



# Architectural Styles

## Introduction

This chapter establishes the allowable Architectural Styles for all future development in the Undeveloped Portion of the Historic Town Center and Transit Village Planning Sub-Districts of the HWDMP.

This chapter provides an overview of the allowable styles within the Undeveloped Portion of the Historic Town Center and Transit Village Planning Sub-Districts by describing the typical characteristics and providing photographic examples for each of the allowable Architectural Styles. The typical characteristics and photographs are not intended to be the exclusive characteristics that may reflect the applicable architectural style. The intent of these regulations is to limit the range of architectural expression within those Sub-Districts to ensure a reasonable level of architectural harmony, so that the public spaces defined by the private development will be well-defined outdoor spaces conducive to the active public life envisioned by the General Plan.

# Architectural Styles Allowed



### Building Form Regulating Zones

- T5-MS: Bayfront Boulevard Main Street
- T5-MST: Main Street Transition
- T5-CC: Clubhouse Center
- T5-VN: Village Neighborhood
- T4-NG: Neighborhood General

*This key plan is intended for reference only and should not be used as a regulatory plan. See page 1-3 for Building Form Regulating Plan.*

# Architectural Styles Allowed

Architectural Styles Allowed By Block						
	Waterfront Warehouse	Gold Rush	Victorian	Tudor/English Arts and Crafts	Spanish Revival	Bay Area Eclectic
						
<b>Block</b>	p. 2-5	p. 2-11	p. 2-15	p. 2-19	p. 2-23	p. 2-27
<b>A1,A2</b>						
<b>B1,B2,B3</b>						
<b>C</b>		(T5-MST only)				
<b>D</b>						
<b>E</b>						
<b>F</b>						
<b>G</b>						
<b>H</b>						
<b>I</b>						
<b>J</b>						
<b>K</b>						
<b>L</b>						
<b>M</b>						
<b>N1,N2,N3</b>		(T5-MST only)		(T4-NG only)		(T4-NG only)
<b>O1,O2</b>		(T5-MST only)	(T5-MST only)	(T4-NG only)		
<b>P</b>						
<b>Q</b>						
<b>R</b>						
<b>S</b>						

**Key**

Style allowed

Style not allowed

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# Waterfront Warehouse Style



## Introduction

The Waterfront Warehouse Style is characterized by heavy, “masonry” buildings that are composed of simple rectilinear forms, articulated with a regular, pattern of bays. The buildings are capped with a continuous cornice and parapet and grounded by a continuous base. Smaller building massings may also include gable forms and roof monitors. Elements such as metal awnings, painted signage, and ornamental parapets provide a secondary rhythm on the facade.

# Waterfront Warehouse Style

## Typical Characteristics

### Massing

Simple rectilinear forms emphasizing the appearance of heavy masonry buildings

### Facade Composition

Simple and regular rhythm of bays  
 Basic types of bays: wide bays with horizontal openings, wide bays with vertical openings, and narrow bays with vertical openings  
 Secondary elements such as metal awnings, painted signage and ornamental parapets provide a secondary rhythm

Larger building massings are capped with a continuous cornice and parapet and grounded with a continuous base  
 Brick or brick veneer walls with stone, cast stone, concrete, or metal details

### Roof Form

Flat or low-pitched with parapet wall  
 Smaller building massings may have parapet or pedimented gable ends gables with low pitched shingle or metal roofs and roof monitors

### Windows

Vertically proportioned double hung, casement, fixed, or awning windows  
 May be ganged with mullions

### Storefronts

One-bay, multiple-bay, or full-building wide

### Elements

Balconies and galleries of an industrial character  
 Ornamental brickwork and ornamental parapets  
 Shed roof and metal awnings  
 Painted wall signage



Large building massing – wide bays with vertical openings



Large building massing - wide bays with vertical openings



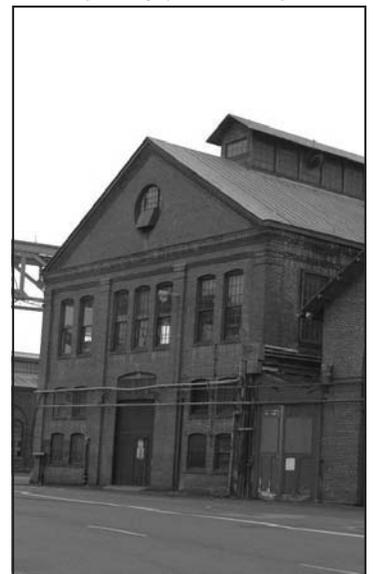
Large building - narrow bays with vertical openings



Small building massing - Live/Work units with loading docks, wide bays with vertical openings facade composition

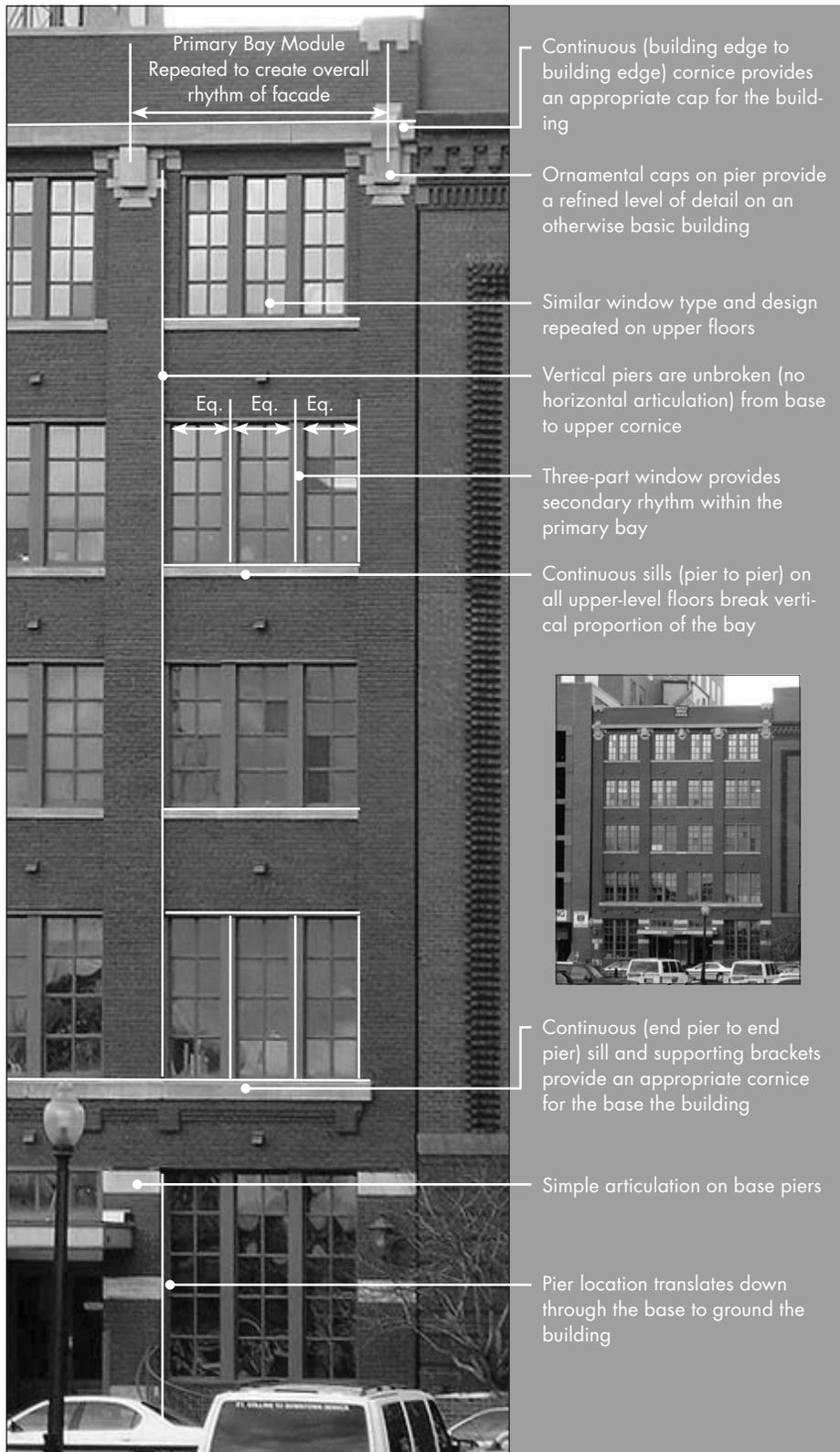


Large building - wide bays with horizontal openings



Historic warehouse form

# Waterfront Warehouse Style



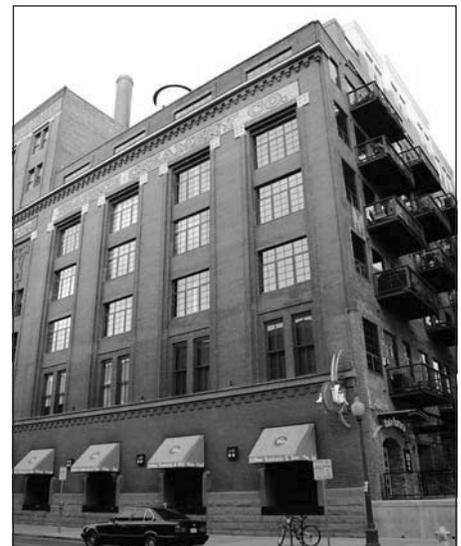
Sample bay elevation and typical composition and elements

**HWDMP Sub-District Amendments**  
**Opticos Design, Inc.**

## Facade Composition

### Bay Types: Wide Bay Horizontal Opening

This is the most common bay type. The bay is typically between 12-18 feet center line to center line of pier which creates a larger opening for the windows. This creates a facade with a larger percentage of window opening but with a bay rhythm reinforced by substantial vertical piers between bays. The typical characteristics are described on this page.



Bay type applied to a large building massing



Bay type applied to a large building massing

# Waterfront Warehouse Style

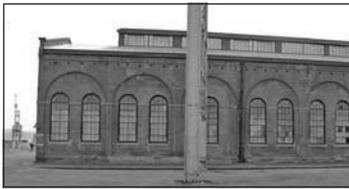
## Facade Composition

### Bay Types: Wide Bay Vertical Opening

The bay is typically between 12-18 feet center line to center line of pier which creates a larger opening for the windows. This larger opening establishes an overall rhythm of the facade. Within the larger opening, vertical punched openings create a secondary rhythm. The typical characteristics are described on this page.



Bay type applied to a narrow building



Bay type applied to a small building massing



Bay type applied to a large building

Continuous cornice broken only at the center bay provides an appropriate cap for the building. Cornice corbelled to meet the recessed plane of the bay.

The lower corbel on cornice is continuous through the entire building between piers, creating a strong visual horizontal line across the top of the building

Upper floor windows retain the same secondary rhythm but may have a different opening type such as full arch in this instance

Vertical piers are unbroken (no horizontal articulation from base to upper cornice

Continuous sills (pier to pier) on all upper-level floors break vertical proportion of the bay



Three-part separate punched openings for the windows provides a secondary rhythm within the primary bay

Continuous base and cornice provides appropriate base for the building

Heavy rustication on base piers ground the building

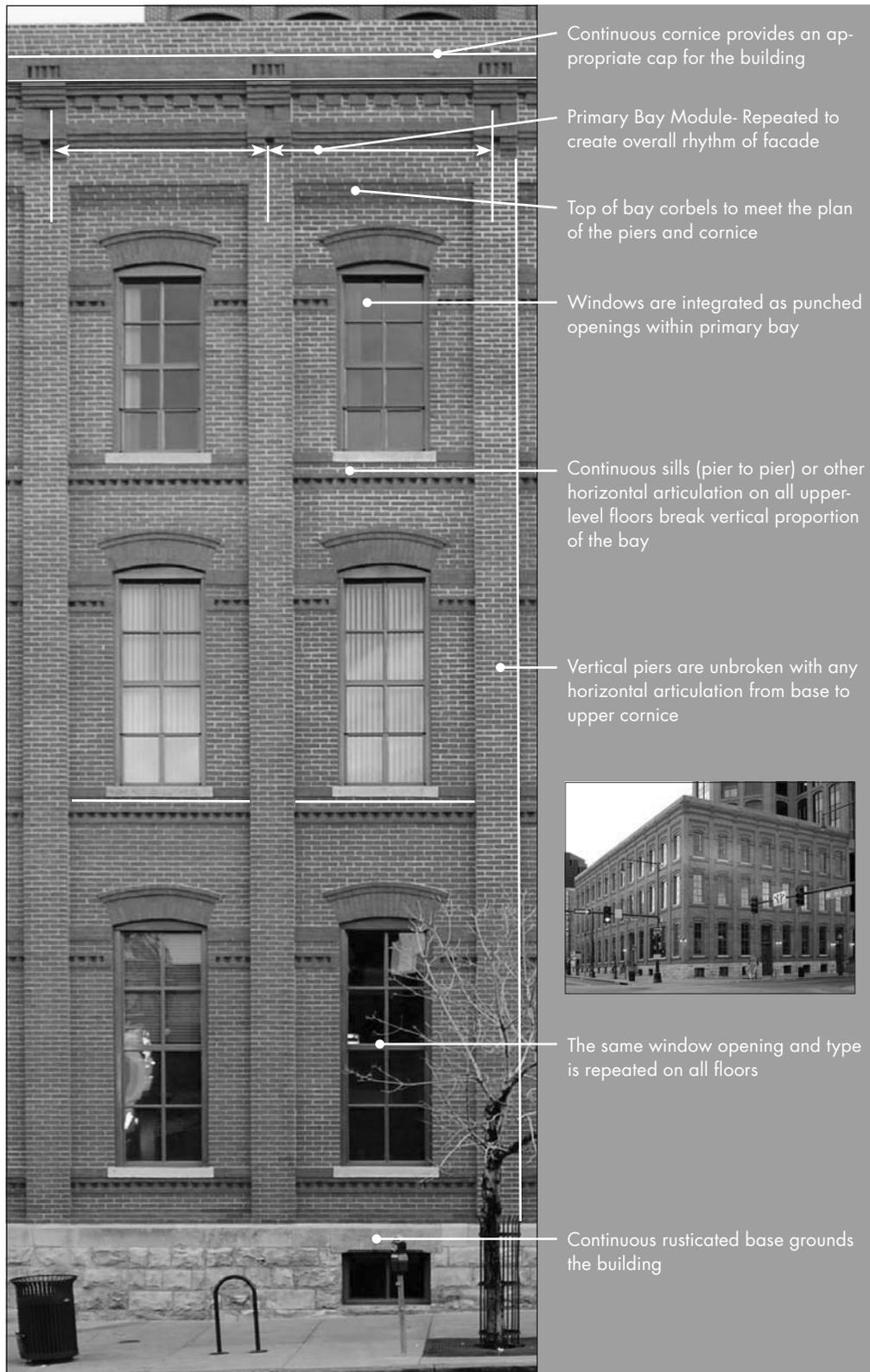
Pier location translates down through the base to ground the building

Inset storefront with deep pilasters provide a secondary bay rhythm at the base



Sample bay elevation and typical composition and elements

# Waterfront Warehouse Style



Continuous cornice provides an appropriate cap for the building

Primary Bay Module- Repeated to create overall rhythm of facade

Top of bay corbels to meet the plan of the piers and cornice

Windows are integrated as punched openings within primary bay

Continuous sills (pier to pier) or other horizontal articulation on all upper-level floors break vertical proportion of the bay

Vertical piers are unbroken with any horizontal articulation from base to upper cornice

The same window opening and type is repeated on all floors

Continuous rusticated base grounds the building



## Facade Composition

### Bay Types: Narrow Bay

### Vertical Opening

The bay is typically between 5-10 feet center line to center line of pier which creates a narrow bay and establishes an overall rhythm of the facade. A vertically proportioned punched opening for windows is integrated within the bay. The typical characteristics are described on this page.



Cornice and pier capital detail



Bay type applied to a small building



Bay type applied to large building

Sample bay elevation and typical composition and elements

# Waterfront Warehouse Style



Formal cornice



Parapet with brick and cast stone detailing, painted building signage



Balconies



Door with formal surround, transom, and awning



Shed roof awning



Loading dock frontage integrated into residential or live/work uses



Full-building wide storefront



One-bay wide storefront



Deep gallery with restaurant seating area  
**HWDMP Sub-District Amendments**  
**Opticos Design, Inc.**

# Gold Rush Style



## Introduction

The Gold Rush Style is characterized by heavy, masonry buildings that are composed of simple rectilinear forms articulated with a regular, pattern of openings. The buildings are capped with a cornice and parapet, and grounded by a continuous base. Elements such as galleries and metal awnings provide a secondary rhythm on the facade and allow the buildings to engage the public realm.

# Gold Rush Style

## Typical Characteristics

### Massing

Simple rectilinear forms

### Facade Composition

Simple and regular rhythm of bays created by deep, vertically proportioned door and window openings

Buildings are grounded with a continuous base and capped with a continuous cornice and parapet

Brick or brick veneer walls

Elements such as galleries and metal awnings provide a secondary rhythm on the facade and allow the buildings to engage the public realm

Tall ground floor

### Roof Form

Flat or low-pitched with a parapet wall

### Windows

Vertically proportioned double hung or casement windows

Jack arch, keystone, arch, ornamental arch, or classical window openings

### Storefronts

Arched, punched openings, or inset

### Elements

One and two story galleries

Upper floor balconies



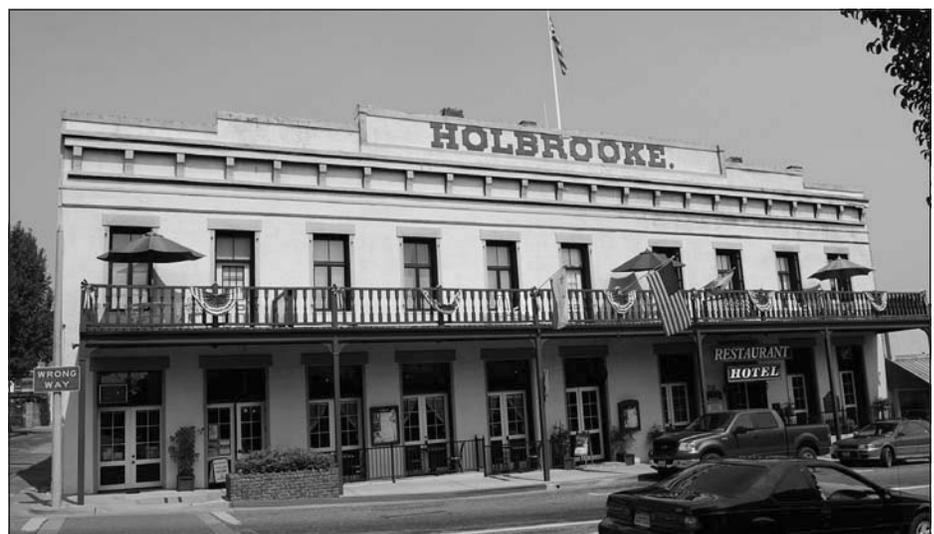
*Street elevation of a series of Gold Rush Style buildings*



*Stucco elevation with formal window surrounds*

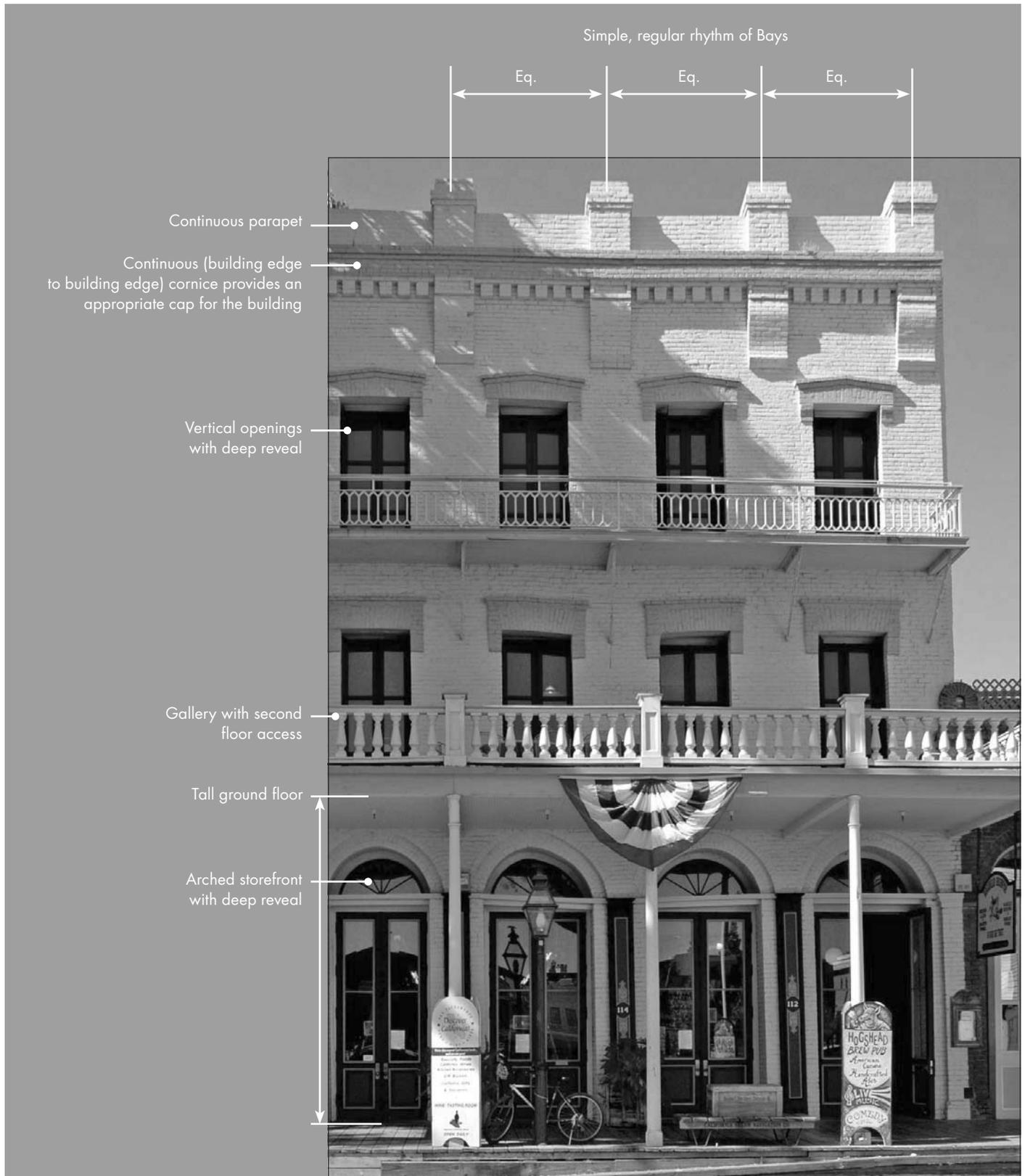


*Simple brick elevation*



*Example of the Gold Rush Style on a long street facade*

# Gold Rush Style



# Gold Rush Style



Series of double hung windows in segmented arched openings



Arched storefront



Window with operable shutters



Punched opening storefront



Continuous gallery along a street frontage



Operable canvas awnings on gallery



Gallery lined with commercial uses

# Victorian Style

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## Introduction

The Victorian Style is characterized by “light” wood buildings that are composed of simple rectilinear forms, often articulated with a regular, pattern of bays. The buildings are capped with a continuous, ornamental cornice and parapet, and grounded by a continuous base. Bay windows are a primary elements that provide a secondary horizontal rhythm on the facade.

# Victorian Style

## Typical Characteristics

### Massing

Composed of simple rectilinear forms upon which elements such as bay windows, cornices, and ornamental woodwork are added

### Facade Composition

Regular pattern of openings and bays

Bay windows are primary elements that provide a secondary horizontal rhythm on the facade

Tall ground floor

Buildings are capped with a continuous ornamental cornice and parapet and grounded by a continuous base

Wood siding or cement-fiber equivalent

### Roof Form

Large building massings have a flat or low-pitched roof with a parapet wall

Small building massings may have a flat or low pitched roof with a parapet wall or low pitched roof with hips or front gables

### Windows

Vertically proportioned double hung windows with large panes and surrounds

### Storefronts

Inset with recessed entry, chamfered corner entry

### Elements

Bay window forms are rectilinear, round, or chamfered and are found on the wall plane and at corners

Ornamental cornices

Canvas awnings along storefronts



*Rectilinear building massing, rectilinear bay windows engage a prominent cornice*



*Corner bay window, prominent cornice, painted signage*



*The tall ground floor engages the public realm, horizontal articulation breaks down the height*



*Simple, rectilinear form with tall base, bay window and cornice*

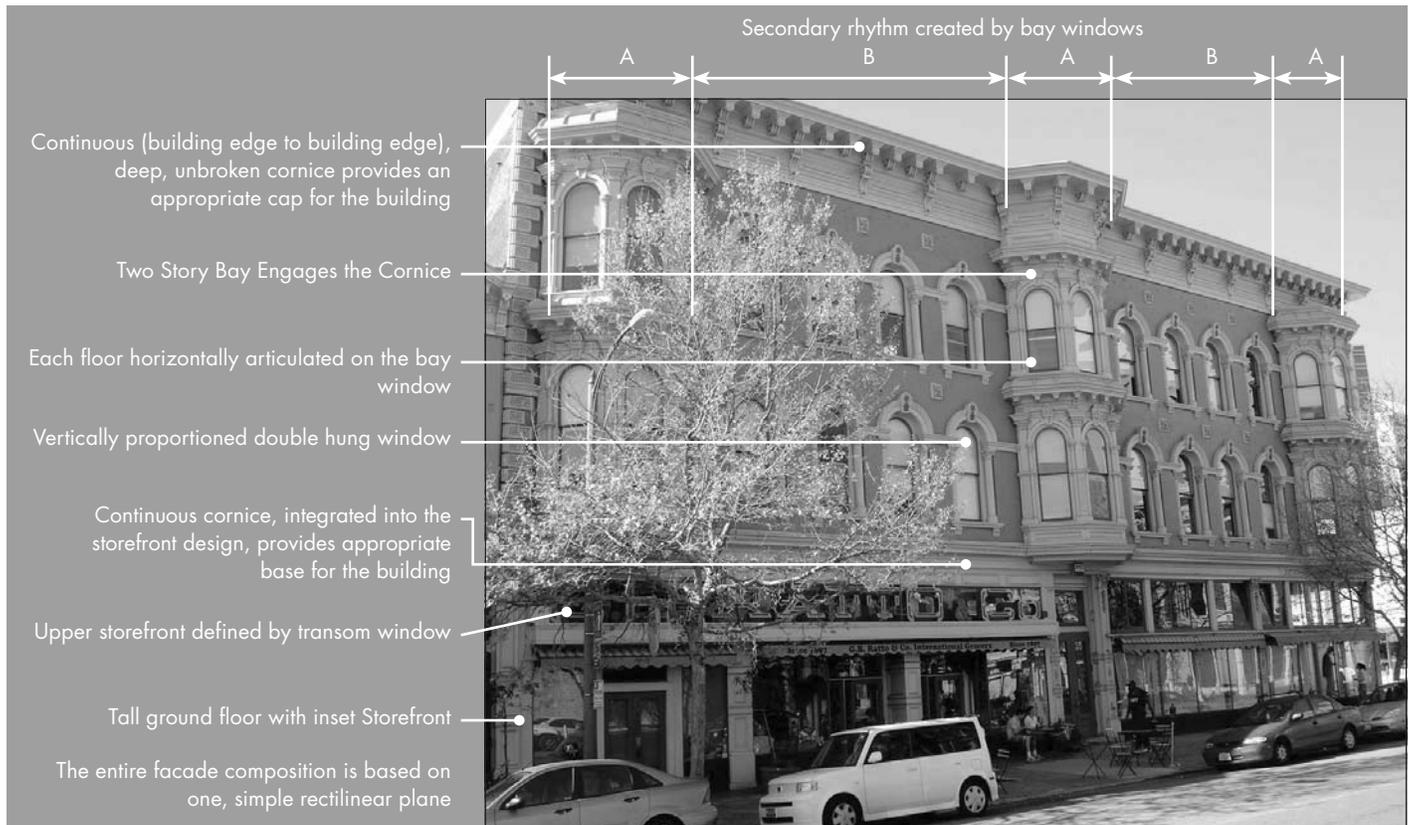


*Facade composition with recessed storefront and vertical proportions*



*Facade composition with chamfered bay windows*

# Victorian Style



Large building massing elevation example



Small building massing elevation example

Small building massing elevation example

# Victorian Style



*Chamfered bay window, bracketed cornice*



*Round corner bay, deep overhanging cornice*



*Recessed entry storefront with canvas awnings*



*Angled corner entry storefront with awnings*



*Paired double-hung windows with ornamental surround*



*Square corner bay with formal cornice*



*Simple window surround*

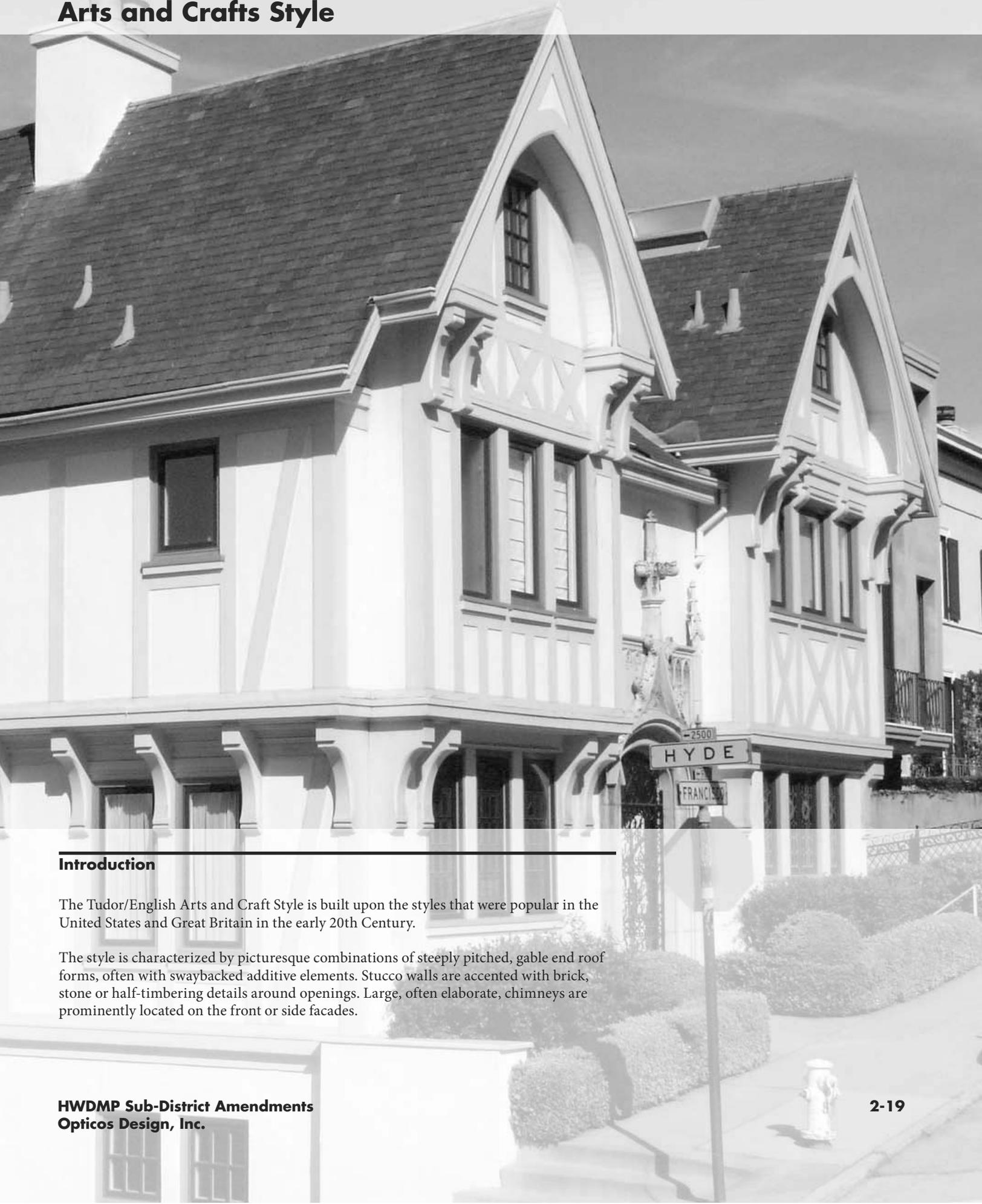


*Formal surround with cap*



*Paired doors with transoms*

# Arts and Crafts Style



## Introduction

The Tudor/English Arts and Craft Style is built upon the styles that were popular in the United States and Great Britain in the early 20th Century.

The style is characterized by picturesque combinations of steeply pitched, gable end roof forms, often with swaybacked additive elements. Stucco walls are accented with brick, stone or half-timbering details around openings. Large, often elaborate, chimneys are prominently located on the front or side facades.

# Arts and Crafts Style

## Typical Characteristics

### Massing

Picturesque combinations of steeply pitched, gable end roof forms, often with swaybacked, additive elements

### Facade Composition

Balanced, asymmetrical facades or overall symmetrical massings with local asymmetry in fenestration or ornamentation

Stucco walls with optional half-timbering

Buildings taller than 3 stories typically have a strongly articulated base, a middle with a regular rhythm of openings and a top broken up by accent elements

The proportion of openings to wall is small in keeping with the appearance of masonry construction

Front facades typically have at least one prominent front gable

### Roof Form

Roofs are generally steeply pitched gables or gables with parapet ends

Composite shingle, slate, or simulated slate roofs

Roof often contains a half story with shed, gable, or knee wall dormers

### Windows

Vertically proportioned

Casements, french casements, or double hung, often ganged with mullions

### Doors

Stone or brick detailed surrounds at prominent openings

### Elements

Upper floors may have projecting bays

Prominent, large, and elaborate chimneys

Towers and turrets may be used as compositional elements



*Elevation with half-timbering and gable end form details*



*Elevation with gable dormer*



*Elevation showing two prominent chimneys*

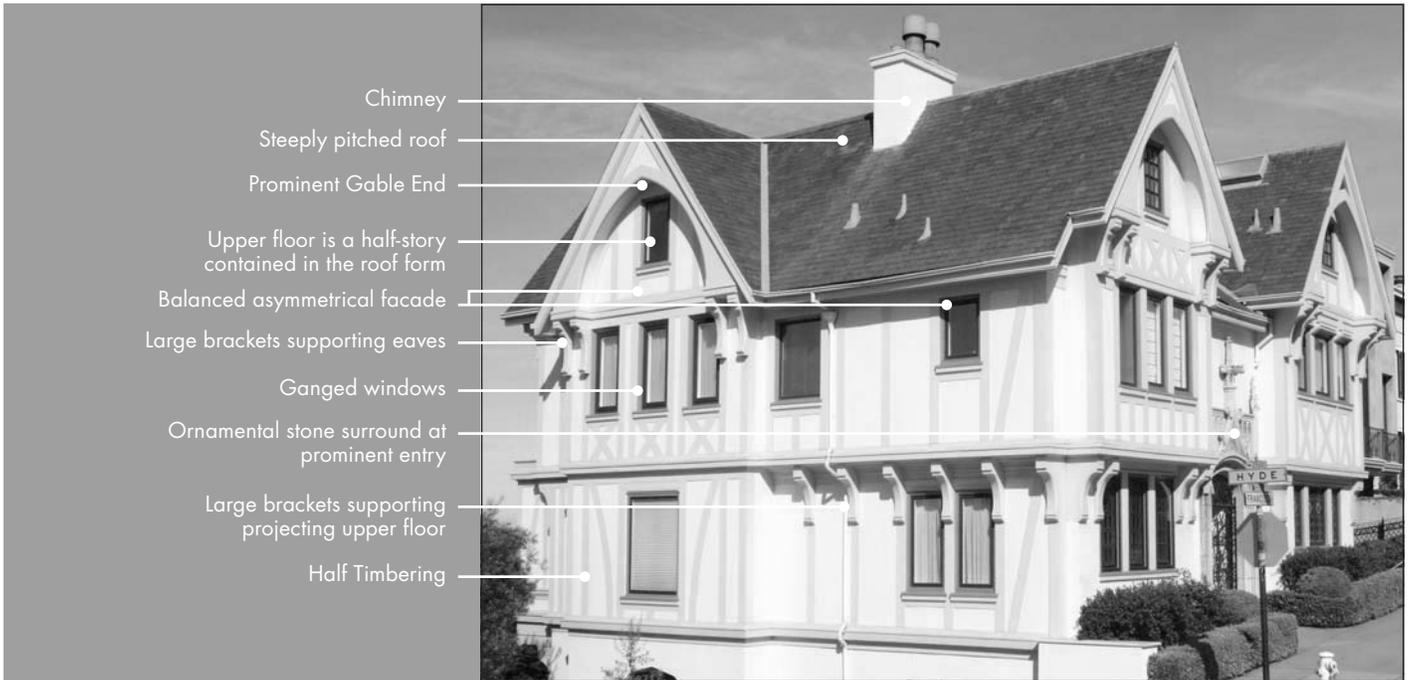


*Elevation with ganged windows*



*Elevation showing simple ganged openings on light colored stucco wall surface, symmetrical building massing with local asymmetry in fenestration and ornamentation*

# Arts and Crafts Style



*Elevation Example*



*Elevation example*

# Arts and Crafts Style



*French casement windows ganged together with mullions*



*Gable end with half-timbering and oriel/ chamfered bay window*



*Double hung windows ganged together with mullions, wood surround matches half-timber*



*Grouping of small accent windows*



*Bracket detail*



*Chimney detail*



*Entrance bay - arched opening with door and sidelites, ganged casement windows above*



*Knee wall dormer*

# Spanish Revival Style



## Introduction

The Spanish Revival Style is characterized by asymmetrical buildings that are composed of picturesque combinations of simple rectilinear forms of varying heights. The buildings are capped with gabled or hipped roofs of red clay barrel tiles. Courtyards and well-detailed structural elements, such as pergolas, trellises or loggias and arcades, often provide another layer to the massing. Elements such as wood or metal balconies, towers, chimneys and other tile or wrought iron details add accents.

# Spanish Revival Style

## Typical Characteristics

### Massing

Picturesque compositions of simple rectilinear forms of varying heights, with low-pitched roof forms

Larger buildings often use these forms to form enclosed or semi-enclosed courtyards

### Facade Composition

Balanced, asymmetrical facade composition accented by chimneys, balconies, and towers.

The proportion of openings to wall is small in keeping with the appearance of masonry construction.

Smooth, hand trowelled stucco walls

### Roof Form

Multi-level, low-pitched, gabled or hipped roof forms clad with red clay barrel tiles

Shallow eaves with a stucco profile or open eaves with decorative rafters or brackets

### Windows

Vertically proportioned casements, french casements, or fixed

Punched, recessed openings for doors and windows with stucco or cast stone sill

Elaborated with window grilles, small metal balconies and awnings

### Doors

Arched openings typical for principle doors or beneath porch roofs

Elaborate stucco, cast stone, or stone detailing at primary entrances

### Elements

Chimneys, often with elaborate tops and small, tiled roofs

Upper floor cantilevered balconies

Ground floor loggias and arcades

Well-detailed pergolas and trellises

Tiled fountains in courtyards or paseos



*Simple, rectilinear form with ground floor loggia and shallow, upper floor balconies*



*Arched storefronts with balcony above, accented by small corner tower*



*Large, asymmetrical building surrounding a semi-enclosed courtyard walled along the street edge*



*Storefront accented with awnings and simple chimney*



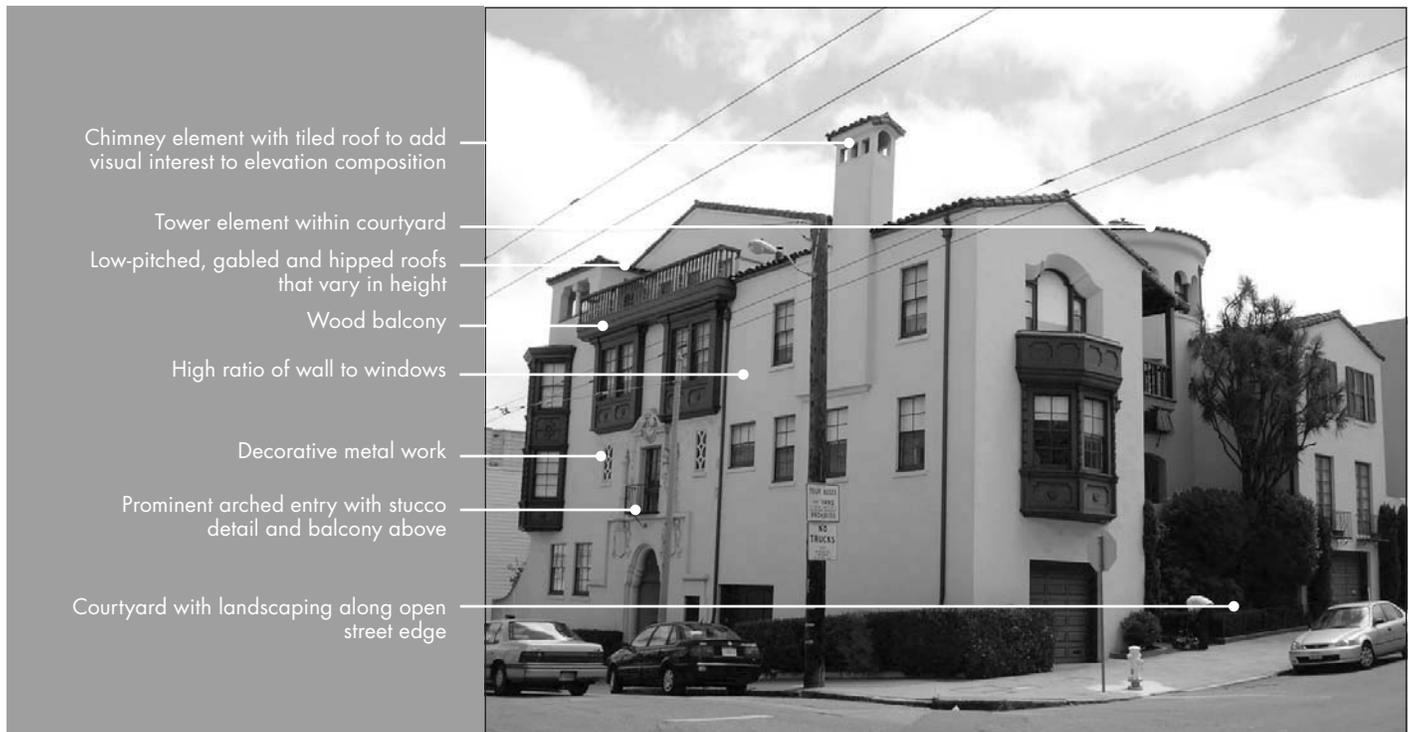
*Courtyard building with low-pitched gable ends facing the street*

# Spanish Revival Style



- Multi-level roof forms
- Chimney
- Shallow eave with stucco profile
- Open eave with decorative rafters
- Casement window
- Scupper detail at bottom of walled balcony
- Open air porch under main roof form
- Heavy timber, cantilevered balcony
- Exterior stair
- Smooth, stucco wall surfaces
- Typical courtyard formed by simple, rectilinear building masses
- Tiled fountain

*Courtyard massing and elevation example*



- Chimney element with tiled roof to add visual interest to elevation composition
- Tower element within courtyard
- Low-pitched, gabled and hipped roofs that vary in height
- Wood balcony
- High ratio of wall to windows
- Decorative metal work
- Prominent arched entry with stucco detail and balcony above
- Courtyard with landscaping along open street edge

*Large building with courtyard example*

# Spanish Revival Style



*Exterior stair leading to entry door*



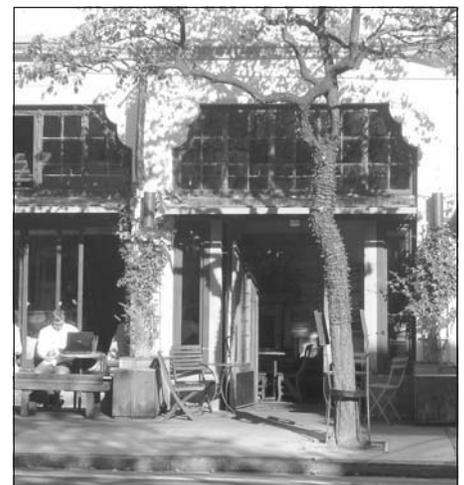
*Ganged windows recessed with decorative columns between*



*Arched windows with decorative tile*



*Wood balcony with brackets for support*



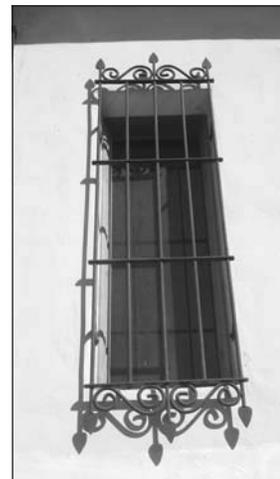
*Storefront with punched openings and transoms*



*Loggia with arcade along street*



*Metal balcony with awning*

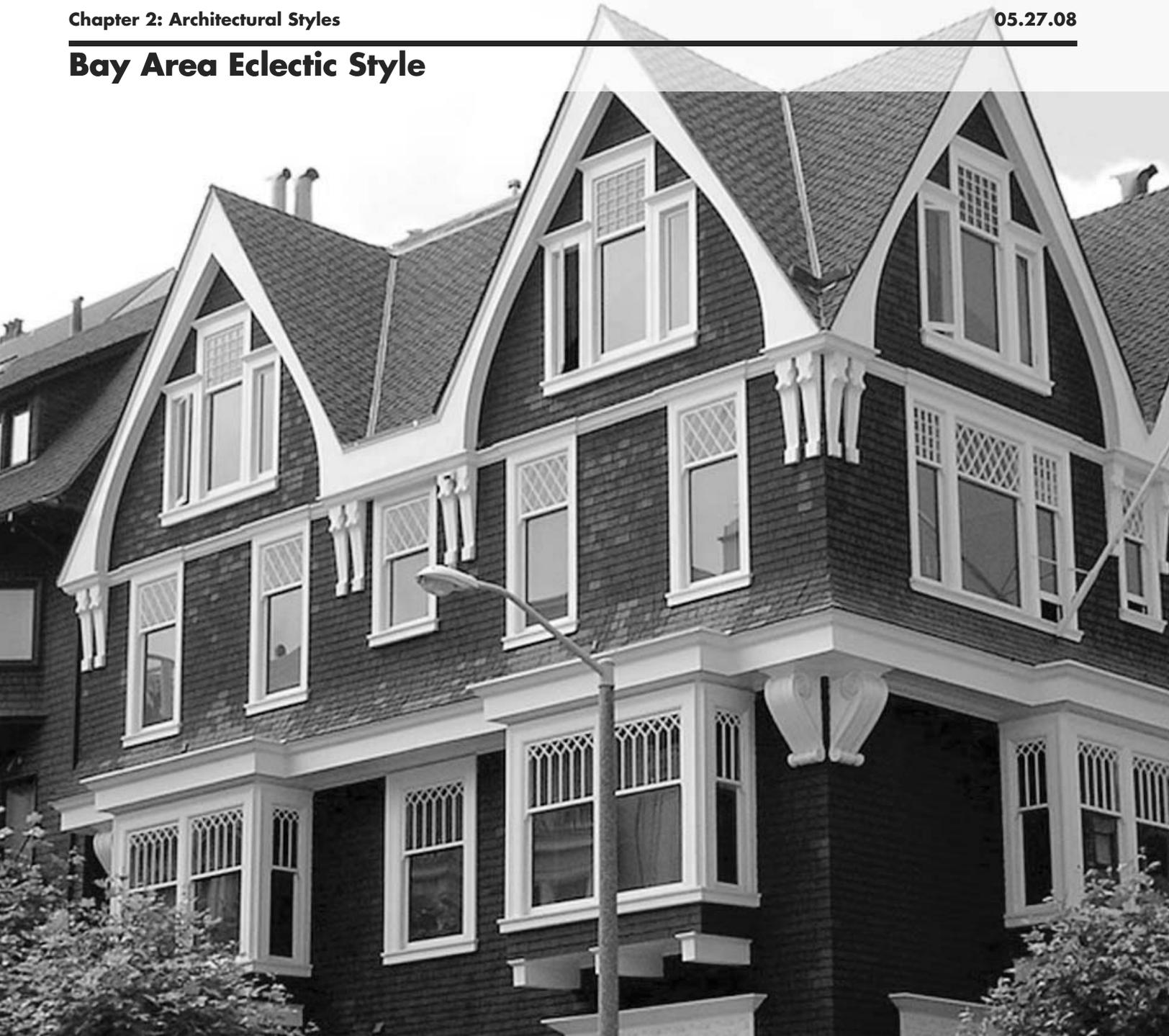


*Metal grille*



*Recessed door with imposts*

## Bay Area Eclectic Style



### Introduction

The Bay Area Eclectic Style is a local, eclectic adaptation of the Victorian and Arts and Crafts Styles. It is characterized by walls clad in wood shingles with expressive wood detailing on the eaves, windows, doors and bay windows. A stone or brick base is typically found at the base of the building. Parapet walls or steeply pitched cross gables define the roof forms. Bay windows are vertically proportioned and wood shingles and horizontal trim wrap around the bay to define the floor levels. Large single or paired brackets support overhangs and eaves.

# Bay Area Eclectic Style

## Typical Characteristics

### Massing

Wood buildings with massings that are similar to Victorian and Arts and Crafts style buildings but have been adapted to a local eclectic style

Massings can be rectilinear forms with steeply pitched roofs arranged symmetrically or asymmetrically, often with a prominent gable end; or simple rectilinear forms to which bays and ornamental woodwork are applied

### Facade Composition

Regular pattern of openings and bays, an overall symmetrical facade with local asymmetry, or balanced asymmetrical facades

Wood or fiber cement shingle walls with a brick, brick veneer, or stone base

Bay windows and front gables are often used as primary elements that provide a secondary horizontal rhythm on the facade  
Detailed wood cornices or brackets are typical at the eaves or parapets

### Roof Form

Parapeted roof forms, steeply pitched gables, cross gables, and hipped roofs  
Shed, gable, or knee wall dormers are typical

### Windows

Vertically proportioned  
Casements, french casements, or double hung

### Doors

Heavy, panelized, set deep from exterior wall

### Elements

Vertically proportioned bay windows  
Large brackets, single or paired, supporting overhangs or eaves



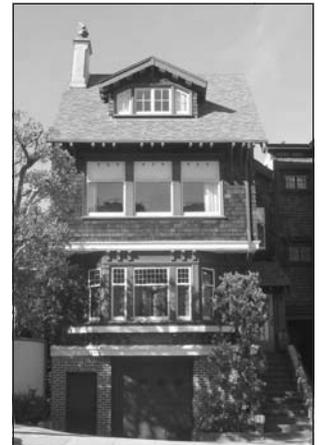
*Elevation with parapeted roof form and corner bay*



*Parapeted gable end elevation*



*Multi-dwelling elevation*



*Narrow elevation*

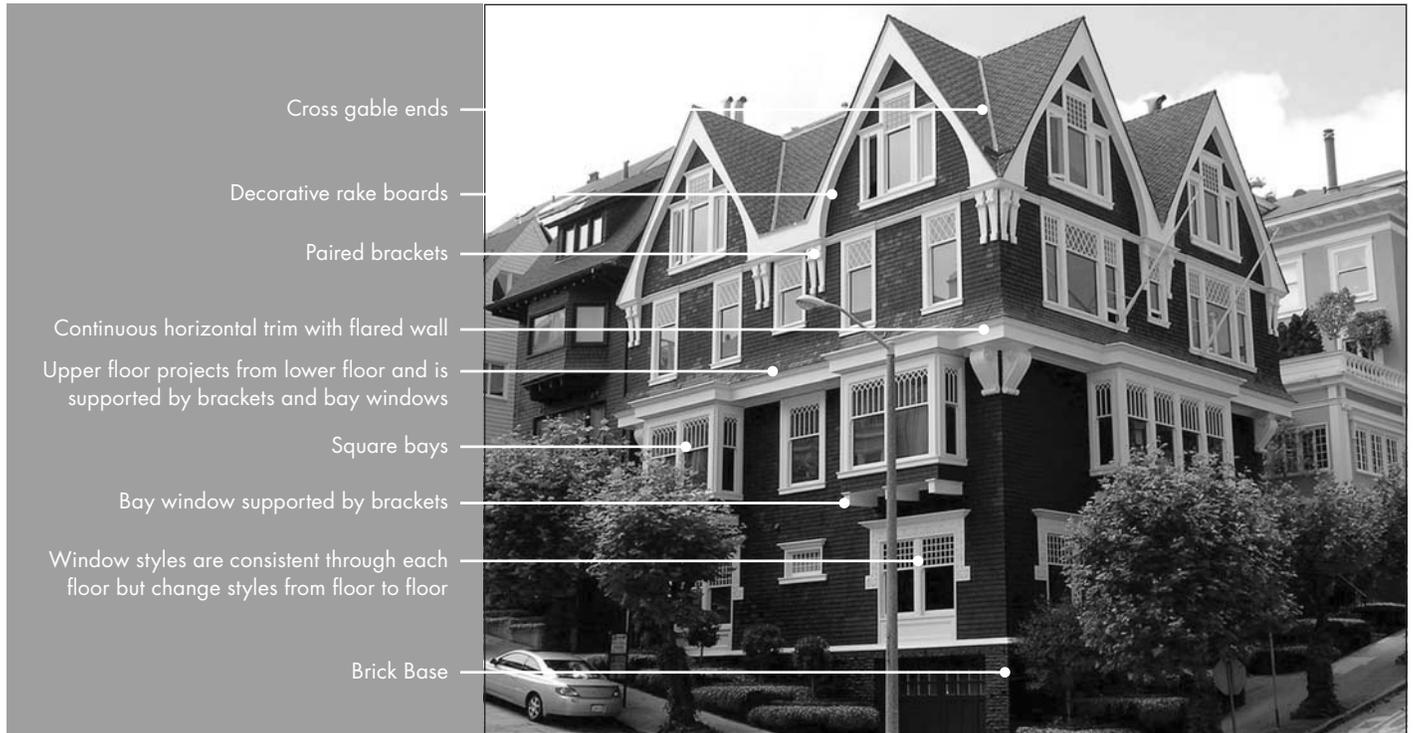


*Gable end elevation*

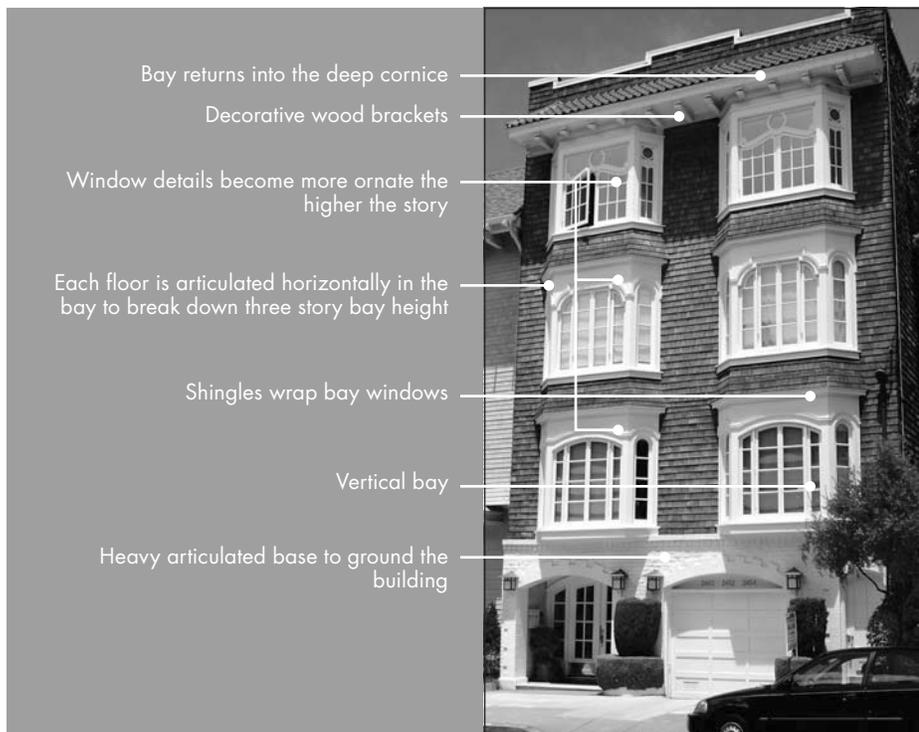


*Large building, multi-family elevation*

# Bay Area Eclectic Style



Large building elevation example



Small building massing elevation example



Small building massing elevation example

# Bay Area Eclectic Style



*Multi-story bay*



*Square bay window*



*Ganged french casement windows*



*Double-hung window*



*Square bay transitions to chamfered bay*



*Round dormer*



*Open eave detail with brackets*