

## 3.7 ARCHITECTURAL REGULATIONS

### 3.7.1 GENERAL

These Regulations provide direction for the design of buildings, appurtenances and site elements within the Master Plan area. The methods, materials, and forms herein are standard. All others are prohibited, unless explicitly approved by the Director based on a finding that they conform to the design intent of this Code.

Type I Buildings – single-family detached houses – may be designed in one of three Styles: Italianate, Victorian and Craftsman. These Styles have been selected due to their historic and successful use in many of the best Bay Area neighborhoods.

Any of these styles may be applied to any of the permitted Building Types. See the Urban Regulations for the requirements for the Building Types.

Within each style, a range of materials - from affordable to fine - are permitted. With any combination of Building Type and Architectural Style, the skilled architect will be able to design a wide range of houses, for a wide range of household types and constructions budgets.

The drawings in these Regulations are intended to illustrate designs characteristic of the Bay Area variants of these three quintessentially American Styles. These illustrations convey the level of detail that is to be provided in the architecture of the houses, but not inclusive of all possible variations of the Style.

A key attribute required of houses and other buildings within the District is that they be authentic buildings, growing from the pre-1940 tradition of building in the Bay Area. Authentic, natural building materials are preferred. These include wood, brick, smooth plaster, stone, tile, slate, and naturally weathering metals, as listed in these Regulations. Such materials age gracefully, while many synthetic materials do not. Synthetic materials proposed for use within the District will be evaluated by the Director and approved for use only if:

- The material faithfully simulates the appearance of the natural material it imitates.
- The material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.

It is specifically intended that houses within the District *not* be conventional “tract houses” to which a few “special details” are applied. The scale and detailing of the stylistic elements of the architecture shall be authentic in character.

For additional guidance on the design of traditional Bay Area houses, and particularly for homeowners wishing to design additions to houses, the reader is referred to the booklet entitled “Rehab Right”, as published by the City of Oakland Planning Department. The styles described on page 30 and onward are *not* applicable.

### 3.7.1.1 GENERAL REQUIREMENTS

The materials, configurations and methods in this section apply to buildings, appurtenances and site elements throughout the neighborhood. The following sections concerning specific architectural styles may include requirements that are additive to, or conflicting with, these general requirements, in which case the requirements for that style shall take precedence.

### 3.7.1.2 WALLS

#### MATERIALS

1. Building walls shall be clad in wood clapboard, wood shingle, wood dropsiding, wood board and batten, stucco, brick or stone. Additionally, walls may be clad in hardboard siding simulating permitted wood materials if approved through the Design Review process.
2. Building walls shall be trimmed in wood, stone, or cast stone.
3. Garden walls, and retaining walls exposed to public view, shall be made of or clad in brick, stone, or stucco compatible with the design of the principal building.
4. Fences and trellises shall be made of finished wood or wrought iron.

## CONFIGURATIONS

1. Two or more wall materials may be combined on one facade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry.)
2. Cantilevers shall be supported by visible brackets.
3. Exterior chimneys shall be finished in brick, stone, or stucco.
4. Walls clad in wood shall be stained or painted with colors approved through the Design Review process.
5. Garden walls shall be no less than 8 inches wide and capped by a top, overlapping the wall below by no less than 1/2 inch.
6. Wood fences and gates on Frontages shall be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates shall be made of true wrought iron, or steel bar faithfully simulation true wrought iron, with bars with no less than a 4-inch space between.
7. Fences and garden walls within Frontage Setback areas shall be between 30 inches and 42 inches in height.
8. Fences and garden walls at interior side property lines may be up to 6 feet in height .
9. Fences built parallel to the Frontage between the houses shall be set back an additional 5 feet behind the Façade line of the house, except walls that are an integral part of the

architecture of the house. In such case the wall may be flush with the Façade, or set back any dimension from it as approved by the Director.

10. Retaining walls at Frontages, when present, may be up to 5 feet in height, as approved by the Director. Retaining walls within the Frontage Setback area – and to the line of the side yard enclosing fence or wall – shall be made of or clad in materials as specified in these Architectural Regulations. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement by the Director. (Regardless of the height of any Frontage retaining wall, a front walk and stairs shall extend directly from the front door to the public way.)
11. The undercroft of decks and porches shall be enclosed with lattice or vertical pickets.
12. Trash receptacles shall be screened from public view by opaque walls or fences meeting the requirements of this Code.

## METHODS

1. Clapboard shall not exceed 6 inches to the weather. Shingles shall not exceed 8 inches to the weather. Dropsiding shall not exceed 10 inches to the weather. Board and batten shall not exceed 12 inches and 4 inches, alternately.
2. Board trim at corners and around openings shall not exceed 6 inches, except at the front door surround, which may be of any size or configuration approved by the Director.

Board trim may be applied directly to the sheathing.

3. Brick and cut stone shall be laid in true bonding pattern.
4. River and rubble stone shall be laid in the natural manner.
5. Brick and cut stone mortar joints shall be struck.
6. River and rubble stone mortar joints shall be smooth or beaded.
7. Stucco shall be smooth and sand finish only.
8. Exposed wood shall be painted or stained.

**3.7.1.3 BUILDING ELEMENTS**

**MATERIALS**

1. Posts, balconies, porches, and bay windows shall be made of wood. Bay windows may additionally be vinyl-clad wood.
2. Columns, piers, and arches shall be made of or clad in wood, brick, cast stone, or stucco.
3. Foundation piers shall be made of brick, stone, or stucco.
4. Stoops shall be made of brick, stone, concrete, or wood.
5. Railings shall be made of wood or wrought iron.
6. Window boxes, if provided, shall be made of finished painted wood, and shall be supported by visible brackets, detailed in manner consistent with porch or eave details of the house.

**CONFIGURATIONS**

1. Spindles and balusters on balconies, porches, and decks shall not exceed 6 inches on center, or as required by the Building Code, whichever is less. Standard pipe rails, horizontal and vertical, are not permitted.
2. Bay windows shall be habitable spaces carried to the ground or supported by visible brackets.
3. All mechanical and electrical equipment - including, but not limited to, air-conditioning units, solar panels, antennas, and satellite dishes - whether roof-mounted, ground-mounted or otherwise, shall be

completely screened from public view. Such equipment and related screening shall be shown on drawings submitted for Design Review.

**METHODS**

1. Foundation piers shall be no less than 12 inches x 12 inches.
2. Masonry and stucco arches (square or round) shall be no less than 12 inches in depth. Piers shall be no less than 12 inches x 12 inches. Wood posts shall be no less than 5-1/2 inches x 5-1/2 inches and shall be articulated at their base and top.

**3.7.1.4 ROOFS**

**MATERIALS**

1. Roofs of primarily wood buildings shall be finished with wood shingles or dimensional composition shingles.
2. Roofs of primarily stucco buildings shall be finished with clay tile or slate, or with concrete tile faithfully simulating clay tile or slate if approved through the Design Review Approval process. Roofs of Italianate buildings may be finished in dimensional composite shingles simulating slate roofing.
3. Roofs of primarily brick or stone buildings shall be finished with clay tile, wood shingles or dimensional composition shingles.
4. Gutters and downspouts shall be made of galvanized steel, wood, copper, or painted aluminum.

**CONFIGURATIONS**

1. Building roofs shall be gabled or hipped, and shall be sloped as shown for each of the three permitted house styles.
2. Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12.
3. Skylights shall be flat (non-bubble) only, and are discouraged within roofs visible from the public way.
4. Dormers shall be placed no closer than 36 inches to building sidewalls.
5. Gutters shall be half-round or ogee.

**METHODS**

1. Overhanging eaves shall have exposed rafter tails at the tip, or shall be finished with a profiled cornice, as shown for each permitted house style herein.
2. Exposed rafter tails shall have a minimum nominal dimension of 3 inches x 4 inches.
3. Brackets, when provided at eaves, shall have a minimal nominal dimension of 5”.

### 3.7.1.5 WINDOWS AND DOORS

#### MATERIALS

1. Windows and doors shall be made of wood, vinyl-clad wood, or factory-painted aluminum if approved through the Design Review process.
2. Glazing shall be clear glass with no more than 10% daylight reduction (tinting). Glazing shall not be reflective (mirrored).
3. Windows may have the following accessories: shutters sized to match their openings, opaque canvas awnings (except quarter sphere and quarter cylinder configuration), and planter boxes supported by visible brackets.
2. Circular or hexagonal windows may additionally be pivoted or hopper configuration.
3. Dormer windows shall be hinged casement or hopper configuration.
4. Doors shall only be side hinged - except garage doors facing an alley which may be overhead, and sliding glass doors which may face backyards.
- 5.

#### CONFIGURATIONS

1. Window openings shall have vertical proportions, or may be square.
2. Windows may additionally be circular, elliptical, octagonal or hexagonal – recommended maximum two per Facade.
3. Total fenestration for Facades shall be no more than 33% of the Facade area.
4. Windows shall be recessed not less than 2 inches from the building Facade.
5. Garage doors shall have a maximum width of 16 feet.

#### METHODS

1. Windows on Facades shall be double hung, single hung, or hinged casement.

**3.7.2 THE ITALIANATE STYLE**

**3.7.2.1 HISTORY AND CHARACTER**

The Hercules Italianate guidelines are drawn from the nearby neighborhoods as well as the San Francisco traditions. Most of San Francisco’s early town houses were built of wood in the Italianate style, many of which survived the 1906 earthquake.

The style was popularized in the 1840’s and 1850’s by pattern books used by builders of that era. Early in the style the massing was simple with little detailing. The later 1860’s and 1870’s houses were usually more decorated and had more complex massing, as exemplified by the San Francisco High Victorian Italianates.



### 3.7.2 THE ITALIANATE STYLE

#### 3.7.2.2 ESSEENTIAL ELEMENTS

Essential Elements of the Style:

1. Low pitched roofs.
2. Wide projecting eaves supported by decorative wood brackets.
3. Tall vertical proportions for windows and doors.
4. Highly detailed window and door head trim.
5. Walls of brick, clapboard, stucco or stone.
6. Highly detailed porches.



**3.7.2 THE ITALIANATE STYLE**

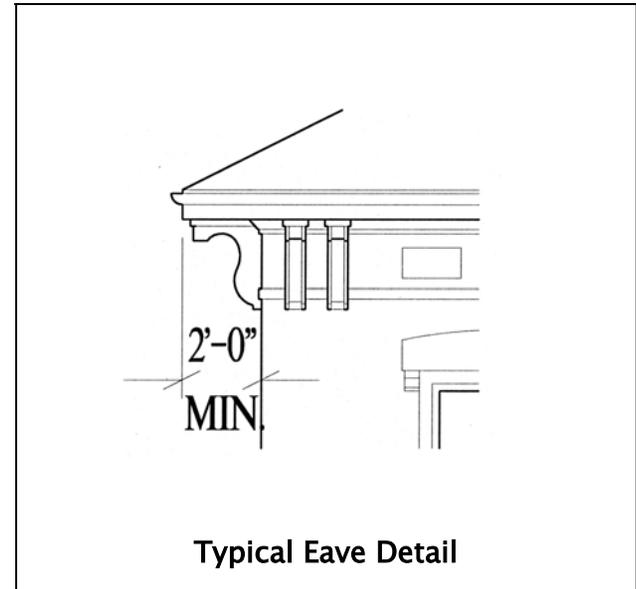
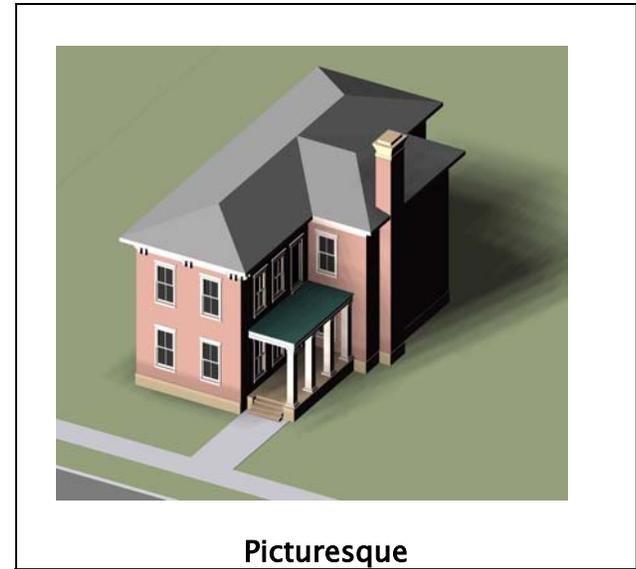
**3.7.2.3 MASSING AND ROOFS**

The basic volume is square or rectangular with a hipped roof.

In more picturesque versions wings project from the mass toward the street with gabled or hipped roof forms. In more detailed examples of the high style towers and projecting bays are added.

The pitch of the roof tends to be shallow from 4 in 12 to 6 in 12, but it is not uncommon for gabled roofs to have a higher pitch up to 12 in 12.

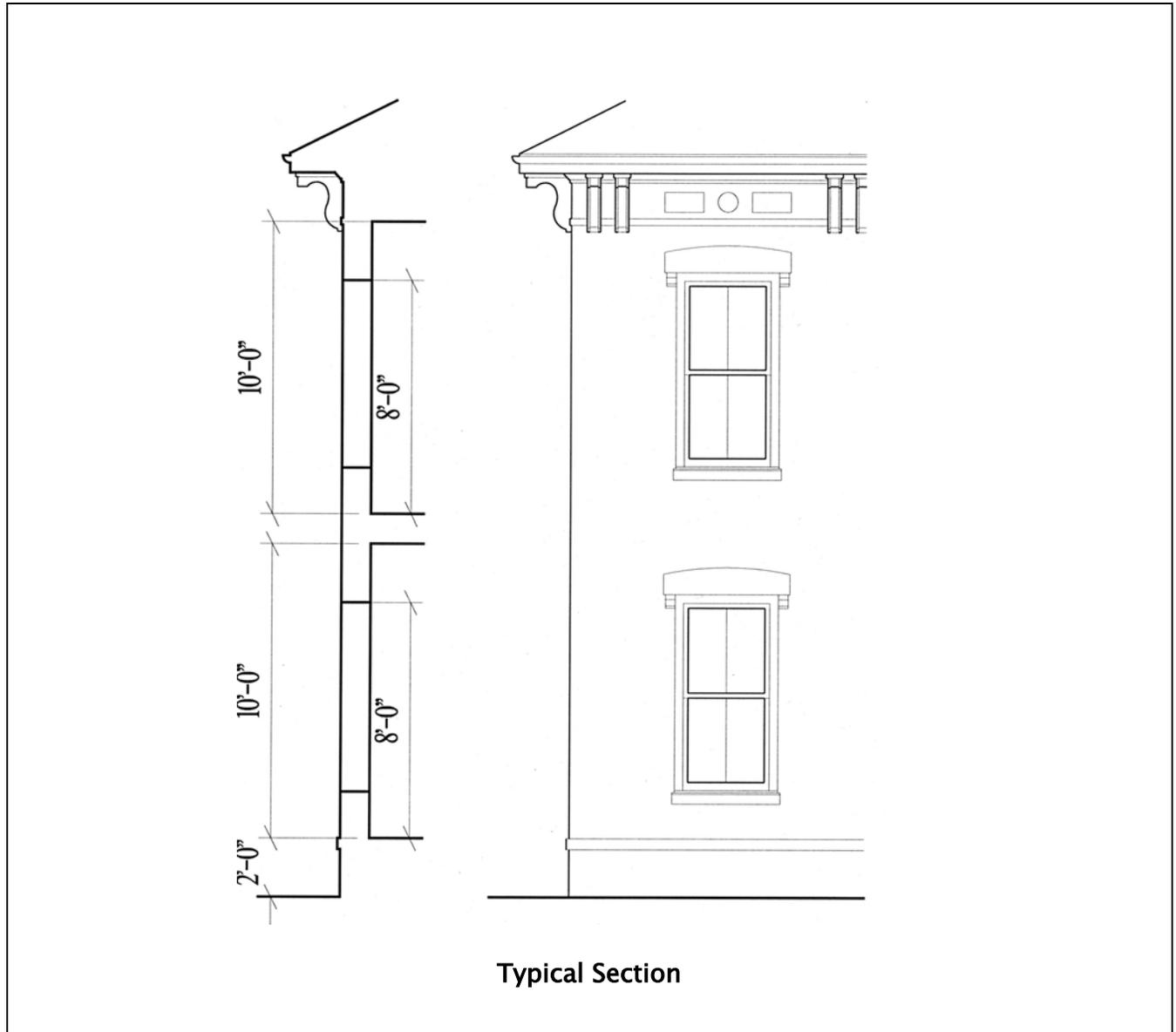
Large eave projections with cornice brackets are characteristic of the style. Frequently the area between the brackets is detailed with panels. Brackets can occur singly or in pairs, but are always equally spaced across the facade.



**3.7 ITALIANATE STYLE**

**3.7.2.4 BUILDING HEIGHT**

Italianate house are generally tall. Porches are usually elevated approximately 2 feet from grade. First floor ceiling heights should be 10 feet, second floor ceiling heights can be shorter but usually require 10 feet to accommodate the detailed cornice.



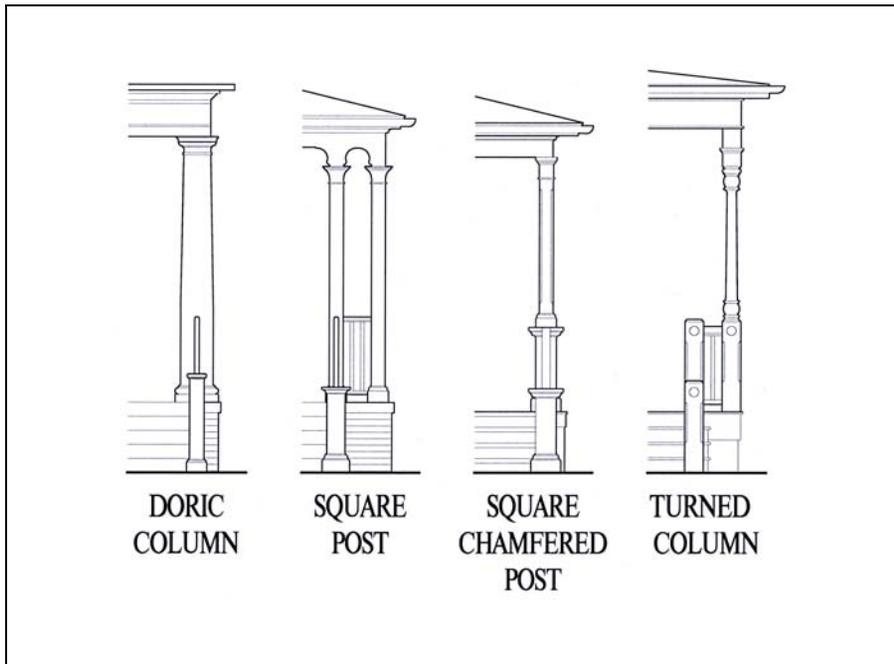
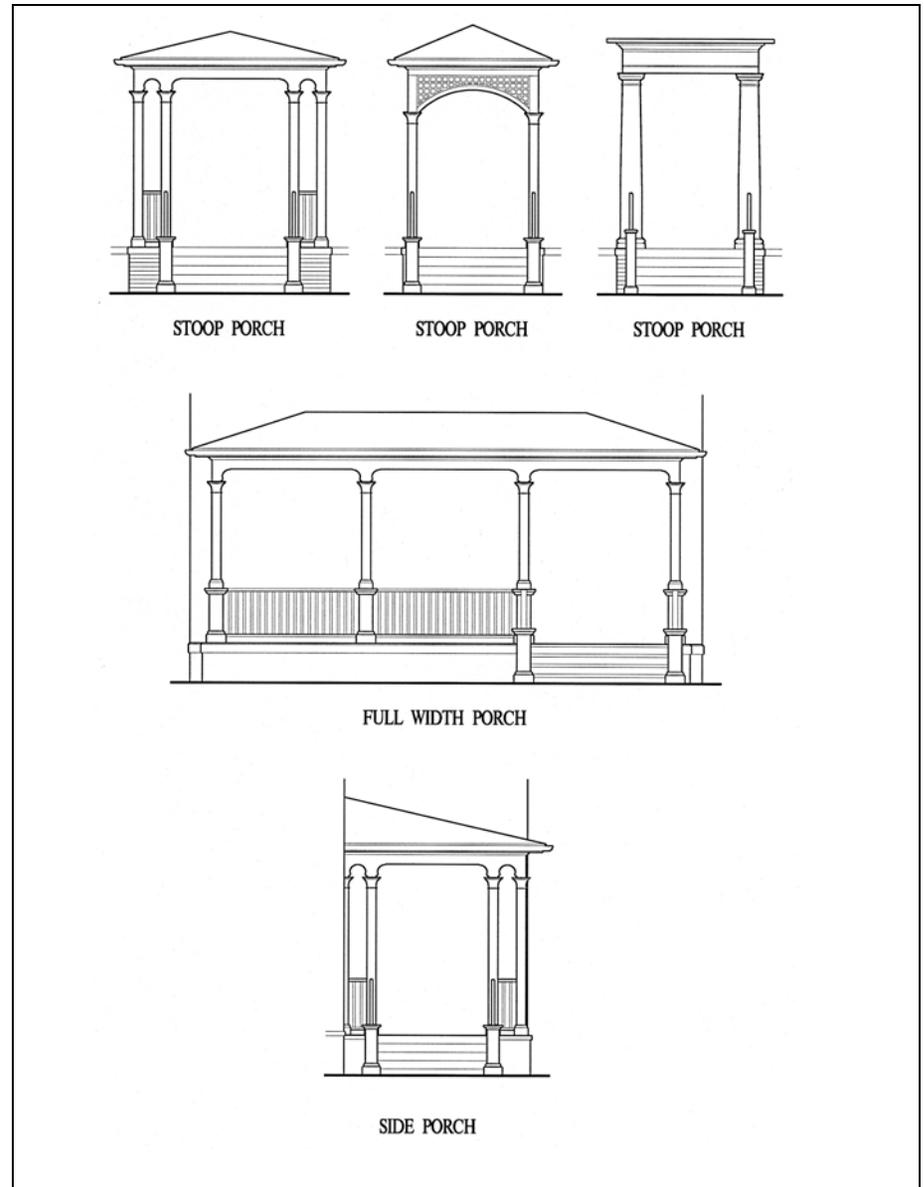
**3.7.2 THE ITALIANATE STYLE**

**3.7.2.5 PORCHES AND COLUMNS**

There are three basic types of porches that can be added to the house.

1. The stoop porch: a small covered porch at the front door.
2. The full width porch: a porch that runs the full width of the house facade.
3. The side porch: a porch along the side of a projecting wing leading to the entry.

The detailing of the porches can exhibit a great deal of variety. Classically ordered columns and entablatures are among the simpler expression. Square chamfered posts with capitals, brackets and fretwork are not unusual, as well as ‘turned’ columns with brackets and/or fretwork. Railings can have square balusters or turned spindles.



**3.7.2 THE ITALIANATE STYLE**

**3.7.2.6 DOORS AND WINDOWS**

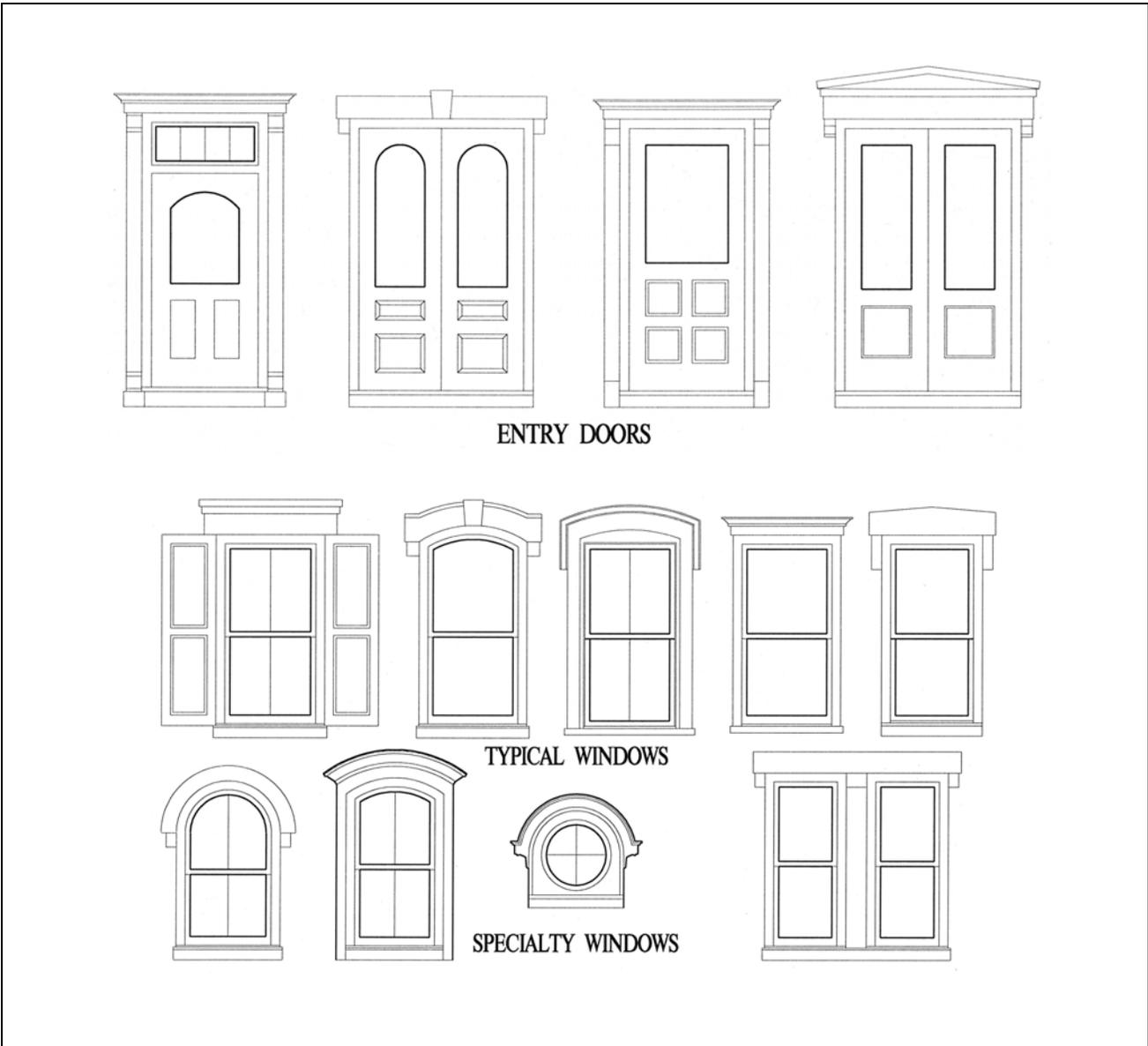
Windows and doors are tall and narrow in proportion. On stone or brick houses there is a 3 1/2" wide brickmould (min) with a brick or stone lintel. On clapboard houses window and door trim is generally wide around 5 1/2", and usually there are additional trim caps, brackets or other details over the window head.

Doors can be paneled, or a combination of paneled and glazed, and occur single or paired. They can also have sidelights and transoms. In most cases the trim surround is more ornate than the window trim.

Windows are double hung with one over one, and two over two paned divisions. They can have flat, half-round or segmental arched tops.

Specialty windows can be used to accentuate architectural features. Paired and triple windows frequently appear on tower elements. Box and angled bay windows are also used as accents.

House masses are usually divided into three or five equal bays with the windows, doors, and accents elements centered in these divisions.



ENTRY DOORS

TYPICAL WINDOWS

SPECIALTY WINDOWS

**3.7.2 THE ITALIANATE STYLE**

**3.7.2.7 MATERIALS**

Wall Cladding: Brick, stucco, or clapboard siding with 4" or 6" exposures with 6" corner boards.

Foundations: Smooth concrete, stucco, brick faced, or stone faced.

Roofing: Standing seam metal, corrugated metal, clay tile, slate, or composition shingles.

Gutters: Ogee or half round. Galvanized steel, copper, anodized aluminum, or vinyl.

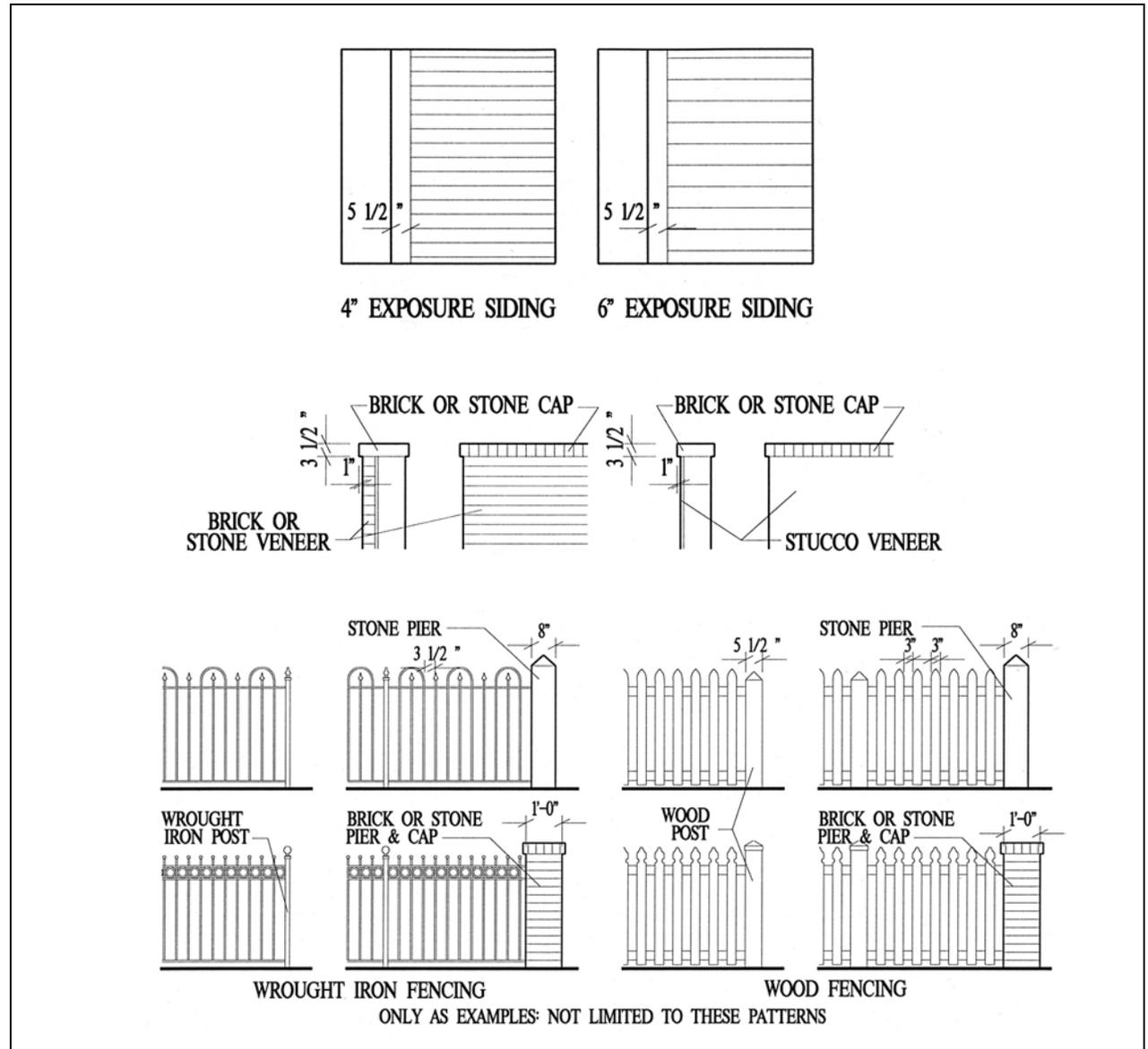
Downspouts: Round or rectangular, smooth.

Chimneys: Brick, stone, or stucco, matching the masonry material of the front porch when the porch includes brick or stone material.

Columns: Wood. Classically ordered, square chamfered, or turned.

Fences: To match materials of the house. Stucco, stone, or brick piers. Wood or wrought iron posts. Fencing of wrought iron, or wood pickets with decorative profiles.

Retaining walls: To match the materials of the house. Stucco, stone, or brick, with a cap of stone, cast stone, or brick, projecting 1" and 3 1/2 " tall minimum.



**3.7.2.8 THE ITALIANATE STYLE - SAMPLE FAÇADE DESIGNS**



**3.7.2. THE ITALIANATE STYLE**

**3.7.2.9 BUILDING TYPES I-E & I-F**

1. Architectural Styles for this Building Type are limited to Victorian and Italianate, as defined in the Architectural Regulations.
2. The provisions of Section 3.7.2 shall apply to Italianate houses.
3. The illustration here is a prototypical façade for an Italianate house of this type.
4. The extent of sideyard roof overhangs will be governed by the Uniform Building Code and these Regulations. The overhangs at Type I-E houses may be limited to a trim board or gutter. See section 3.6.5.2.2 for recommended roof configurations in such cases. Type I-F houses shall have overhangs or cornices of 6 to 12 inches, as described in section 3.7.3., and as illustrated on this page.
5. Side walls less than 3 feet from the property line will not have windows - this is acceptable. Side walls that are 3 feet or more from the property line shall have windows conforming to the Architectural Regulations.



### 3.7.3 THE VICTORIAN STYLE

#### 3.7.3.1 HISTORY AND CHARACTER

The Hercules Victorian house guidelines utilize simple forms with details that are drawn from Carpenter Gothic and Queen Anne traditions as seen throughout the Bay area. In the Carpenter Gothic Cross gables with steeply pitched decorated gables are common. In the Queen Anne, bays and turrets are common with surface shingle patterns gaining importance. In both variants the porches receive the most detail.



### 3.7.3 THE VICTORIAN STYLE

#### 3.7.3.2 ESSENTIAL ELEMENTS

The following design elements are characteristic of the Victorian style.

1. Steeply pitched gable roofs.
2. Wide projecting eaves and decorated gable rakes.
3. Tall vertical proportions for windows and doors.
4. Highly detailed window and door head trim.
5. Walls of brick, clapboard, board and batten, shingle, or stone.
6. Patterned shingle accents.
7. Highly detailed wooden porches.



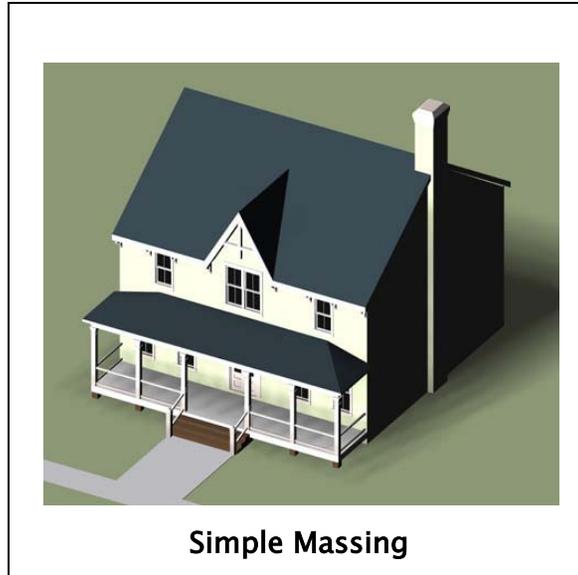
**3.7.3 THE VICTORIAN STYLE**

**3.7.3.3 MASSING AND ROOFS**

The basic volume of the Carpenter Gothic is square or rectangular with a gabled roof, frequently having steeply pitched symmetrically placed dormers or wings on the front facade. Queen Annes tend to be more square in form with a hipped roof and an off center gable to the front.

In the Carpenter Gothic the main roof pitch can range from 6 in 12 to 12 in 12, but the dormer and front gable roofs have a higher pitch up to 12 in 18. Queen Annes can have as low as a 6 in 12 pitch on the main roof but tend toward 12 in 12 overall, even in the front gable.

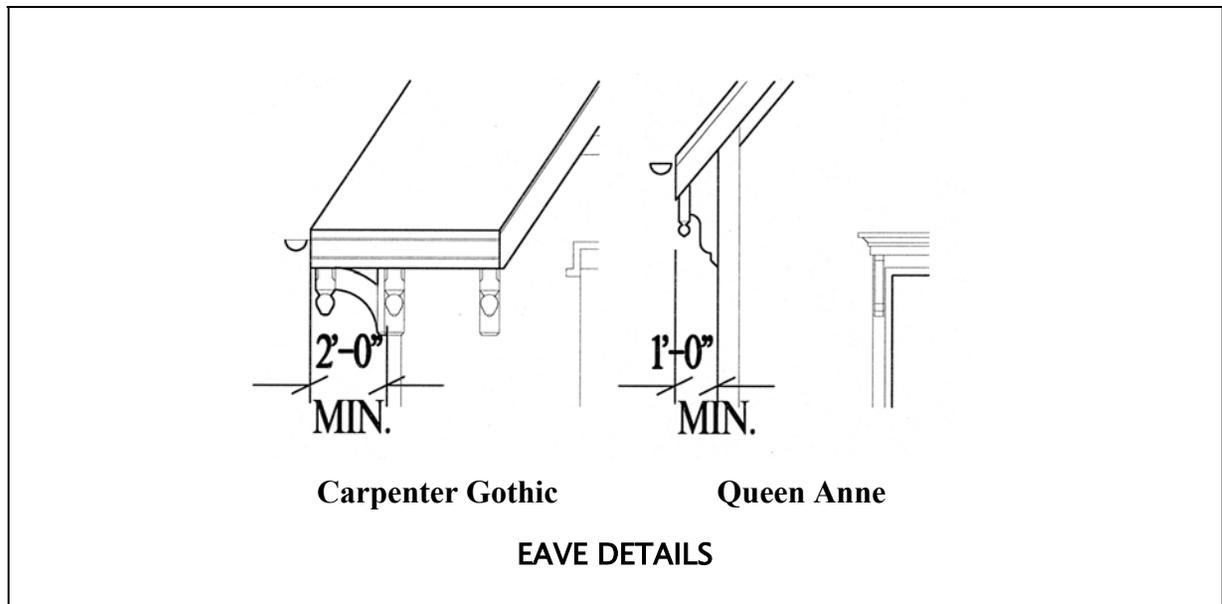
Large detailed eave projections are characteristic of both variations. In the Carpenter Gothic the eaves are usually open with exposed rafter tails and in some instances also brackets. Queen Annes are seen with details or closed eaves with detailed cornices including crowns and dentil mouldings.



**Simple Massing**



**Complex Massing**



**Carpenter Gothic**

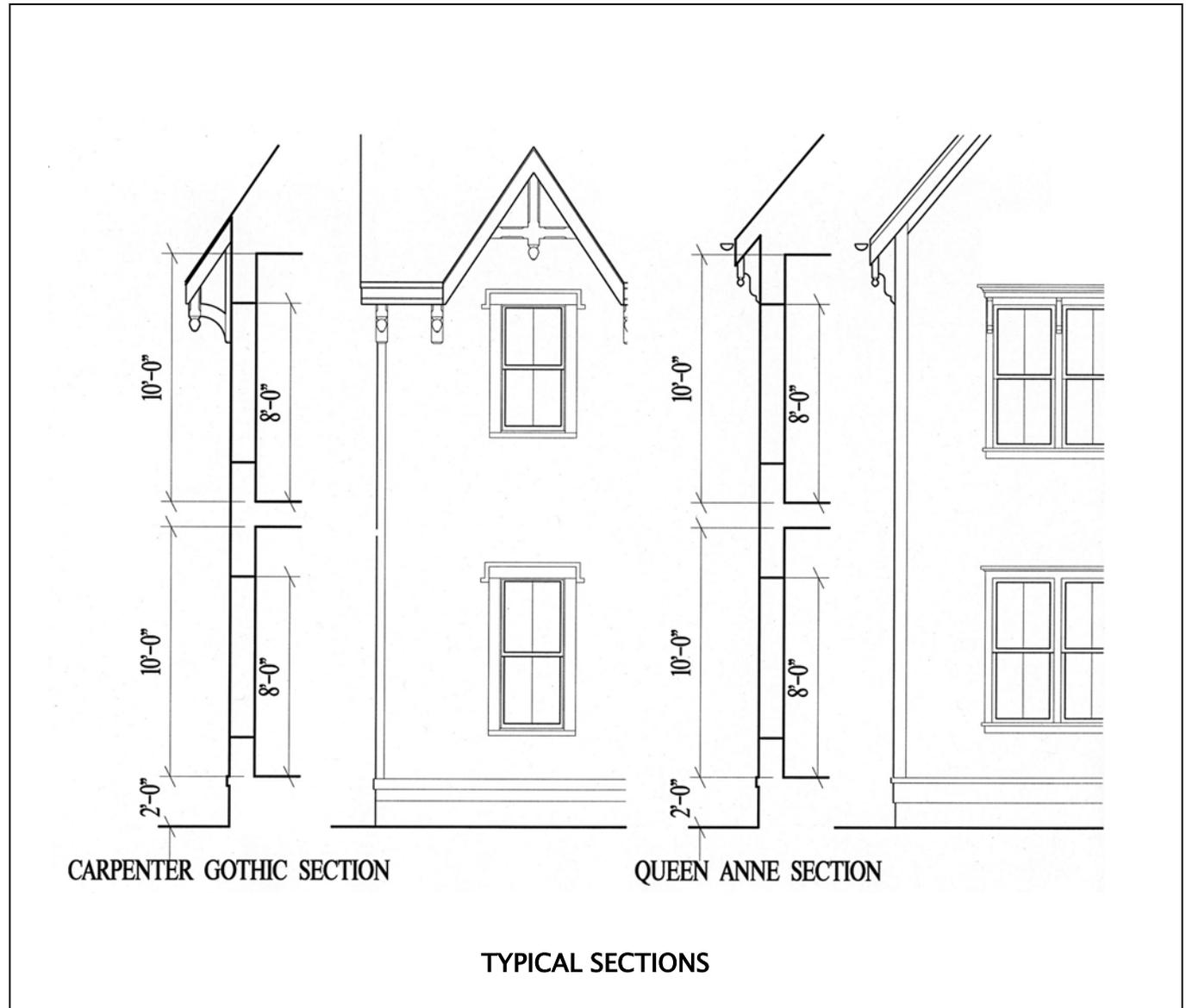
**Queen Anne**

**EAVE DETAILS**

**3.7.3 THE VICTORIAN STYLE**

**3.7.3.4 BUILDING HEIGHT**

Both Carpenter Gothic and Queen Anne houses are generally tall. Porches are usually elevated approximately 2 feet from grade. First floor ceiling heights should be 10 feet, second floor ceiling heights can be shorter but 10 feet to is not uncommon.



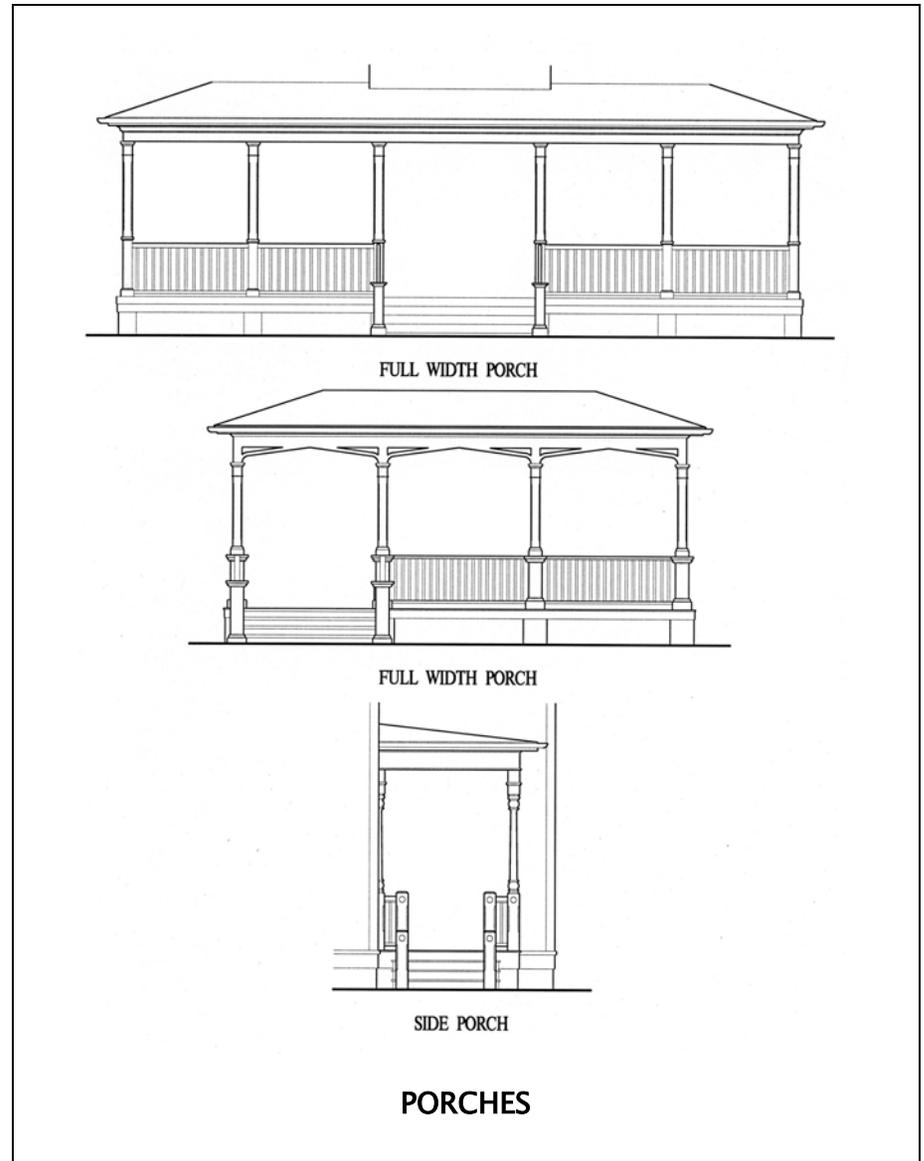
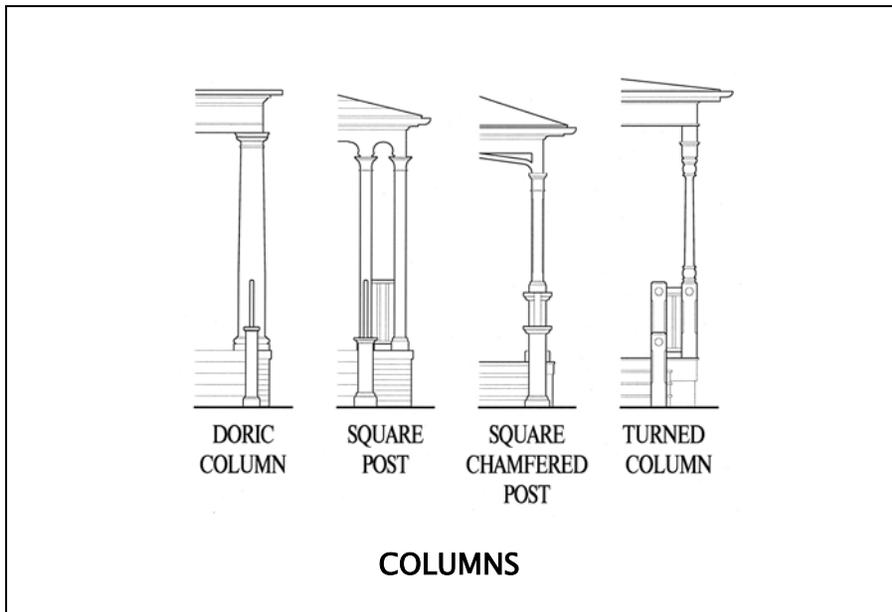
**3.7.3 THE VICTORIAN STYLE**

**3.7.3.5 PORCHES AND COLUMNS**

Both the Carpenter Gothic and Queen Anne can have full width porches, or ‘covered stoop porches at the entry only. Asymmetrically placed porches such as a side porch are more common to the Queen Anne.

The detailing of the porches can exhibit a great deal of variety. Square chamfered posts with capitals, are used in both, but appear with greater frequency in the Carpenter Gothic. ‘Turned’ columns with brackets and/or fretwork are most frequently used in the Queen Anne. Classically ordered columns and entablatures are used less frequently, but are disproportionately thin when used in the Carpenter Gothic. Railings can have square balusters or turned spindles.

The roof on Carpenter Gothic Porches is typically very low, almost flat even ranging from 1 in 12 to 4 in 12. The Queen Anne porch roof tends to be consistent with the main roof but can range from 6 in 12 to 12 in 12.



**3.7.3 THE VICTORIAN STYLE**

**3.7.3.6 DOORS AND WINDOWS**

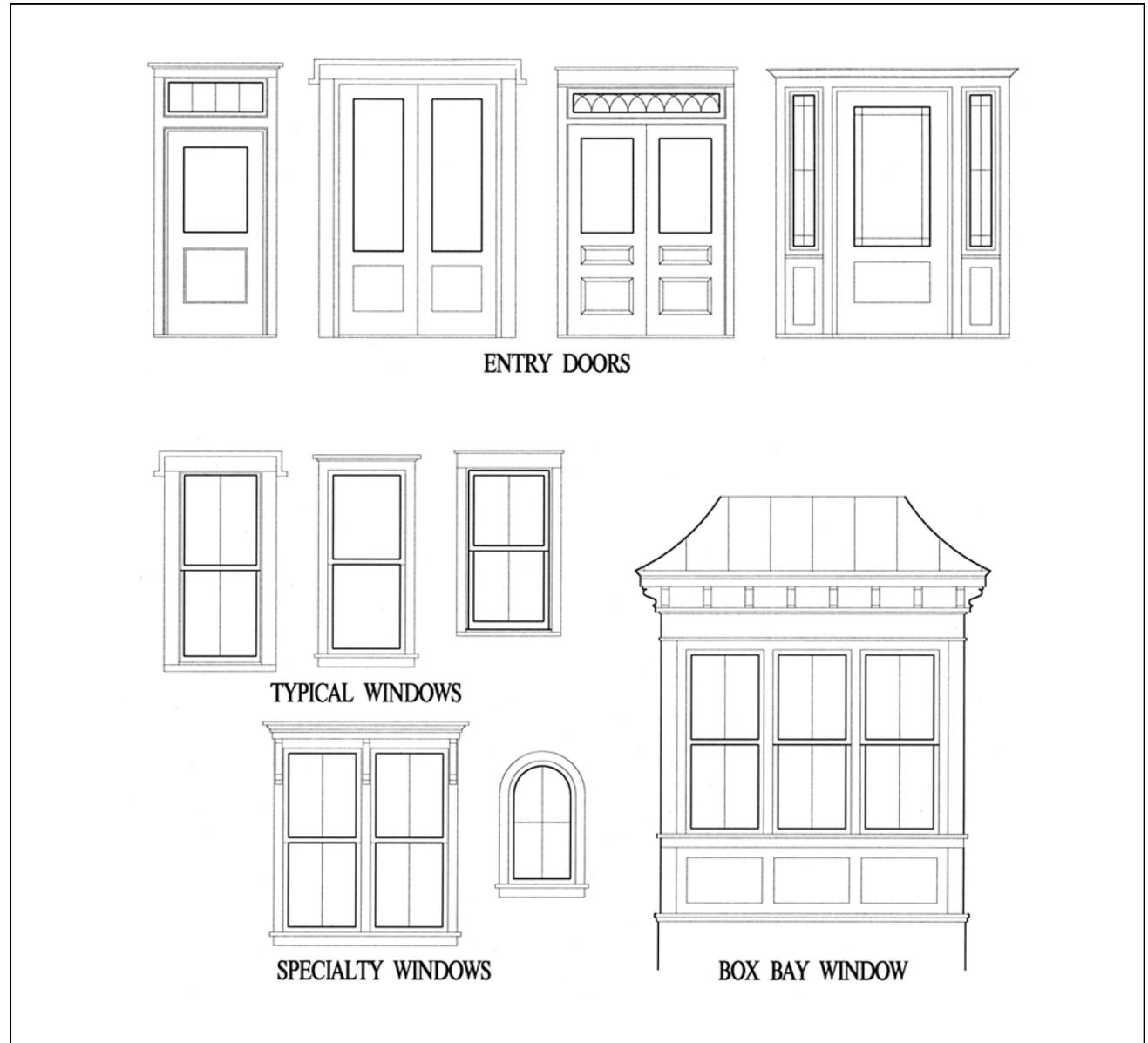
Windows and doors are tall and narrow in proportion. On brick or stone houses there is a 3 1/2" wide brickmould (min) with a brick or stone lintel. On wood sided or shingled houses window and door trim is generally wide around 5 1/2" and there are usually additional trim caps, brackets or other details over the window head.

Doors can be paneled, or a combination of paneled and glazed, and occur single or paired. They can also have sidelights and transoms. In most cases the trim surround is more ornate than the window trim.

Windows are double hung with one over one, and two over two paned divisions. They can have flat, half-round or segmental arched tops.

Specialty windows can be used to accentuate architectural features. Paired and triple windows frequently appear. Box and angled bay windows are also used as accents.

House masses are usually divided into three or five equal bays with the windows, doors, and accents elements centered in these divisions..



**3.7.3 THE VICTORIAN STYLE**

**3.7.3.7 MATERIALS**

Wall Cladding: Wood siding with 6" corner boards. Vertical board and batten. Plain, or patterned shingles. Clapboard siding, with 4" or 6" exposures. Brick.

Foundations: Smooth concrete, stucco, brick faced, or stone faced.

Roofing: Standing seam metal, corrugated metal, wood singles, slate, or composition shingles.

Gutters: Ogee or half round. Galvanized steel, copper, anodized aluminum, or vinyl.

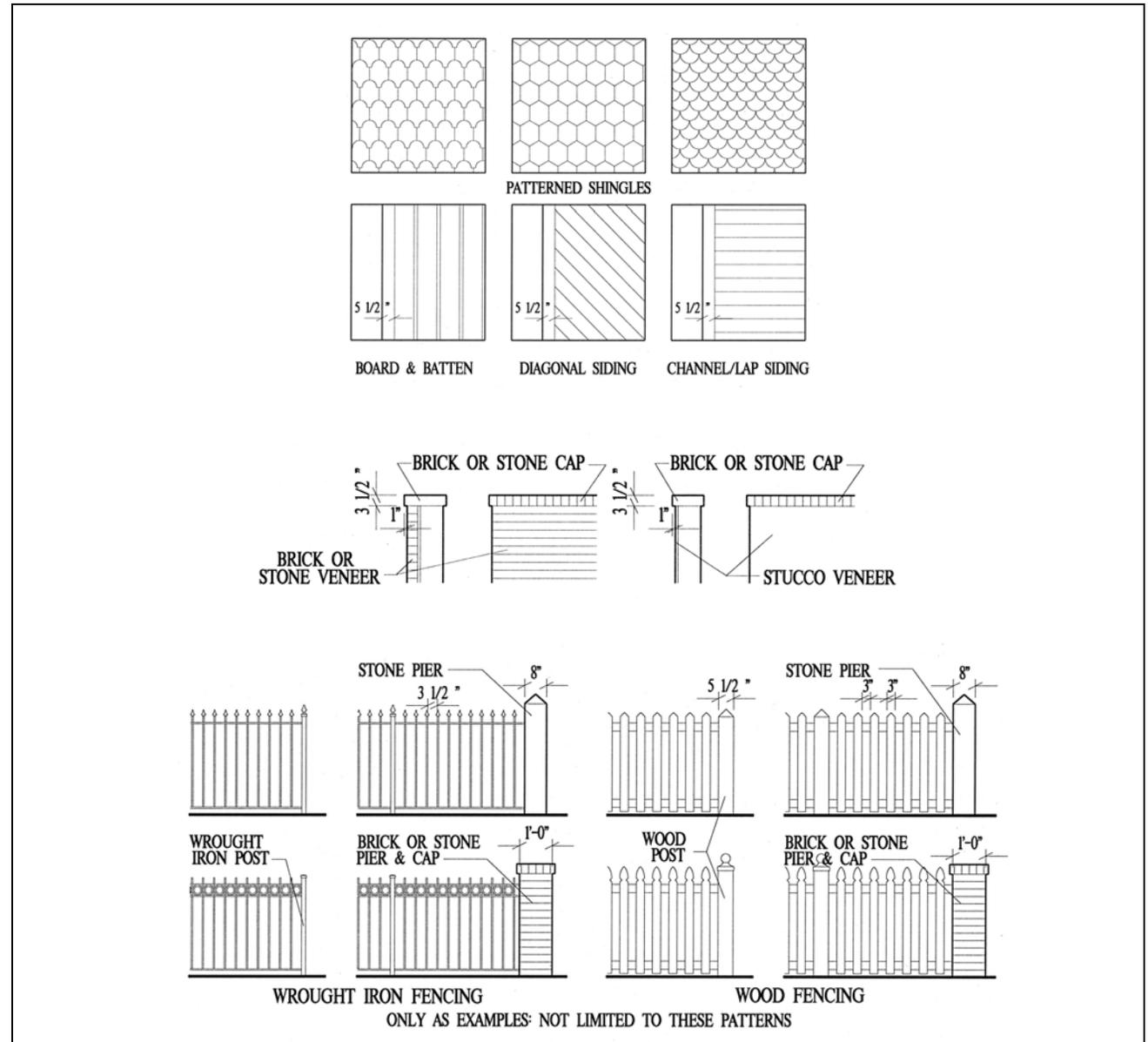
Downspouts: Round or rectangular, smooth.

Chimneys: Brick, stone matching the masonry material of the front porch.

Columns: Wood classically ordered, square chamfered, or turned.

Fences: To match materials of the house. Smooth stucco, stone, or brick piers. Wood or wrought iron posts. Fencing of wrought iron, or wood pickets with decorative profiles.

Retaining walls: To match materials of the house. Smooth stucco, stone, or brick with a cap of stone, cast stone, or brick, projecting 1" and 3 1/2 " tall minimum.



**3.7.3.8 THE VICTORIAN STYLE – SAMPLE FAÇADE DESIGNS**



**3.7.3 THE VICTORIAN STYLE**

**3.7.3.9 BUILDING TYPES I-E & I-F**

1. Architectural Styles for Building Types are limited to Victorian and Italianate, as defined in the Architectural Regulations.
2. The provisions of Section 3.7.3 shall apply to Victorian houses.
3. The illustration here is a prototypical façade for a Victorian house of this type.
4. The extent of sideyard roof overhangs will be governed by the Uniform Building Code and these Regulations. The overhangs at Type I-E houses may be limited to a trim board or gutter. See section 3.6.5.2.2 for recommended roof configurations in such cases. (The illustration in section 3.7.3.1 shows a roof configuration of this type.) Type I-F houses shall have overhangs or cornices of 12 inches, as described in section 3.7.3, and as illustrated on this page.
5. Side walls less than 3 feet from the property line will not have windows - this is acceptable. Side walls that are 3 feet or more from the property line shall have windows conforming to the Architectural Regulations.



**3.7.4 THE CRAFTSMAN STYLE**

**3.7.4.1 HISTORY AND CHARACTER**

The Pasadena architects, brothers Charles Sumner Greene and Henry Mather Greene, are credited with creating the Craftsman Style. By 1909 the wide publication of a number of their designs led to the popularization of the style. Detailed eaves with wide overhangs and large porches characterize the style. A number of Pattern books and even pre-cut lumber packages appeared and led to the spread of the popular style.



### 3.7.4 THE CRAFTSMAN STYLE

#### 3.7.4.2 ESSENTIAL ELEMENTS

The following design elements are characteristic of the Craftsman style.

1. Low-pitched gable roofs, occasionally hipped.
2. Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables.
3. Broad windows and doors.
4. Walls of brick, clapboard, stucco or stone.
5. Porches with distinctive pier columns combinations.



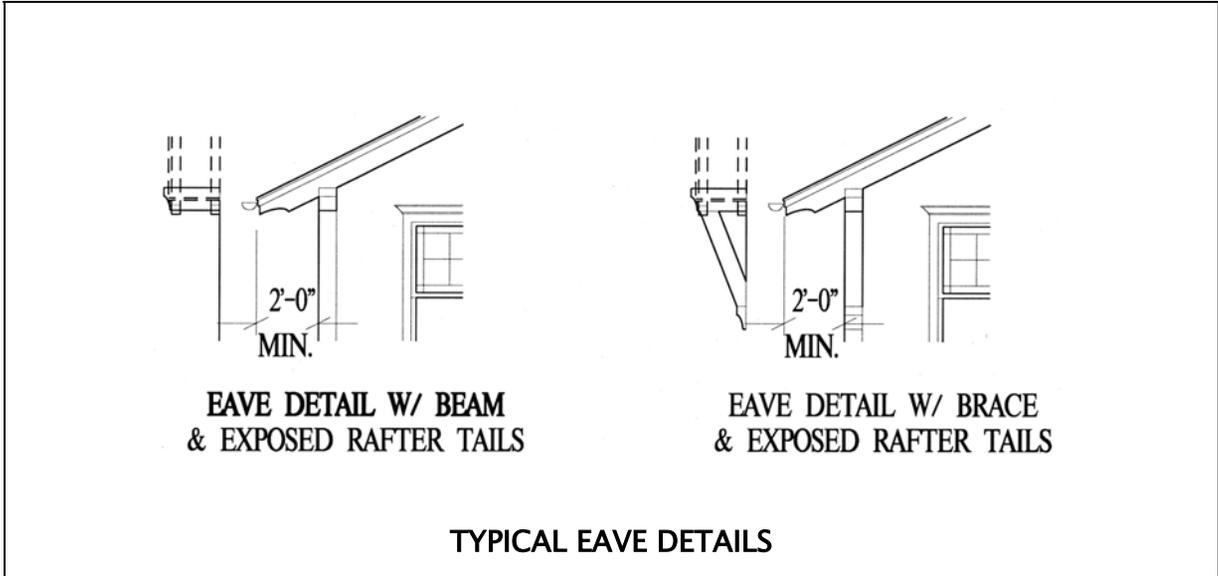
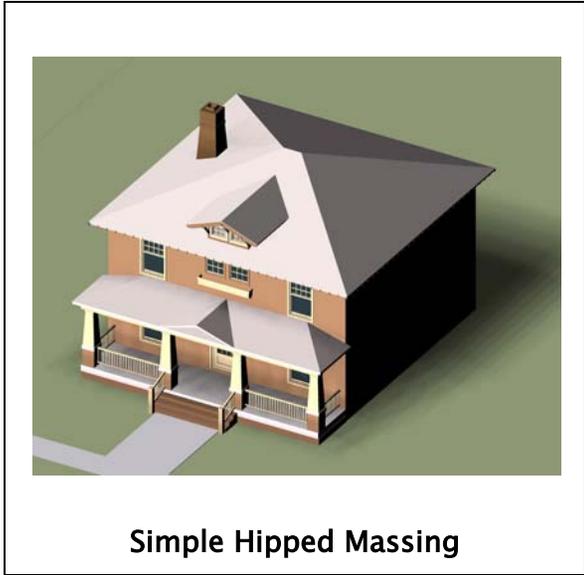
**3.7.4 THE CRAFTSMANSTYLE**

**3.7.4.3 MASSING AND ROOFS**

The most basic form can be a simple square or rectangle with a gable or in some instances hipped roof. Wings can projecting from the main mass and receive independent roof forms. Porch roofs can shed or telescope from the main mass.

The pitch of the roof tends to be shallow from 4 in 12 to 6 in 12. In one and half story versions it is not uncommon for gabled roofs to have a higher pitch up to 12 in 12.

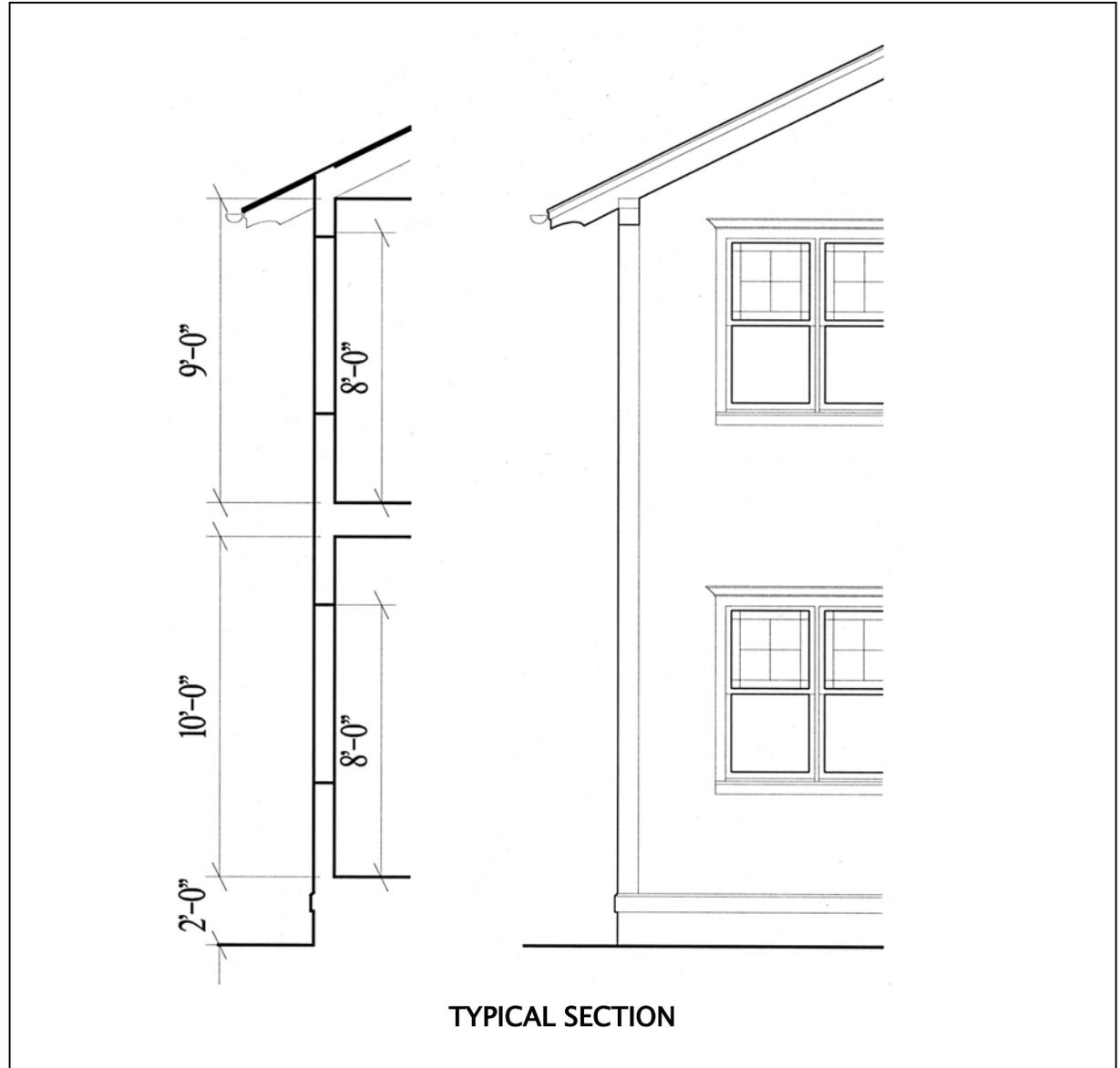
Large eave projections with exposed rafter tails are characteristic of the style. Gable roof projections are supported by large timber braces or extended beams.



**3.7.4 THE CRAFTSMAN STYLE**

**3.7.4.4 BUILDING HEIGHT**

Craftsman houses are generally low in massing. Porches are usually elevated approximately 2 feet from grade. First floor ceiling heights should be 10 feet, second floor ceiling heights can be shorter, but the low character is achieved in part through the broad overhang of the eaves.



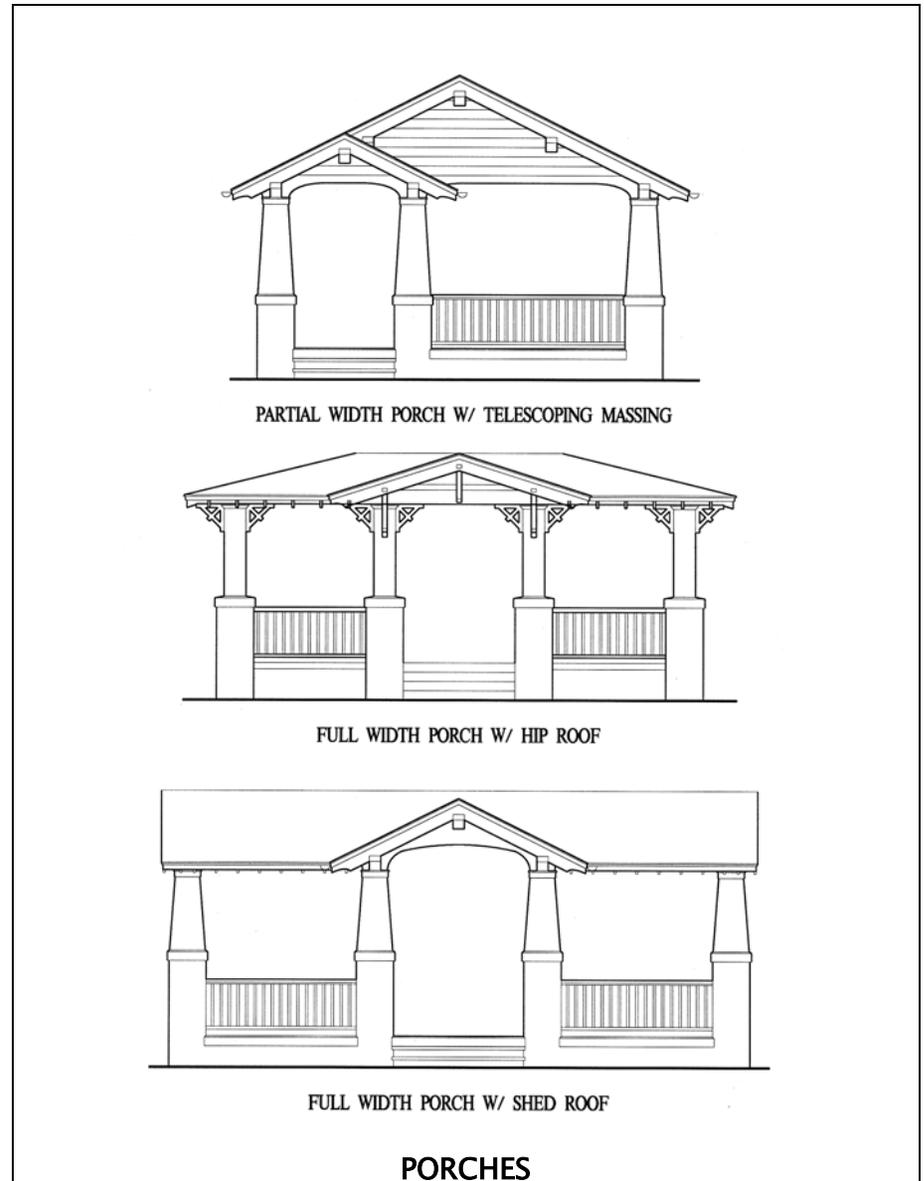
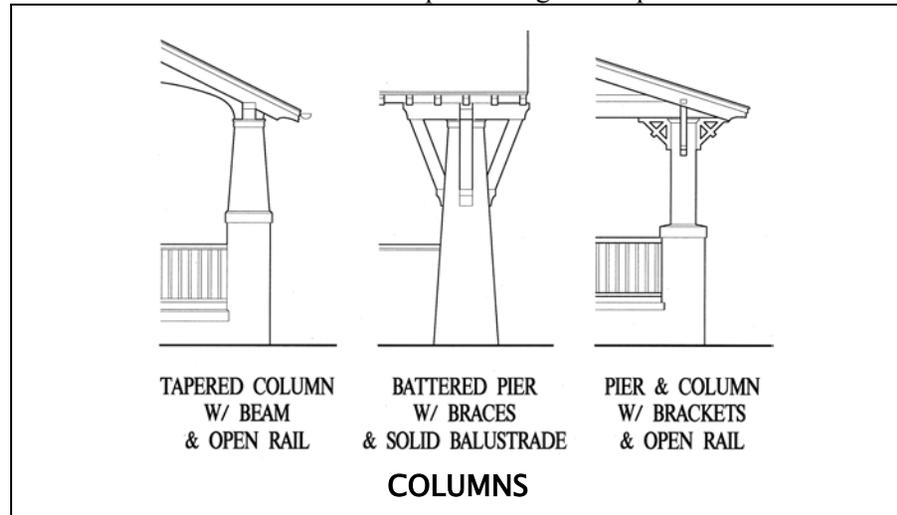
**3.7.4 THE CRAFTSMAN STYLE**

**3.7.4.5 PORCHES AND COLUMNS**

Porches tend to be broad, even encompassing the full width of the house. The roofs on porches tend to parallel the roof of the main mass. On a house with a front gable the roof of the porch also tends to be a gable form creating a telescoping mass. Hipped roof houses tend to have hipped roof porches although shed or gable forms would not be inappropriate. Porch eave details are the same as those on the main mass, including exposed rafter tails, overhangs, and braces.

The detailing of the porches support columns can exhibit a great deal of variety. Typically short square columns rest on massive piers or even the solid balustrade. The piers or solid balustrades usually begin at grade and continue unbroken past the porch deck to rail height or even higher to support the columns. Piers and columns frequently have sloped or battered sides. Piers and balustrades can be of the same material as the main mass of the house- stone, brick, stucco, shingle, or clapboard. In some instances they are of a heavier material than the house mass- a stucco house may have stone piers.

Balustrades can be a solid wall or open railing with square balusters.



**3.7.4 THE CRAFTSMAN STYLE**

**3.7.4.6 DOORS AND WINDOWS**

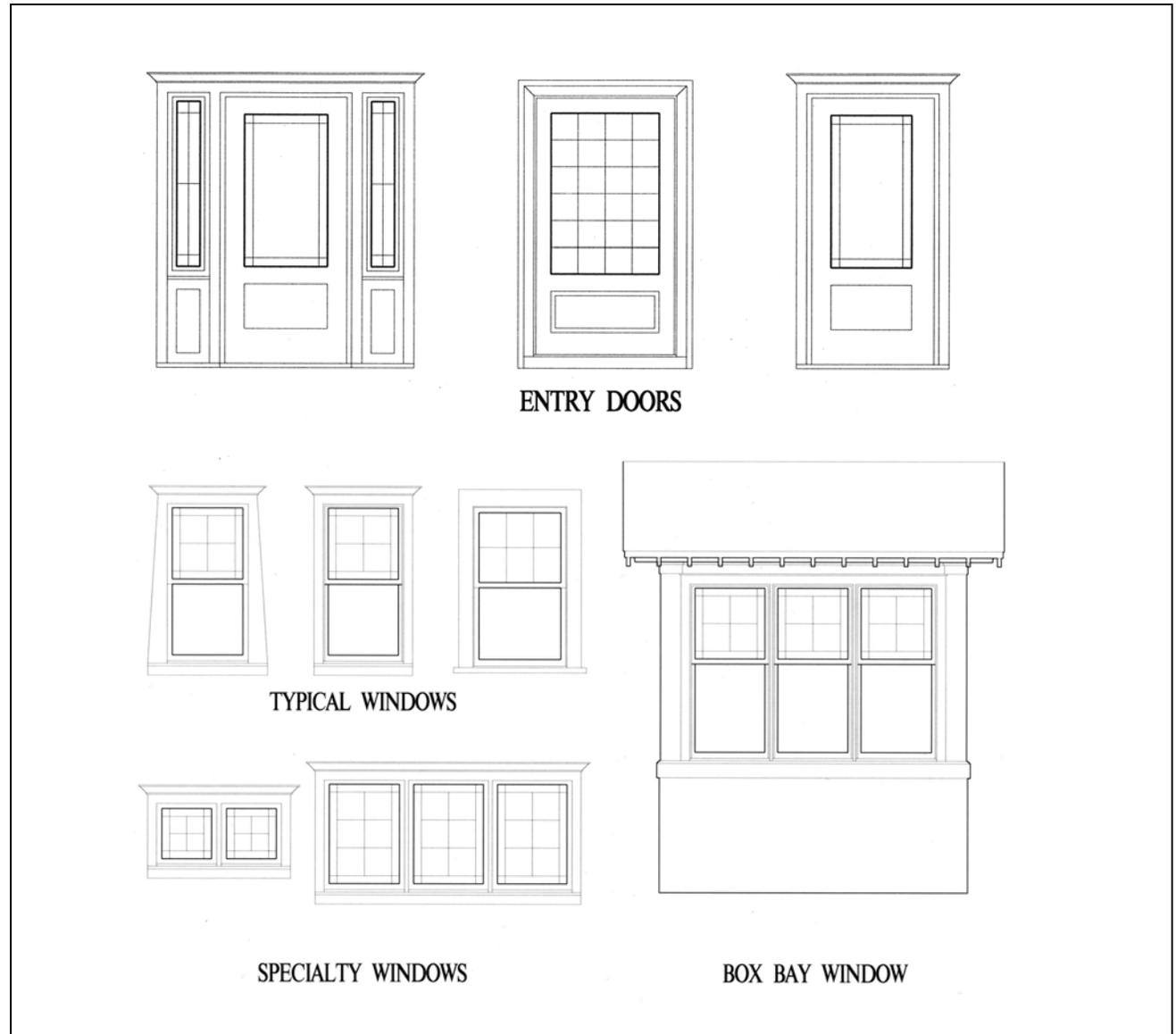
Windows and doors are broad in proportion. On stone or brick houses there is a 3 1/2" wide brickmould (min) with a brick or stone lintel. On shingled and clapboard houses window and door trim is generally wide around 5 1/2" and there are usually additional trim caps or other details over the window head.

Doors are broad and can be paneled, or a combination of paneled and glazed, and entries usually occur singly not double. In most cases the trim surround is usually consistent with the window trim, but can be heavier.

Windows are double hung with multiple pane over one divisions being prevalent. While six over six, eight over eight, and other similar paning can occur.

Casement windows can be used as specialty windows which accentuate architectural features. Paired and triple windows frequently occur. Box and angled bay windows are also used as accents.

House masses can be simple with porches placed symmetrically or a symmetrically, the windows, doors, and accents elements are usually centered in these divisions.



**3.7.4 THE CRAFTSMAN STYLE**

**3.7.4.7 MATERIALS**

Wall Cladding: Stone, brick, stucco, or wood siding with 6" corner boards or mitered corners. Plain shingles. Clapboard siding, with 6" exposures.

Foundations: Smooth concrete, stucco, brick faced, or stone faced.

Roofing: Wood shingle, standing seam metal, corrugated metal, clay tile, or slate.

Gutters: Half round. Galvanized steel, copper, anodized aluminum, or vinyl.

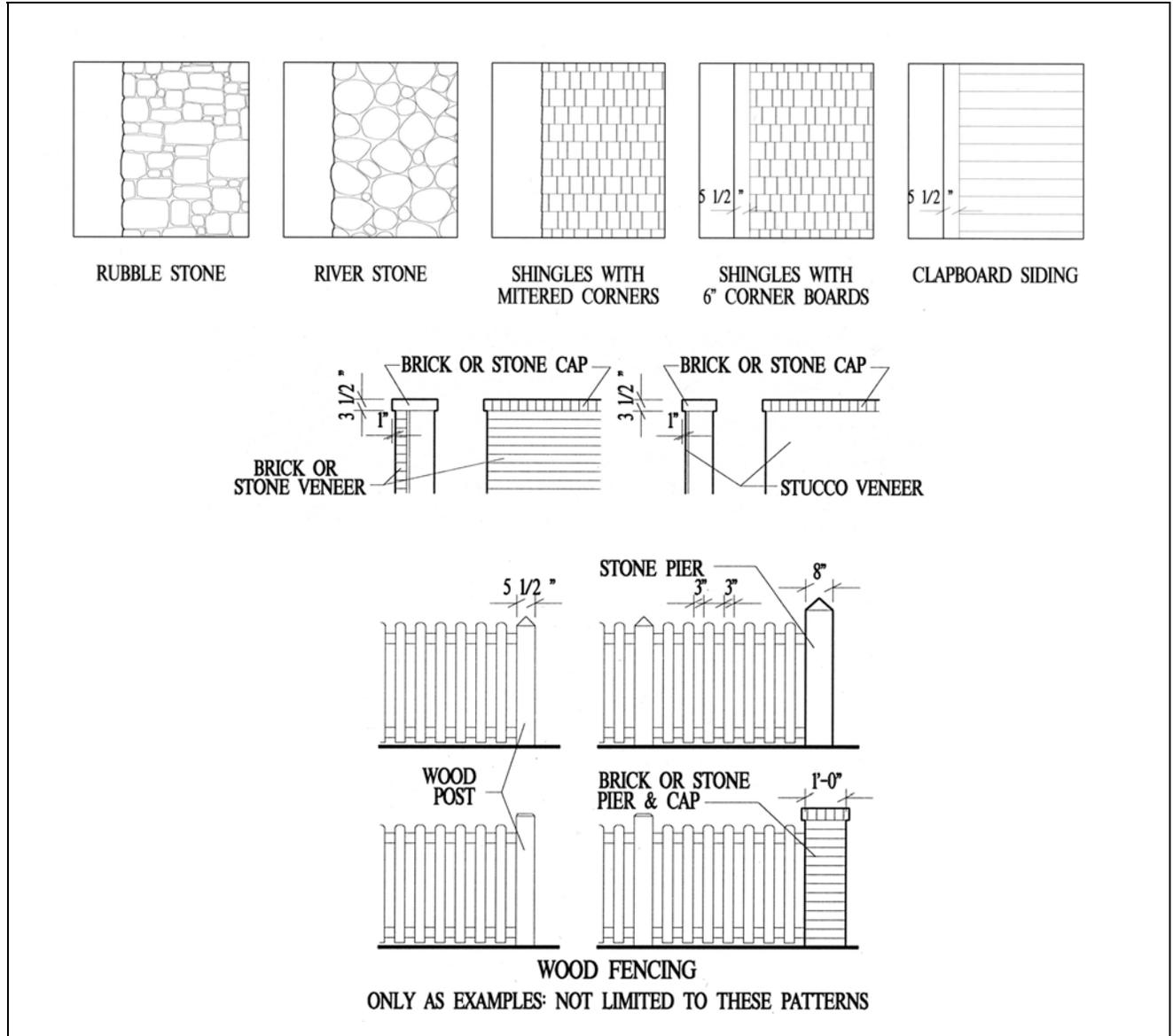
Downspouts: Round or rectangular, smooth.

Chimneys: Brick, stone matching the masonry material of the front porch.

Columns & Piers: Stone, brick, or stucco in combination with wood.

Fences: To match materials of the house. Stucco, stone, or brick piers. Wood posts, and wood picket fencing, with simple profiles.

Retaining walls: To match materials of the house. Stucco, stone, or brick, with a cap of stone cast stone or brick, projecting 1" x 3 1/2" tall, minimum.



**3.7.4.8 THE CRAFTSMAN STYLE - SAMPLE FAÇADE DESIGNS**



**3.8 LANDSCAPE REGULATIONS**

**3.8.1 INTENT**

Landscape shall preserve and promote the aesthetic character and value of the Hercules Waterfront District in the following ways:

- Landscape shall define, unify and enhance the public space.
- Landscape shall embellish and enhance private yards.
- Landscape shall screen and/or buffer views of parking, loading and service yards.

**3.8.2 LANDSCAPE REQUIREMENTS**

This section will describe the minimum landscape requirements that shall be met in the design of all improvements on public and private land within the Plan area.

At the time of final project design, detailed planting, irrigation, hardscape and urban design plan will be prepared and submitted to the Director for review and approval. At that time, a Maintenance Assessment District (M.A.D.) will be formed and will take responsibility for the maintenance of specified public landscape and hardscape. The responsibilities of the M.A.D. will generally include the maintenance of trees, decorative pavement and other improvements not maintained by the City under is normal public improvement maintenance programs. The M.A.D. will also be responsible for removing graffiti from walls, fences and other improvements fronting the streets and other public spaces of the District.

**3.8.2.1 AVENUES, STREETS, LANES AND ALLEYS**

Street tree species, spacing, and planting instructions. The principal plantings on all streets are tree rows that define the public space. All streetscapes shall be planted with 24-inch box sized trees with the exception of Eucalyptus species that may be planted from 15-gallon sizes due to their rapid growth rate. Consistency in tree species, and spacing shall be used to establish a strong street identity.

**Avenues function as connective thoroughfares:**

These are streets that serve as connectors of the community to other communities within and beyond the City. They also connect the neighborhoods and districts within the project area to the adjoining neighborhoods and districts. Major streets of the Waterfront District are: Sycamore Avenue, Railroad Avenue, Bay Avenue and Bayfront Boulevard

Although these streets are linked under the heading of Major Street, they have distinctive configurations and contextual differences. Trees on these streets clarify and reinforce these distinctions while also establishing unity of design. See Section 2, pages 6 to 15, for descriptions of the streets.

Avenues function mainly as collector streets, providing both local and through circulation. Main Streets, more urban in character, have narrower streets with strong uniformity in their planting schemes. Sycamore Avenue is more rural in character, with more open, looser planting schemes identified with the rural environment.

**Sycamore Avenue**

The space in both parkways allows for monumental plantings of upper story trees.

**Parkways:**

Primary Street Trees:	Platanus racemosa / California Sycamore
Location:	Planted 4 feet from the edge of curb
Spacing:	40 feet on center
Secondary Trees	Eucalyptus gunnii / Cider Gum
Location:	Planted 15 feet from the edge of paved roadway
Spacing	40 feet on center alternating with primary street trees (Sycamores)

**Railroad Avenue**

More urban in character, with strong uniformity in planting schemes.

**Parkways:**

Street Trees: Gleditsia triacanthos inermis  
 “Shademaster” / Thornless Honey Locust  
 Location: Planted 4 feet from the edge of curb  
 Spacing: 30 feet on center

**Bay Avenue**

More urban in character, with strong uniformity in planting schemes.

**Parkways:**

Street Trees: Platanus acerifolia “Bloodgood” / London  
 Plane Tree  
 Location: Planted 4 feet from the edge of curb  
 Spacing: 30 feet on center

**Bayfront Boulevard**

Civic, commercial and mixed use frontages in the immediate vicinity of the Community Core, with trees planted in sidewalk wells. Trees are generally spaced equally at approximately 30 feet on center.

**Treewells:**

Street Trees: Gleditsia triacanthos inermis “Moraine” /  
 Thornless Honey Locust  
 Location: Planted 4 feet from the edge of curb  
 Spacing: 30 feet on center

**Valley View Terrace**

**Parkways:**

Street Trees: Liquidambar “Palo Alto” / American  
 Sweetgum  
 Location: Planted 4 feet from the edge of curb  
 Spacing: 30 feet on center

**Neighborhood Streets**

Both low volume, slow speed circulation elements. Mainly residential frontages have trees planted in 7 foot parkway strips generally spaced equally at approximately 30 feet on center with lawn as groundcover. Each street possesses its own identifying street tree. Tree sizes shall be 24” box unless otherwise directed by the Director. One foot behind the back of sidewalk there shall be a 3foot high wood picket fence. The one foot wide planting strip shall be planted with herbaceous plants, ornamental grasses and or climbing vines.

**Parkway Trees:**

Celtis sinensis	<i>Chinese Hackberry</i>
Cinnamomum camphora	<i>Camphor Tree</i>
Liquidambar “Palo Alto”	<i>Sweetgum</i>
Magnolia “Majestic Beauty”	<i>So. Magnolia</i>
Platanus acerifolia	<i>Plane Tree</i>
Prunus cerasifera	<i>Purple leaf Plum</i>
Pyrus c. “Aristocrat”	<i>Aristocrat Pear</i>

**Picket Fence Plantings**

Festuca cinerea	<i>Blue Fescue</i>
Helictotrichon sempervirens	<i>Blue Oat Grass</i>
Imperata cylindrical ‘Ribra’	<i>Japanese Blood Grass</i>
Pennisetum setaceum	<i>Fountain Grass</i>
Hemerocallis hybrids	<i>Daylilly</i>
Agapanthus ‘Peter Pan’	<i>Dwarf Lily of the Nile</i>
Fuschia hybrids	<i>Fuschia</i>
Rosa “Climbers”	<i>Climbing Roses</i>
Distictus varieties	<i>Trumpet Vines</i>

**Neighborhood Lanes**

Neighborhood Lanes are designed and detailed as minor streets, with frequent curb breaks or driveway aprons for access to garage parking. Planting strips between driveway aprons are to be planted with small, narrow trees that will not interfere with delivery and rubbish trucks while creating an attractive edge to the lane. The planting strip behind the sidewalk shall also be planted with shrubs and/or groundcover plantings. Wall vines should be planted on adjacent building walls and shall be planted on street walls over 54 inches in height.

**Mid-Block Lanes**

Mid-Block Lanes are similar to Neighborhood lanes in width but do not have frequent curb breaks or driveway aprons. These lanes shall have trees planted in 2 ½ feet from the edge of pavement in planting strips 5 feet wide. Understory shall be lawn or groundcover. Trees are generally spaced equally at approximately 30 feet on center.

**Lane Trees**

Arbutus menziesii	<i>Pacific Madrone</i>
Magnolia “St. Mary”	<i>Compact Magnolia</i>
Magnolia “Little Gem”	<i>Compact Magnolia</i>
Prunus cerasifera	<i>Purple leaf Plum</i>
Pyrus c. “Aristocrat”	<i>Aristocrat Pear</i>
Umbellaria californica	<i>Calif. Bay Tree</i>
Vitex lucens	<i>Chaste Tree</i>

**Neighborhood Edge Alley**

Neighborhood Alleys provide access between residences and shops or offices along Bayfront Boulevard. Parking strips will be located on the north side of the alleys. Consequently a dense landscape buffer will be required between the alley parking and the residences. Buffer planting will consist of upright, evergreen trees planted at 12 feet. on center that is fronted by a solid evergreen hedge planted 3 feet on center. Trees shall be 24” box size and shrubs that create the solid hedge shall be 5-gallon size.

**Buffer Trees**

Ficus bejamina	<i>Benjamin Orn. Fig</i>
Prunus caroliniana	<i>Carolina cherry</i>
Pittosporum undulatum	<i>Victorian Box</i>
Pyrus kawakami	<i>Evergreen Pear</i>

**Buffer Shrubs**

Buxus japonica	<i>Japanese Boxwood</i>
Escallonia fradesii	<i>Escallonia</i>
Photinia fraseri	<i>Photinia</i>
Pittosporum t. “Variegata”	<i>Variegated Tobira</i>

**Mid-Block Pedestrian Crossings**

Designated mid-block crossings, such at the crossing of Railroad Avenue midway between Bay Avenue and Bayfront Boulevard, shall be designed as speed tables. Speed tables are raised sections of pavement, approximately 4 to 6 inches above the main roadway surface, with ramping transitions either side. The intentions of such speed tables are:

- To clearly mark the crossings in a manner that is easily visible to motorists.
- To create a “speed hump” that is reasonably comfortable to drive over at 20 miles per hour or less, but which is not comfortable at higher speeds. Pavement texture on the pedestrian path in the middle of the speed table should be relatively smooth to accommodate wheelchairs and strollers, and so as not to unnecessarily increase the tire noise from passing vehicles. This is not a “rumble strip.”
- To provide a strip of enhanced pavement for the pedestrian. The pavement material and pattern should generally be continued in some fashion onto the adjacent sidewalks.

Additional detailed information regarding enhance pavement design will be included in this document in the sections pertaining to the Historic Town Center and Bayfront sub-districts.

**3.8.2.2 PUBLIC OPEN SPACES**

**Duck Pond Trail, Duck Pond Park, SycamorePark and Sycamore Greenway**

The design intent of these open spaces is as a transition from the urban detailing of the neighborhood streetscapes to the natural environment of the adjacent wetlands. This will be accomplished through careful coordination of the final landscape designs for these spaces with the approved biological reports for the existing resources on and adjacent to the site.

**Native plantings**

Wetlands flora as approved by the Director and in conformance with the approved Biological report.

**Transitional plantings**

Alnus rhombifolia	White Alder
Arctostaphylos varieties	Manzanita
Arbutus unedo	Strawberry tree
Arbutus menziesii	Pacific Madrone
Escallonia fradesii	Pink Escallonia
Gaultheria shallon	Salal
Hakea suaveolens	Sweet Hakea
Laurus nobilis	Sweet Bay
Leucodendron argenteum	Silver Tree
Platanus racemosa	California Sycamore
Westringia fruticosa	Westringia
Ceanothus varieties	Ceanothus
Santolina varieties	Santolina
Eucalyptus maculata	Spotted Gum
Sequoia semperivirens	Coast Redwood

**Town Green**

The Town Green shall be planted simply with lawns and tree plantings located chiefly at the perimeter allowing visibility into the green from the adjacent streets. Tree sizes shall be 36”box unless otherwise directed by the Director.

Common Green Trees shall allow easy visibility under their canopies. Parks and Greens with abundant space shall have large / vertical trees at the perimeter which define the space, but allow maximum space for both active and passive recreational activities. Smaller greens may be completely open or shall have accent trees which display seasonal changes or unusual habit.

**Spatial Defining Trees**

Araucaria species	<i>Araucarias</i>
Liquidambar styraciflua	<i>American Sweetgum</i>
Platanus acerifolia	<i>Plane Tree</i>
Pyrus c. “Aristocrat”	<i>Aristocrat Pears</i>
Sequoia sempervirens	<i>Coast Redwood</i>

**Accent Trees**

Ginkgo biloba	<i>Maidenhair Tree</i>
Magnolia solangiana	<i>Saucer Magnolia</i>
Prunus cerasifera	<i>Purple Plum</i>
Pyrus calleryana	<i>Aristocrat Pear</i>

**3.8.2.3 PRIVATE LOTS**

Front yard plantings shall be organized by building type.

**Residential buildings**

Front yard Landscapes

Plantings in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Appropriate plant materials and designs for specific frontage yard types are listed below.

- Single Family Street Yards: The minimum widths of the yards shall be as shown in the Urban Regulations. Turf, ground cover, and low shrubs may be planted in the street yard. At Facades, low shrubs and/or ground cover shall be planted against the Facade. At garden walls, low shrubs and wall vines, or tall shrubs alone, shall be planted against the wall.
- Apartment Street Yards: Turf, ground cover, and low shrubs may be planted in the street yard. Shrubs shall be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types shall be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

Other Yards

Side and rear yard plantings

Side yards shall be planted to insure privacy and create buffers as identified above. Rear yards and property lines need not be landscaped, except as required to the extent that they affect the quality of the public space.

**Commercial / Retail and Mixed Use Buildings**

Parking Lots

Landscaping of parking lots shall consist of 24-inch box sized trees, which shall be provided at the rate of one tree per five parking spaces.

**Acceptable Plant Materials**

**Parking lot trees**

Liquidambar styraciflua	<i>Sweetgum</i>
Koelreuteria Paniculata	<i>Raintree</i>
Magnolia grandiflora	<i>Southern Magnolia</i>
Platanus acerifolia	<i>London Plane Tree</i>
Prunus caroliniana	<i>Carolina cherry</i>
Pittosporum undulatum	<i>Victorian Box</i>
Pyrus c. "Aristocrat"	<i>Aristocrat Pear</i>
Quercus rubra	<i>Red Oak</i>
Tipuana tipu	<i>Tipu Tree</i>

**Tall Shrubs.**

These shall reach 3 to 10 feet in height at maturity and shall not be frequently sheared or pruned. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Acer P. "Burgandy Lace"	<i>Japanese Maple</i>
Abelia grandiflora	<i>Glossy Abelia</i>
Azalea Indica	<i>Evergreen Azalia</i>
Berberis thunbergii	<i>Barberry</i>
Buddleia davidii	<i>Butterfly Bush</i>
Escallonia fradesii	<i>Escallonia</i>
Photinia fraseri	<i>Photinia</i>
Pittosporum t. "Variegata"	<i>Var. Tobira</i>
Rhododendron varieties	<i>Rhododendron</i>
Xylosma congestum	<i>Shiny Xylosma</i>

**Low shrubs and groundcovers.**

These shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Brunfelsia floribunda	<i>Brunfelsia</i>
Camellia sasanqua	<i>Prostrate Camellias</i>
Cistus salvifolius	<i>Rockrose</i>
Cotoneaster "Lowfast"	<i>Cotoneaster</i>
Euonymus f. "Colorata"	<i>Euonymus</i>
Juniperus varieties	<i>Junipers</i>
Pittosporum t. "Wheeler's"	<i>Prostrate Tobira</i>
Trachelospermum jasminoides	<i>Star Jasmine</i>

**Hedge plantings, when used in lieu of a Street wall.**

These hedges shall be pruned and sheared into a solid hedgerow of the specified height, without breaks or openings between individual shrubs. Acceptable species are:

Escallonia fradesii	<i>Pink Escallonia</i>
Ligustrum texanum	<i>Wax Leaf Privet</i>
Raphiolepis "Springtime"	<i>India Hawthorn</i>
Buxus japonica	<i>Japanese Boxwood</i>
Photinia fraseri	<i>Red Photinia</i>
Pittosporum undulatum	<i>Victorian Box</i>
Taxus baccatta	<i>Irish Yew</i>

**Trash Enclosures and Streetwalls at Loading Areas.**

These walls shall be planted with self-adhering vines no less than 10 feet on center and a minimum of 5 gallons in size. Acceptable species are:

Ficus repens "Minima"	<i>Creeping Fig</i>
Parthenocissus tricuspidata	<i>Boston Ivy</i>

**3.8.2.4 STANDARDS**

In addition to City of Hercules Landscape Standards and guidelines, and the landscape provisions of this document, the following shall apply:

- All areas not devoted to paving or building shall be landscaped and permanently maintained.
- To complement building elevations, a landscape area shall be provided adjacent to facades and side elevations as designated herein and in the Urban Regulations. Planting area dimensions shall be consistent with plant material requirements and the purpose of the planting, such as aesthetics, screening, environmental mitigations, air quality, wind, etc.
- All landscaped areas are to be delineated with minimum 6-inch concrete curbs or equivalent as approved by the city Planning Department.
- Permanent automatic irrigation facilities shall be provided in all landscaped areas.
- Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these Regulations shall be submitted to the City of Hercules.
- To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible: Use of drought tolerant plants, extensive use of mulch in landscaped areas, installation of low precipitation rate irrigation systems where appropriate.
- Impervious paving and other areas which limit the percolation of rainwater and irrigation water into the ground water table shall be minimized wherever possible.
- All street trees shall be planted and staked per City of Hercules Landscape Standards and Details. All trees planted in turf areas shall receive turf boots to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within five (5) feet of any walls, curbs, walks, buildings or other hardscape.
- All plant materials shall be planted in the following sizes and shall be in accordance with all City standards and minimum requirements.

**Trees:**

Trees shall be a minimum twenty-four inch (24”) box size with the possible exception of some Eucalyptus species which may be planted from fifteen (15) gallon containers at the discretion of the Hercules Parks Department. The Director may require that trees in prominent locations be 36” box or larger.

**Shrubs:**

Shrubs shall be a minimum size of five (5) gallons, with minor exceptions as approved by the Hercules Parks Department. Herbaceous (non-woody) shrubs, may be 1-gallon size when planted in accent groupings.

**Drought tolerant plant materials:** Shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension.

University of California Publications can be obtained from:

ANR Publications

University of California

6701 San Pablo Ave., Oakland, CA 94608-1239

Telephone 415-642-2431

**Implementation:**

At the time of issuance of permits for neighborhood streets and buildings, the landscape architect shall submit, and the City shall review and approve, a detailed maintenance program for on-going maintenance of plantings outside private lots. This program shall be incorporated into the documentation and cost estimates for the maintenance assessment district.

**3.8.2.5 STREET LIGHTING AND FURNISHINGS**

Streets and other public spaces throughout the District shall be carefully scaled and detailed for the safety and comfort of pedestrians. The location and scale of street trees, street lights, street furniture, and special accent pavement shall be focused on creating comfortable spaces to walk, shop, visit and rest.

**Typical Street Lights:**

Typical streetlights throughout the District shall be 16-foot tall decorative cast iron or cast aluminum poles with luminaires. These fixtures shall be from the Victorian Series as manufactured by Lumec. The photograph to the right illustrates the general type of fixture required. Special streetlights are required on certain streets, as noted in the following section, and in the Circulation Master Plan.

The finish of the streetlights shall be dark green, blue or black, as approved the Director approaching black. The luminaires shall be fitted with internal diffusers, and house-side shields where required by the Director.

Streetlights shall be spaced at approximately 60 to 80 feet on center on both sides of the street. Lights may be staggered to even street lighting. On Neighborhood streets it is intended that street lighting levels be relatively dim. Front porch lights are intended to provide a significant portion of the pedestrian way lighting. Evenness of street lighting is not an important objective, as pools of light beneath individual luminaires support the intended intimate streetscape character.



**Special Street Lights:**

Streetlights on Main Street and Bayfront Boulevard shall be 16- to 20-foot tall decorative cast iron or cast aluminum poles with luminaires substantially matching the one shown here.



The luminaires shall be fitted with internal diffusers, and house-side shields where required by the Director. These streetlights shall be fitted with banner arms. Convenience electrical outlets shall be provided within the pole base and below the luminaires. The power and circuiting of these outlets shall be designed to support street fairs and holiday lighting of the street trees. An example of a two-headed fixture is shown at the right.

Streetlights shall be spaced at approximately 60 feet on center on both sides of the street. Lights may be staggered to even street lighting. On these Town Center and Bayfront streets it is intended that street lighting levels be relatively bright to encourage nighttime patronage of District Businesses.

**Street Signs:**

Street name signs shall be located at all street intersections. They shall be cast aluminum and mounted on galvanized poles, or mounted on light poles. The signs shall be Madison Four-Way as manufactured by Lake Shore Industries, or an equivalent approved by the Director.



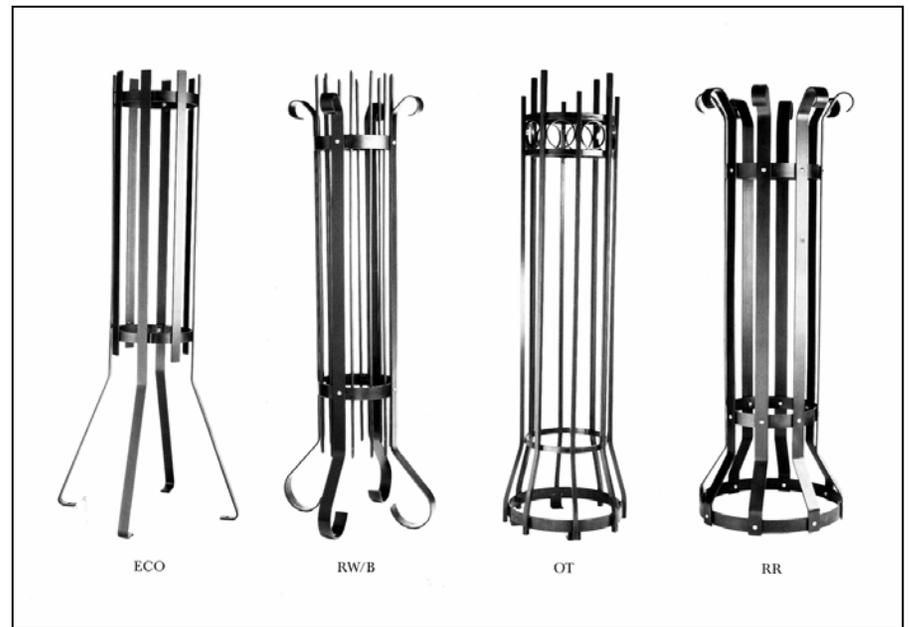
**Street Furniture:**

Street furniture will be provided within Neighborhood parks and green, and in plazas and on sidewalks within the Historic Town Center and Bayfront sub-districts. Detailed information will be included in the future sections of this document related to those planning sub-areas. Final selections of all street hardware and furniture shall be submitted as a Final Urban Design Plan, for review and approval by the Director.

The color and finish of all street hardware and furnishings shall match, or shall be carefully coordinated with one another. Street hardware elements should be designed and finished to resist rust in this salt air environment.

Initial recommendations for typical furniture elements are shown below.

Tree Protectors:



Benches:

Benches with wood seats are recommended for comfort. Benches and other street furnishings may be traditional in design, or may be simpler modern designs such as the bench shown below.



Trash Receptacles, Drinking Fountains, Etc.

Receptacles shall be located on the Final Urban Design Plan. Preliminary selections are shown below.

