

DESIGN GUIDELINES FOR THE NORTH TODOS SANTOS NEIGHBORHOOD

PURPOSE

The North Todos Santos Neighborhood is comprised largely of residential structures which date from a fifty-year period of 1880-1930. Architectural styles include Italiante, Queen Anne, Craftsman, Bungalow, Mission, and others, mostly applied to houses of modest scale.

The purpose of these guidelines is to assure that new development of multi-family and office buildings will fit comfortably into the neighborhood without overwhelming the older buildings. It is desirable to see new buildings blend into the existing environment. The late 19th- and early 20th-century buildings will set the norm. However, the guidelines are not intended to suppress good contemporary design using appropriate and economical material, nor are they intended to encourage cheap historical imitations. A statement from the "Todos Santos Design Vocabulary" (which was developed for areas to the south of this neighborhood) is appropriate here also:

"Absolute uniformity, nor historical re-creation of a singular style, is not the aim. Quite the opposite. It is a highly contextual aim--to weave or knit together old and yet-to-come buildings into a whole environment."

GUIDELINES

1. Building Mass -
 - a) Large projects should be articulated in units of residential scale, either as separate buildings or as distance wing elements; residential scale will be particularly important near site boundaries and street.
 - b) Wall lengths greater than 50 feet should be interrupted by projections, indentations, or changes of direction.
 - c) Effects of relatively high, non-residential floor-to-ceiling heights should be offset by "scale-giving" elements such as porches, trellises, window projections, and lowered cornice or fascia lines.
2. Roof Forms -
 - a) Gable or hip roofs are most appropriate. Complex forms, such as combinations of gables and hips, may help reduce the apparent scale of large buildings.

- b) Mansard, shed, and flat roofs are discouraged.
- c) On street facades of multi-story buildings, it will generally be appropriate for the roof to slope away from the street in order to reduce the apparent mass.

3. Windows -

Especially along street facades and other highly visible walls, windows should be used as sculptural elements, with expressed sills, lentils, or other trim. Such historical elements as bay windows and French doors may be used to good effect.

4. Building Entries -

Entries should be used as important design features, to suggest "welcoming, domestic" qualities. Residential scale should be maintained in the design of entry features.

5. Decorative Elements -

- a) Details such as mouldings, brackets, projecting rafters, etc., are encouraged. Inspiration should be drawn from examples of buildings existing in the neighborhood.
- b) Elements and materials should be appropriately scaled to the mass of the proposed building.

6. Landscaping -

- a) Landscape materials and arrangements should reflect a traditional residential character.
- b) Landscaping will extend to the curb line. Shade trees will be required along the street edge.
- c) Where parking areas are exposed to view from a street, shrubbery will be used to minimize the view of parked cars and pavement. Parking areas will be required to be screened along all property line perimeters using trees, shrubs, or vines as appropriate.