



SHIRLEY ANN PLACE DEVELOPMENT GUIDELINES

Importance of Design

The development guidelines that follow are designed to: assure the preservation of Shirley Ann Place as an important cultural resource within the City, guide efforts to rehabilitate and maintain historical structures, and provide design guidelines that will ensure that new development will effectively conform with and feature the historic structures and overall character of the historic district.

Key features of the district include its scale, structural form and the materials used in construction. The following features should be considered when development or changes are being taken into account to the exterior of a home.

The scale of the neighborhood is characterized by the small lot development, consistent yard setbacks, as well as the consistent height of the homes.

Form includes the flat roofs, which maintain the roof surface behind a wall parapet and pitched roofs that maintain a predominant slope character and are made of red-clay tile material.

Predominate materials found along Shirley Ann Place include: Stucco building surfaces; Clay tile roofs; and Wood casement windows. Detailing found on the exterior of the homes include: Forged iron bars; Gargoyles; Cornices; and Engaged Chimneys.

Historical Structures

The City will use the U.S. Secretary of Interior Standards to guide decisions regarding development affecting historical structures.

1. Rehabilitation of Contributing Structures

Structures which have been identified as contributing structures should be retained for their historical significance to the City's development. These structures should be preserved and rehabilitated by retaining and restoring the building's original fabric and materials, consistent with the U.S. Secretary of Interior Standards for Rehabilitation. (See Appendix 1)

2. Restoration of Potentially Contributing Structures

Rehabilitation should be encouraged for potentially contributing buildings. The original fabric should be restored from evidence found onsite, historical photographs or other evidence. The original architectural style should be respected and maintained. The Secretary of Interior's Standards for Rehabilitation should be used for this purpose.

3. Alterations

No alterations or modifications may be made to historic structures without full review and permit from the Planning Director, as identified above. Where alterations take place, all applicable codes including the U.S. Secretary of Interior Standards, Historic Building Code, and the City's Municipal Code shall apply.

4. Maintenance

Buildings should be preserved from deliberate or inadvertent neglect. Repairs to any portion of a historic building or structure may be made with original materials and the use of original methods of construction.

Review Process

All projects within the area shall be reviewed and approved by the staff to the Historical Resources Board for consistency with the guidelines that follow. The action may be appealable to the Historic Resources Board and the City Council.

The following design guidelines should be used in addition to the new Land Development Code requirements for the area. The zoning designation for Shirley Ann Place is RS-1-7 (Residential single family-one unit- per 7,000 square foot lot).

New Development or Additions

Development in the form of additions or new buildings within this Historic District shall be designed to meet the U.S. Secretary of Interior Standards Historic Districts so as to relate visually to the architectural characteristics of the existing historically contributing buildings to provide visual continuity and coherence. Visual continuity will be enhanced by consideration of the following Development Guidelines for new development:

1. Maximum Lot Size

Discourage lot consolidation. Maintain the original historical development patterns of 50-foot- wide lots.

2. Building Height

- a. Height should not exceed 22 feet to the base of the top plate of the roof.
- b. Chimneys may extend to the maximum structure height at the required setback
- c. A second story setback should be equal to the height of the street facade and may include a sideyard exemption to maintain the sideyard setback of the existing home.

3. Street Yard

- a. A 15-foot landscaped front yard should be required of all development except commercial development along Monroe and Madison Avenues.
- b. Building base. The first floor of the building should be raised no more than two feet over the ground level except for commercial development along Monroe and Madison Avenues.
- c. Street facades should be articulated every 40 feet. Front lawns are encouraged.

4. Building Materials

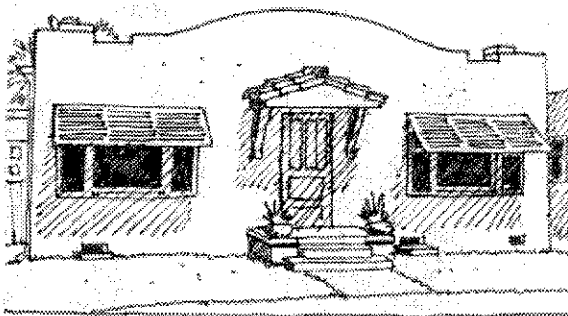
The following materials and construction designs have been selected as having important historical context within the district and are in compliance with the Mid-City Planned District Ordinance:

- a. Stucco is required due to the dominant Spanish Colonial style of the neighborhood. Heavily textured stucco or smooth stucco are preferred.
- b. Wooden window frames, wooden screen doors and wooden door frames are required for historic buildings, in others they are encouraged because of their historical context within the District. Architectural styles include Palladian-style and tripartite windows as well as focal windows that include tiles and multi-sash styles.
- c. Two piece clay or concrete tile over 80 percent of the roof is required on sloped roofs. In kind alternative is subject to review.
- d. Flat roofs should include a parapet of at least one foot height.

5. Building Details

The following building details have been identified for their prevalence in the District and their importance to the District's architectural context. A minimum of four types of details should be used in new structures to provide scale and local architectural interest.

- a. Pitched, hipped, gabled or parapeted roofs.
- b. Triangular-gable, pent-roof, semi-circular or corbel-framed central bracketed vestibules over the main entrance
- c. Engaged Chimney
- d. Recessed Porch
- e. Corbel wooden brackets, rafters and posts
- f. Detached or attached garage to the end of the recessed driveway. The garage door should be at least 25 feet from the front property line.
- g. Stepped parapets
- h. Wrought iron hand rails and street fences. Street fencing shall be limited to wood, concrete block stucco or wrought iron with a maximum 3 foot height limit and be open to allow a 50% visual continuity. No chain link fences are allowed.



6. Architectural Details

Architectural detailing is also an important design aspect that provides scale, local architectural interest, and context to development within the District. The following elements are encouraged:

- a. Shuttered and fabric-awning covers for windows
- b. Batten walls
- c. Terra cotta "canales" protruding from the parapets
- d. Red-tile pent-roof windwall

7. Colors

Colors should include predominately light earth tones. Accents can include colors such as dark brown, maroon, green, yellow ochre, golden tan and light blues. Roof colors should be red or other natural clay colors with a red hue. Details should be primary colors only. Please refer to the Shirley Ann Place color palate for further details.

8. Vegetation

- a. Mature vegetation which includes trees higher than 24 feet and/or an eight-inch diameter caliper shall be preserved.
- b. Matured vegetation which cannot be preserved for health reasons shall be replaced with a matured specimen of the same species.
- c. New vegetation shall give preference to specimen trees of planting size of the same species as existing matured trees within the District. Specimen trees shall be in a 15 gallon pot.
- d. Vegetation is encouraged around the structures' foundations.
- e. It is encouraged that vegetation be maintained to provide public visibility to architectural details.
- f. Front yard lawns are encouraged.

9. Streetscape

The following guidelines should be the basis of review and approval of encroachment permits by Planning and Development Review.

A. Driveways and curb cuts

Existing driveways may be maintained except that they should be limited to one per property. On new development one single driveway access may be permitted. Maximum driveway width should not exceed 10 feet.

B. Sidewalks

i. A minimum four-foot-wide sidewalk clear path located between the private property line. New sidewalks should match existing sidewalk scoring patterns.

ii. A minimum eight-foot-wide sidewalk clear path located between the private property line in all commercial areas.

iii. Sidewalk construction markings should be maintained in place.

iv. Sidewalk scoring should match existing patterns.

C. Street Furniture

i. Street lights should be pedestrian oriented "acorn" lights or other designs consistent with the predominant Spanish Colonial Revival character of the neighborhood, that may be selected by the neighborhood at a later date.

ii. Neighborhood gateway structures shall have a predominant stucco finish.

10. Signs

a. Street signs should have the historic black lettering on white enameled metal.

b. Commercial signs should not obscure the building's architectural elements such as transom windows, and should be mounted at or above the ridge, eave, or under parapet lines of the building. Usually there is a recess or horizontal molded band on buildings above the transom windows that was designed to accommodate signage.

c. Architecturally or historically significant signs are encouraged to be restored and reused. Some older type signs have inherent qualities of design or historic status and can be a visual heritage of the community.

d. Good color coordination is required between the sign and building facade, and no more than three colors should be used on the sign.

e. Window signs should not fill more than 20% of the window area. Use letters between four and eight inches high, the fewer words the better. Do not block view of the interior and the merchandise.

f. One (1) perpendicular (30° or greater) projecting and/or hanging trade identification sign not to exceed six (6) square feet per side shall be permitted on the front or primary face of the establishment. Provided that the sign face is, designed as a graphic representation of the goods and services provided at the particular establishment or includes a graphic presentation on the sign.

g. Signs of the following types are encouraged:

- Freestanding letter, facade-mounted or mounted along the top of a canopy edge
- Icon signs, whose shapes or image identifies the type of business inside
- Awnings with painted lettering/logos on the front valance flap
- Window signs, including gold-leaf lettering and neon
- Neon signs, facade-mounted or in a window

h. The following signs are discouraged:

- Temporary "special" signs, unless contained within a permanent frame and include the stores name
- Mini-marquee signs
- Back-lit plexiglass "box" signs, especially those with dark color letter on light backgrounds.
- Signs with non-opaque backgrounds and opaque letters are preferred in order to reduce the glare and increase the legibility from distance especially at night

11. Awnings

Awning should be constructed of canvas or similar type of thick cloth. No metal or plastic awnings shall be permitted.

