities that are visible in ground floor windows.



Figure 2.2.6 Pedestrian activity is encouraged on Rivertown sidewalks by providing interest along the street front

This is not only a significant characteristic of historic commercial buildings, but also promotes the area as a lively, pedestrian-oriented commercial district. Therefore, window placement shall enhance pedestrian visibility of goods and activities, and they shall be kept free of advertising and non-product related clutter (e.g. backs of display cases, etc.). An abundance of clear, transparent glass also instills a sense of safety for pedestrians since they sense that employees and patrons are monitoring the sidewalk. In contrast, storefronts with blank or solid opaque walls degrade the quality of the pedestrian experience.

2.2.8. Highlight the Importance of the River to Rivertown

The San Joaquin River is an integral part of Rivertown's character, but some sites and

buildings do not take advantage of access to and views of the river. Where possible, new development and renovated buildings shall promote physical and visual connections with the river.



Figure 2.2.7 New development and renovated buildings shall promote physical and visual connection with the San Joaquin River



2.3 site planning

New infill buildings shall reinforce the pedestrian-orientation of Rivertown by providing storefronts next to the sidewalk and locating parking areas away from the street. The long term goal is to institute shared parking by providing conveniently located parking garages.

2.3.1 Building Placement

A. The ground floor of any new building shall be located near or along the front property line, particularly on Second and G Streets. The front building facade shall be placed parallel to the street.



Figure 2.3.1 The Ground Floor of any new building shall be located near or along the front property line

B. Wherever possible, minimizing side yard setbacks between buildings or utilizing a zero setback from the side property line(s) is encouraged to create continuous pedestrian activity along public sidewalks.

C. Additional setbacks shall be provided at public plaza areas.



Figure 2.3.2 Front building setbacks shall accommodate active public uses such as outdoor dining

D. Buildings adjacent to or within view of the San Joaquin River shall be oriented to provide physical and/or visual connections to the river.



Figure 2.3.3 Restaurants situated along a riverfront offer an opportunity for unique atmosphere and dining experience

E. Buildings, particularly along Second and G Streets, shall use indentations to create small,

conspicuous plazas for people to sit and congregate outside of pedestrian traffic.

F. Front building setbacks, where appropriate, shall accommodate active public uses such as outdoor dining and therefore shall use hardscape and limited landscaping. Landscaping could include potted plants or flower boxes on low rail barriers surrounding outdoor dining areas.

G. When possible, pedestrian paseos shall be created in the middle of the block that extend from the street to rear parking lots, activity areas, or alleys.

H. Buildings shall be situated to face a plaza, paseo, or other public space.

I. Loading and storage facilities shall be located at the rear or side of buildings and screened from public view.

2.3.2 Street Orientation

A. Storefronts and major building entries shall be oriented to key commercial streets as well as courtyards, plazas, and the waterfront. Minor side or rear entries may also be desirable on corner lots, courtyards, and plazas.



Figure 2.3.4 Mid-block paseos connect the street with parking, activities, or alleys

B. Buildings located on corners shall include storefront design features for at least 50% of the side street elevation wall area.

2.3.3 Parking Orientation

A. Parking lots shall be located to the rear of buildings or shared parking structures.



Figure 2.3.5 The rear of the building provides a good opportunity for parking in Rivertown

B. Rear parking lot entries shall be located on side streets in order to minimize pedestrian and vehicular conflicts along Second and G Streets.

C. Driveways shall be kept to the minimum number and width required for the project.

D. Shared driveway access is encouraged whenever practical to further reduce vehicle/pedestrian interactions and safety concerns.

E. Wide, well-lit pedestrian walkways shall connect parking lots to building entries utilizing directional signs and shall be designed for public access and safety.



2.4 architectural guidelines

The design of an infill building in Rivertown, particularly its front facade, shall be influenced by the historically significant facades in the area. All contemporary infill buildings shall be compatible with these guidelines in terms of height, facade rhythm, placement of doors and windows, solid to void ratios, color and use of materials.

2.4.1 Building Height, Form, and Mass

A. Vertical mixed-use structures, with retail on lower floors and residential or non-retail commercial on upper floors, are encouraged within Rivertown (see additional guidelines for mixed-use development projects in Chapter 5, mixed-use design guidelines).



Figure 2.4.1 Vertical mixed-use structures use detailing on facades to create visual interest and reduce the overall sense of scale

B. Building heights shall enhance views of the San Joaquin River, minimize obstruction of views from adjoining structures, and provide adjacent sites with maximum sun, ventilation, and protection from prevailing winds.

2.4.2 Facades and Rhythm

New infill shall reflect the established scale and rhythm as well as the traditional lot pattern of existing Rivertown structures.

A. The characteristic proportion of height to width on existing facades shall be reflected in new infill development.



Figure 2.4.2 New construction should be similar to existing buildings in height, width and rhythm of openings

B. Building facades shall be detailed in such a way as to make them appear smaller in scale. This can be achieved through vertical and horizontal articulation such as:

1. Breaks (reveals, recesses) in the surface of the wall itself;
2. Placement of window and door openings; or
3. The placement of bay windows, balconies, awnings and canopies.

C. When a proposed infill building has two adjacent commercial structures, every attempt shall be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.

D. Bay windows and balconies that provide usable and accessible outdoor space for upper floor residential uses are strongly encouraged and may slightly encroach over the public right-of-way.



Figure 2.4.3 Bay windows provide vertical and horizontal articulation

E. The predominant difference between upper story openings (windows and doors) and street level storefront openings shall be preserved. Typically, there is a much greater window area (70%) at the storefront level for pedestrians to view merchandise. In contrast, upper stories window openings are much smaller (approximately 40% of facade).

F. Whenever a proposed infill building's facade is wider than the existing facades on the street, the infill facade shall be broken down into a series of appropriately proportioned "structural bays" or components, such as a series of columns or masonry piers, to frame window, door, and bulkhead components.



Figure 2.4.4 Columns help create structural bays to break up a long facade

G. Whenever an infill building is proposed, identify the common horizontal elements (e.g. canopy, awning, cornice line, window height/width and spacing) found among neighboring structures and develop the infill design utilizing a similar rhythm or alignment.



2.4.3 Building Materials and Colors



Figure 2.4.5 Minimizing the number of wall materials on a complex design enhances visual unity of design components

The complexity of building materials shall be based on the complexity of the building design. More complex materials shall be used on simpler building designs and vice versa. In all cases, storefront materials shall be consistent with the materials used on the proposed building and adjacent buildings.

A. Approved Exterior Materials

1. The number of different wall materials used on any one building shall be kept to a minimum, ideally two.
2. The following materials are considered appropriate for building walls within Rivertown:
 - a. Smooth block (excluding cinder-block)

- b. Granite
- c. Marble
- d. New or used face-brick
- e. Terra cotta
- f. Metal
- g. Stucco (smooth or hand troweled)



Figure 2.4.6 Stucco is effectively used in many architectural styles as an exterior wall material in Rivertown

3. Accent materials shall be used to highlight building features and provide visual interest.
4. Accent Materials may include one of the following:
 - a. Wood (or fiber cement look alike for replacement purposes)
 - b. Glass
 - c. Glass block (storefront only)
 - d. New or used face-brick
 - e. Concrete
 - f. Stone
 - g. Cloth (awnings only)
 - h. Plaster (smooth or textured)
 - i. Painted metal

- j. Tile (bulkhead)



Figure 2.4.7 Tile used for bulkheads on the bottom of storefronts adds color and interest

- k. Wrought iron
- l. Cut stone, rusticated block (cast stone)
- m. Terra cotta
- 5. Rooftop materials may include:
 - a. Standing seam metal roofs
 - b. Crushed stone (on flat roofs)
 - c. Built up roof system
 - d. Tile

B. Prohibited exterior wall materials

1. Reflective or opaque glass (ground floor)
2. Imitation stone (fiberglass or plastic)
3. Textured Stucco
4. Rough sawn or "natural" (unfinished) wood
5. Pecky cedar (textured wood caused by a fungus during the tree's growth)
6. Used brick with no fired face (salvaged from interior walls)
7. Imitation wood siding, excluding fiber cement may be considered on a case by case basis

- 8. Plastic panels

C. Exterior color

The intent of these guidelines is to give guidance to create a pleasing and compatible color palette for the streetscape:

1. Light colored base walls of buildings and other large expanses are encouraged. Soft tones ranging from white to very light pastels are required. Neutrals such as off-white, beige and sand are also acceptable colors.
2. Subtle/muted colors shall be used on larger and plainer buildings.
3. Additional colors and more intense colors shall be used on small buildings or those with elaborate detailing.
4. Contrasting colors shall be used to accent architectural details.
5. In general, no more than three colors shall be used on any given facade, including "natural" colors such as unpainted brick or stone.
6. No more than one vivid color shall be used per building.



Figure 2.4.8 Using one vivid color as an accent provides interest without appearing busy



7. Color shall be used to accent entrances.



Figure 2.4.9 A red door color accent this entrance and invites consumers in

8. Colors shall be harmonious with the colors found on adjacent buildings.
9. Finish material with “natural” colors such as brick, stone, copper, etc. shall be used where practical.

2.4.4 Roofs and Upper-Story Details

A. Rivertown buildings shall incorporate historic Antioch flat roofs (with decorative parapets) or gable-end roofs.



Figure 2.4.10 A typical flat roof commonly seen in Antioch

B. Vertical focal elements are encouraged and shall be incorporated as structural design elements. Towers, spires, or domes become landmarks and serve as focal/orientation points for the community.



Figure 2.4.11 Vertical elements can be community focal points

C. Materials used on the visible portion of sloped roofs shall complement the architectural style of the building and other surrounding buildings.

D. Access to roofs shall be restricted to interior access only.

E. Rooftops can provide usable outdoor space in both residential and commercial developments.

F. 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.

2.4.5 Plazas and Paseos

Active plazas and paseos can serve as important components of a successful Rivertown.

A. Ample seating in both shaded and sunny locations shall be provided in plaza and paseo areas.



Figure 2.4.12 A plaza that contains ample seating

B. Plazas and paseos shall contain a visual and somewhat audible feature such as a sculpture, fountain, or a display pond that attracts pedestrians and serves as a landmark.

C. Any decorative paving used in plaza and paseo areas shall complement the pattern and color of the pavers used in the public right-of-way.

D. Furniture and fixtures used in the plaza and paseo areas shall complement those in the public right-of-way. Furniture and fixtures shall be selected with maintenance considerations in mind.

2.4.6 Franchise and Corporate Business

The distinct architectural designs of many franchise and corporate businesses are typically not appropriate for historic areas such as Rivertown. Franchises or national chains must respect the following standards to create unique buildings that are compatible with the existing structures and character of Rivertown.

A. Architecture

1. The scale, design character, architectural style and materials of franchise / corporate architecture shall be consistent with adjacent buildings. Natural materials, such as brick, stone, etc., shall be used where applicable.



Figure 2.34.13 Brick is a natural material that can be used for franchise and corporate businesses

2. No franchise/corporate buildings or portions thereof shall be more than two stories in height.

B. Color and Lighting

1. Color(s) used by franchise/corporate buildings shall be considered carefully to be appropriate within Rivertown.
2. Colors shall complement the existing colors used on adjacent buildings or



other buildings in Rivertown.

3. Franchise/corporate colors shall be consistent with the architectural style or period of the building.
4. Bright or intense colors are not allowed, unless on appropriate architectural styles and reserved for more refined detailing and transient features.
5. The use of symbols and logos can be utilized in place of bright or intense corporate colors.



Figure 2.4.14 This building uses a logo rather than bright or intense colors to advertise the business

6. Lighting of logos shall be compatible with the primary building and respect adjacent buildings. Bright and intense lighting is strongly discouraged.
7. The use of bright and intense neon outlining of windows is strongly discouraged. Refer to Chapter Seven for acceptable neon use in signage.

2.5 storefront design

2.5.1 Introduction

While a storefront is only one of the architectural components of building facade, it is the most important visual element of a Rivertown building. The storefront traditionally experiences the greatest degree of change during a building's lifetime and holds the greatest potential for creative alterations affecting both the character of the building and the streetscape. Traditional storefronts are comprised of a few decorative elements that repeat across the face of the building such as structural bays containing window and door openings, continuous cornice line, transoms, bulkheads. These elements help to and integrate the storefront into the entire building facade.

2.5.2 Storefront Composition

A. Entries and Doorways

One or more of the following design elements or concepts shall be utilized to emphasize the main entry to Rivertown buildings:

1. Flanked columns, decorative fixtures, detailing, recessed entryway within a larger arched or cased decorative opening.



Figure 2.5.1 Flanked columns emphasize the recessed building entry

2. Recessed entryways shall be continuously and thoroughly illuminated.
3. Entryways shall be covered by a portico (formal porch) projecting from, or set into, the building face, and distinguished by a change in roofline, a tower, or a break in the surface of the subject wall.
4. Buildings situated at a corner along Second or G Streets shall provide a prominent corner entrance to street level shops or lobby space.
5. All entryways shall be well illuminated and contain vandal resistant covers to protect lighting devices.

B. Awnings and Canopies

Awnings provide excellent opportunities for color and visual relief as well as protection for buildings and pedestrians from the elements. They add pedestrian scale and visual interest to the storefront.



Figure 2.5.2 Awnings provide color and protection from the elements

Specific awning specifications are included in the Appendix. The following criteria shall be considered when using awnings:

1. Awnings shall be compatible in design and color with the architectural style of the building.
2. Awnings provide excellent opportunities for color and visual relief as well as protection for buildings and pedestrians from the elements.
3. 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 shall be used on rectangular windows.
4. Awnings shall consist of a durable, commercial grade fabric, canvas, or similar material per the specifications included in the appendix.
5. Glossy, shiny plastic, or similar awning materials are not permitted.
6. Awnings shall use one or two colors. Lettering and trim utilizing more colors is permitted, but will be considered as a sign area.
7. Where the facade is divided into distinct structural bays, awnings shall be placed between 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.
8. Frames and supports shall be painted or coated to prevent corroding.



9. Aluminum awnings or canopies do not fit the atmosphere of Rivertown and are strongly discouraged.
10. Any damaged or faded awnings shall be replaced immediately.

C. Storefront Accessories and Details

There are a number of design elements that may be incorporated into the building design, especially at street level, to add to the pedestrian experience while also meeting important functional needs.

1. Details shall be incorporated into the design to add visual richness and interest while serving functional needs. Such details include the following items:
 - a. Light fixtures, wall mounted or hung with decorative metal brackets;



Figure 2.5.3 Light fixtures are an important storefront accessory for safety and as a design element

- b. Metal grille work at vent openings or as decorative features at windows, doorways, or gates;

- c. Decorative scuppers, catches, and down-spouts;
 - d. Balconies, rails, finials, corbels, and plaques;
 - e. Flag or banner pole brackets;
 - f. Fire sprinkler standpipe enclosures and hose bib covers, preferably of brass; and

2. If security grilles are necessary, they shall be placed inside the building, behind the window display area.

D. Door and Window Design

1. 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.



Figure 2.5.4 Storefront doors contain a high percentage of glass for displays to entice pedestrian interest

2. Clear glass (at least 88% light transmission) is strongly recommended on the ground floor.
3. Doors can be accentuated with simple details such as a brass door pull, brass kickplate, or an attractive painted sign on glass (limited to 10% of door glass area).
4. Traditional storefront windows should be a minimum of 18" from the ground

with a minimum height of 10 feet above the sidewalk to maximize the storefront displays and retail interior.

5. In areas with buildings built before 1950, storefront windows shall be compatible with those of the older buildings.

E. Secondary Entrances

1. Secondary entrances from plazas, paseos, or rear parking area may act as a secondary storefront.
2. The rear and side entry door design shall be compatible with the front door. Special security glass (i.e. wire imbedded) is allowed.
3. Signs shall be modestly scaled to fit the casual visual character of the plaza, paseo, or rear parking area.
4. An awning can soften rear and side facades and provide a pleasant protected space.
5. Security lighting shall be modest and shall focus on the side or rear entry door.
6. Selective use of tree planting, potted plants, and other landscaping complementary to the overall design theme shall be used to improve and complement a side and rear facade.
7. Trash, recycling containers and service facilities shall be screened by a roofed structure and shall be constructed of solid masonry with metal doors. The enclosures shall complement the colors and architecture of the building.
8. Landscaping shall be used on trash enclosures and service facilities to screen walls and help deter graffiti.

2.6 lighting

2.6.1 introduction

Lighting is an important feature in a pedestrian-oriented area such as Rivertown. Residents and visitors shall feel safe and comfortable during nighttime hours.

2.6.2 general

A. Lighting fixtures shall be attractively designed to complement the architecture of the project.

B. All exterior doors, entryways, aisles, passageways and recesses shall be equipped with a lighting device providing a minimum maintained one foot-candle of light at ground level during hours of darkness.

C. Specialty lighting in trees adjacent to or within outdoor patios and restaurants shall be used to create an inviting and festive atmosphere and encourage nighttime use by pedestrians.



Figure 2.6.1 Night lighting of plazas and paseos can be used to create a comfortable ambiance



D. Lighting shall encourage the use of open spaces and plazas.

E. Vandal resistant covers shall protect lighting devices where needed.

F. Lighting sources shall be shielded, diffused or indirect to avoid glare for pedestrians and motorists.

G. Lighting shall be directed so as not to spill onto adjacent properties.

2.7 parking and circulation

2.7.1 Introduction

The design and development of off-street parking in Rivertown will focus on enhancing the pedestrian-oriented streetscape environment.

Some elements of design to incorporate are:

A. Reduce possible conflicts between vehicular and pedestrian traffic, particularly at ingress/egress points and crosswalks;

B. Reinforce the distinction between the street edge and the pedestrian environment;

C. Provide adequate on-site circulation, separate pedestrian walkways, and designated service vehicle zones;

D. Develop parking configurations that incorporate safe pedestrian circulation with a pleasant appearance through the use of canopy trees for shading, colorful accent plantings, and interesting hardscape elements;



Figure 2.7.1 Trees provide valuable shade for Rivertown parking areas

E. Minimize opportunities for crime and undesirable activities through natural surveillance, access control, and activity support;

F. Create a sense of spatial organization by providing a clear layout separating uses within the parking lot.

2.7.2 General Considerations

A. Parking areas shall be separated from buildings by a five foot minimum landscaped strip or raised concrete sidewalk. Conditions where parking stalls directly abut buildings shall be avoided.



Figure 2.7.2 A raised sidewalk separates parking from the building providing safe pedestrian circulation

B. Lighting, landscaping, hardscape, fencing, parking layout and pedestrian paths shall all assist drivers and pedestrians in navigating through parking lots.

C. Parking structures below or above ground level retail or commercial uses are encouraged since they allow for pedestrian activity along the street while providing parking convenient to destinations within Rivertown.

2.7.3 Circulation

A. Parking facilities shall be designed with clearly identified entries and exits and a designated circulation pattern.

B. Parking facilities adjacent to a public street shall provide pedestrians with a point of entry and clear and safe access from the sidewalk to the entrance of the building(s).

C. The layout of parking facilities shall be designed so that pedestrians walk parallel to moving cars.

D. Pedestrian and vehicular entrances shall 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.



Figure 2.7.3 Pedestrian entrances are clearly identified to create a sense of arrival and provide a safe path of travel

2.7.4 Parking Facility Lighting

A. The design of light fixtures shall be compatible with the architectural style of the building.

B. Lighting for parking facilities shall be evenly distributed and at a pedestrian scale.

C. Lighting shall provide pedestrians and drivers with adequate visibility at night.



2.7.5 Landscaping

A. Surface parking facilities shall be landscaped with the following objectives in mind:

1. Maximize distribution of landscaping;
2. Promote compatibility and function as a "good neighbor" by reducing visibility into the parking area from neighboring properties; and
3. Plant one tree for every six parking spaces to provide needed shade.

B. Parking facilities adjacent to a public side street shall be landscaped to soften the visual impact of parked vehicles from the public right-of-way. Screening shall consist of a combination of low walls (a minimum of 3 feet high) and plant materials at the setback line.



Figure 2.7.4 Landscape materials screen parking from the public right-of-way

C. Selection and composition of hardscape materials shall be used to order space and reinforce the relationship of the parking lot to its surroundings and to the buildings it serves.

D. Entrances, exits, and walkways shall use special paving materials such as brick or stamped concrete.

2.8 building additions and renovations

2.8.1 Introduction

The renovation/restoration of older structures provides an excellent means of maintaining and reinforcing the traditional character of Rivertown. Renovation and expansion not only increases property values in the area but also serves as an inspiration to other property owners and designers to make similar efforts.

When an applicant proposes a renovation of, or addition to, an existing structure, the work shall respect the original design character of the structure. The appropriate design guidelines in this section are to be applied whenever a structure is to be renovated or expanded. In addition, renovation of all structures of historic significance shall follow The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, published by the U.S. Department of the Interior, National Park Service (Available on the web at: <http://www.cr.nps.gov/hps/tps/tax/rhb>).

2.8.2 Preservation of Traditional Features and Decoration

Many times during the remodeling of storefronts, original decorative details are intact as visual "leftovers" or simply covered up with previous construction. If the building is to be refurbished, these forgotten details shall not be wasted. If enough of them remain, they can be restored as part of the original design. If only a few remain, they can be incorporated as design features in a new storefront. In either case, the design of any improvements shall evolve through the remaining traditional details and

create a harmonious background that emphasizes them.



Figure 2.8.1 Storefront renovations complement the original design and materials for integrity

A. Existing materials, details, proportions, as well as patterns of materials and openings shall be considered when any additions or building renovations would affect the appearance of an existing building's exterior.

B. All existing historic decorations shall be preserved since they reinforce Rivertown's traditional character and add a richness of detail that is often irreplaceable at today's costs.

2.8.3 Removal of Elements Inconsistent with the Original Facade

Owners or shopkeepers alter buildings over time in an effort to "keep up with changing times" or to "update a tired image." Unfortunately, such changes often result in gradual but severe erosion of the original character and cohesion of Rivertown.

A. Buildings that have been substantially or carelessly altered shall be restored.

B. Existing building elements that are incompatible with the original facade design of the building shall be removed. These include excessive use of exterior embellishments and "modernized" elements such as metal grilles.

2.8.4 Storefront Renovation

A. An original storefront with little or no remodeling shall be preserved and repaired with as little alteration as possible.

B. Where part of the original storefront remains (due to limited remodeling that has occurred), the storefront shall be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.

C. Where the original storefront is completely missing (due to extensive remodeling that has occurred), the storefront shall be restored based upon historical, pictorial and physical documentation.

D. When reconstruction is not practical, the design of the new storefront shall be compatible with the size, scale, proportion, material and color of the existing structure.



2.8.5 Window Replacement

The impact of windows on the facade is determined by the size, shape, and pattern of openings and the spacing and placement within the facade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity.

A. Wherever possible, the original window openings shall be retained.



Figure 2.8.2 Original window openings add an air of authenticity to the building

B. If possible, the original windows and frames shall be saved and restored. Missing, rotting or broken sash, frames, mullions, and muntins with similar material shall be replaced.

C. Where transom 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.

D. If the original window openings have been altered, the openings to their original

configuration and detail shall be restored. Blocking or filling window openings that contribute to the overall facade design shall be avoided.

E. If the existing ceiling has been lowered, the dropped ceiling shall be pulled back from the original window.

F. When replacing windows, consideration shall be given to the original size and shape detailing and framing materials. Replacement windows shall be the same operating type as the original window.

2.8.6 Door Replacement

A. Original doors and door hardware shall be retained, repaired and refinished provided they can comply with ADA requirements. If new replacement doors are necessary, they shall be compatible with the traditional character and architectural design of the building.



Figure 2.8.3 Doors are an integral part of a building's appearance and design

2.8.7 Awnings

A. In general, awnings shall fit the historic character of the district and building, be well maintained, functional and not obstruct the flow of pedestrian movement along the public sidewalk space.

B. Original awning hardware shall be used if it is in working order or is repairable.

C. The traditional canvas, slanted awning is most appropriate for older storefronts and is encouraged, however contemporary hooped or box styles may be used if they are appropriate to the architectural style of the building.



Figure 2.8.4 Canvas, slanted awnings are most appropriate for older storefronts

2.8.8 Painting

Painting can be one of the simplest and most dramatic improvements that can be made to a facade. A new coat of paint gives the facade a well-maintained appearance and is essential to the long life of many traditional materials. The steps below shall be followed to insure a quality paint job.

A. Light and neutral building colors are encouraged, particularly on larger, less detailed buildings. Contrasting colors shall accent architectural details.

B. Any necessary repairs shall be made to surfaces before painting (e.g., replace rotten wood, repoint masonry mortar joints, remove rust from metal).



Figure 2.8.5 Paint can provide a fresh appearance for an older building's facade

C. Painting of masonry materials such as brick and stone is strongly discouraged.

D. Chipped and peeling paint shall be surface repaired and repainted immediately.



2.8.9 Repair and Cleaning

A. Surface cleaning shall be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials shall not be employed.

B. Waterproofing and graffiti proofing sealers shall be used after cleaning and repair.

2.8.10 Seismic Retrofitting

Where structural improvements for seismic retrofitting affect the building exterior, such improvements shall be done with care and consideration for the impact on appearance of the building. Where possible, such work shall be concealed. Where this is not possible, the improvements shall be planned to carefully integrate into the existing building design.

Seismic improvements shall receive the same care and forethought as any other building modification. An exterior building elevation may be required with seismic retrofit submittals, showing the location and appearance of all such improvements.

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