

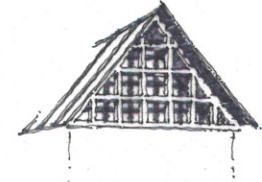
## ATTACHED RESIDENTIAL - TOWNHOUSE

A variety of styles are found throughout Livermore's neighborhoods, and no one style predominates as the "true" style. However, all of the styles have in common a hand-crafted character and attention to detail that make them identifiably "Livermore".

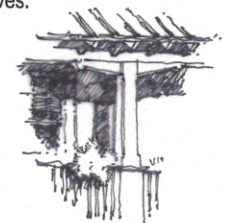
The massing, design and detailing of residential buildings are critical to their "livability". Each unit should have a separate front entrance accessible from the street, and be announced in mass by an individual roof form. The garage may be either attached and tucked under the unit, or detached. It should be accessed from the rear of the unit where possible via an interior alley. Elements that respond to the climactic conditions of Livermore should be used, such as shading devices, porches and deep roof overhangs.

### Recommended Characteristics:

1. Hand-crafted character, i.e. woodwork, lattice or other detailing.



2. Roof overhangs, with brackets and expressed supports beneath the eaves.



3. End units should be architecturally detailed (i.e. porches, balconies, windows) and not present a blank facade to the street.

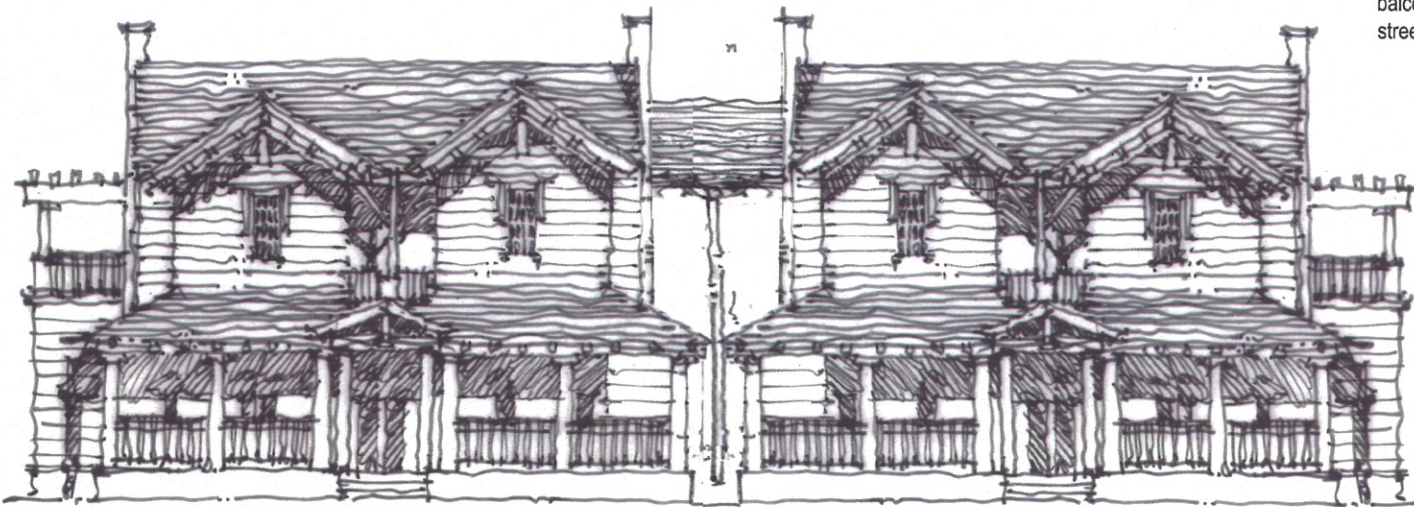


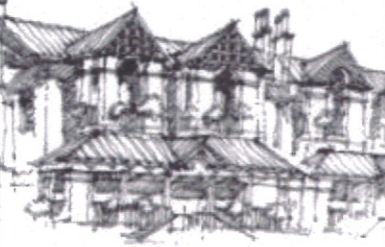
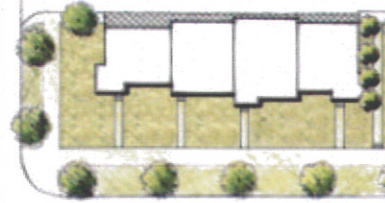

FIGURE 6-4:  
DESIGN PROTOTYPE: ATTACHED RESIDENTIAL

# Livermore Downtown Specific Plan

DESIGN STANDARDS AND GUIDELINES -  
ATTACHED AND DETACHED SINGLE-FAMILY RESIDENTIAL BUILDINGS

Homes in Downtown Livermore's residential neighborhoods maintain a strong historic character, each with their own special identity. These Guidelines are intended to continue the strong traditions of Downtown Livermore's residences, and to maintain the unique quality of its neighborhoods by providing guidance for treatment of new homes in an existing neighborhood context. As described in the Guidelines that follow, design of new homes should be in scale with and harmonious with existing neighborhood fabric in terms of scale, massing, consistency of architectural details, exterior colors and materials. For the purposes of these Design Standards and Guidelines Attached and Detached Single-Family buildings shall include all detached unit types and any units sharing a common wall which are not stacked (i.e., no units above other units).

All residential buildings and building additions should follow the guidelines below to ensure their design fits into the residential fabric of Downtown. The Design Standards and Guidelines for attached and detached single-family residential buildings are divided into multiple components related to building design, with objectives identified in the left hand column and standards and guidelines identified in the central column. The pictures at right are provided to illustrate the concepts being presented. All projects are required to comply with identified objectives and standards and are strongly encouraged to follow the established guidelines.

BUILDING MASS AND INCREMENT		
<p><b>ORIENTATION</b></p> <p>Buildings shall be sited to reinforce the public street network of Downtown, aligning with primary street frontages and public pathway spaces.</p>	<p><b>Standards:</b></p> <ul style="list-style-type: none"> <li>▪ Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces.</li> <li>▪ The backs of buildings shall not face public streets.</li> <li>▪ Backing lot walls shall not face public streets.</li> <li>▪ In order to reduce impacts from groundbourne vibrations associated with rail operations, habitable buildings shall be located at least 100-feet from the centerline of railroad tracks.</li> </ul> <p><b>Guidelines:</b></p> <ul style="list-style-type: none"> <li>▪ Doors and windows should face upon all streets and pathways.</li> <li>▪ New buildings shall maintain a relatively uniform setback with neighboring buildings; however, modest variation along the front setback is encouraged where single-family residences are attached to avoid a monotonous building wall. The following methods should be used to create variation in building setback:               <ol style="list-style-type: none"> <li>1. A shift in setback from unit to unit at attached developments.</li> <li>2. Siting a portion of the building at the front setback line.</li> <li>3. Use of front porches, entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback (see Development Standards for acceptable encroachments).</li> </ol> </li> </ul>	 <p>Variation in setback along attached unit facades.</p>  <p>Building walls should vary by unit setback, porches or entranceways.</p>
<p><b>OVERALL BUILDING MASSING</b></p> <p>Massing shall reflect the typical scale of the single-family home, a simple mass with protruding volumes and bays to add interest.</p>	<p><b>Guidelines:</b></p> <ul style="list-style-type: none"> <li>▪ Volumes that project from the primary building mass, such as windows bays, entrance vestibules, and porches, should be used to add variety to a simple façade.</li> <li>▪ Balconies, dormers and other articulation should be incorporated into building design to articulate the structure at upper stories.</li> </ul>	 <p>Porches add variation to simple building masses.</p>

## HORIZONTAL MASS

Where single-family residences are attached, building masses shall clearly articulate each residence as a module within the façade, each with a main entrance and primary façade.

### Guidelines:


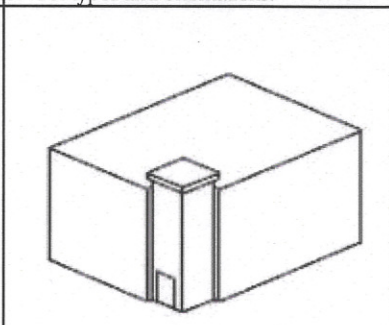
- Individual façades should vary from unit to unit, while maintaining a common language, using the methods of variation listed below:
  1. Setback:
    - To create variation in building form, front setbacks may be varied up to five (5) feet for each residential unit.
  2. Building Material:
    - Material changes should always be accompanied by a change in plane, and separated by framing or other means. Abrupt changes in the primary façade material are not recommended.
    - Consistent materials should be used on all four sides of the building.
  3. Individualized Roof Forms:
    - Attached units should maintain separate, identifiable roof forms. For example, units could be emphasized with their own roof forms that vary from unit to unit, or by a series of smaller gabled dormers within a single roof gable.



Individual façade units should be represented along the larger building mass.



Individual roof forms break up larger buildings.

<p><b>VERTICAL MASS</b></p> <p>Where single-family residences are attached, a building's vertical mass shall be articulated at points along the buildings length, to give variety to the overall mass.</p>	<p><b><u>Guidelines:</u></b></p> <ul style="list-style-type: none"> <li>▪ Methods to be used to give variety to the overall mass include:             <ol style="list-style-type: none"> <li>1. Varying the roof orientation of individual units, or using a combination of shed, gabled and hipped roofs, to create a varied roofline.</li> <li>2. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks.</li> <li>3. Use of vertical elements such as towers or building volumes to create emphasis and break up the uniformity of several attached units.</li> </ol> </li> </ul>	 <p>Varied roof profile, with a combination of roof types and orientations.</p>
<p><b>CORNER UNITS</b></p> <p>Residential units that are part of a larger building mass (i.e. at attached single-family residences) shall have special treatment at end and corner locations.</p>	<p><b><u>Guidelines:</u></b></p> <ul style="list-style-type: none"> <li>▪ Treatments to “complete” a building at end and corner units include:             <ol style="list-style-type: none"> <li>1. Building base elements that extend beyond the primary building mass, such as an extended base or ground floor unit.</li> <li>2. Individual building volumes, such as a protrusion, porch or bay that “wraps” the corner.</li> <li>3. An “embedded” corner tower (formed with architectural trim and ornament, not with volume protrusion).</li> <li>4. For duet or couplet units on corners, the main entries of each unit should face opposite streets.</li> </ol> </li> </ul>	 <p>Special treatment – an embedded corner tower - at the corner units.</p>

**MAIN ENTRANCE**

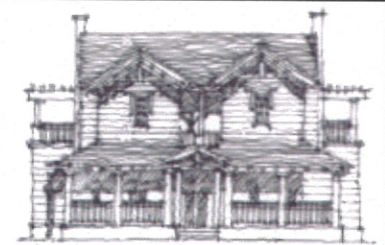
Entrances shall convey a clear residential character, be prominent and easy to identify.

**Standards:**

- Design cues shall be used to help create a transition from the public street to the private residence.

**Guidelines:**

- Each unit should have an individual entrance, fronting on the public street. Attached single-family units may have common entrances to shared outdoor spaces, such as front porches or entrance porticos.
- In shallow lot situations, attached residences may have individual entrances fronting onto a linear outdoor hardscape courtyard or green courtyard space that provides access to the street. In such instances:
  1. A courtyard gateway treatment or other common entrance indication for the entry space should create a common architectural gateway for the project.
  2. The front street façade of the building should maintain a strong presence that is highly detailed and dominated by window or façade openings.
- Each entrance should have articulation indicated by a clear entry sequence, leading from the sidewalk to the front door, using entry elements including:
  1. Raised stoops, open porches, or entrance vestibules. These should face the street at varied intervals, which correspond to the vertical modules of attached building units.
  2. A change in grade (of two to three feet) from the public roadway to the residence, to protect the privacy of residential units.
  3. Low hedges, fences and/or entry gates (three feet or less in height) to define the edge between the public street and private property. Chain link fences are not permitted.
  4. Ornamental lighting of porches, walks, yards and driveways to define and highlight entrances.
  5. Special landscape materials to define front yard spaces and/or accent the entry sequence.




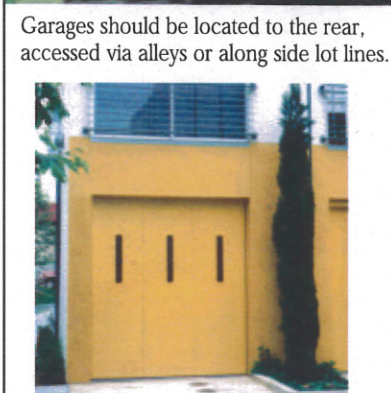
Common entrance to a shared front porch.



Units fronting a common court.



Residential entrances should follow an entry sequence from public to private.

<p><b>GARAGES</b></p> <p>The prominence of garages shall be reduced by locating them as far as is feasible from public streets, preferably along alleys on the rear half of a lot.</p>	<p><b>Standards:</b></p> <ul style="list-style-type: none"> <li>▪ The prominence of garages shall be reduced by locating them as far as is feasible from public streets, preferably along alleys on the rear half of a lot.</li> <li>▪ Where garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible, and shall maintain a five (5) foot minimum setback from the rear and side property lines. Where garages must be located on the front façade, they must be recessed a minimum of six (6) feet from the front façade of the building</li> </ul> <p><b>Guidelines</b></p> <ul style="list-style-type: none"> <li>▪ For residential buildings, single-car garage doors are strongly recommended to avoid a car-dominant appearance to the street or alley. Where double car widths are used, doors should not exceed sixteen(16) feet in width. Elements such as trellises and vertical design detailing on the doors should be used to minimize the apparent width of the entrance.</li> <li>▪ Garage or studio doors at live-work facades should be compatible with a residential character. They should be treated with windows, surface panels, and other forms of architectural detailing to reduce their impact and scale. Large featureless doors should be avoided. Glazed multi-panel doors are recommended to create a residential scale.</li> </ul>	 <p>Garages should be located to the rear, accessed via alleys or along side lot lines.</p>  <p>Live-work studio doors should be compatible with a residential character.</p>
<p><b>ACCESSORY BUILDINGS AND ADDITIONS</b></p> <p>Accessory structures, including detached garages, storage facilities and other ancillary buildings, are considered as an integral part of the overall development.</p>	<p><b>Standards:</b></p> <ul style="list-style-type: none"> <li>▪ Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.</li> <li>▪ Accessory structures, excluding garages, shall be subject to the setback requirements established by Chapter 3-05-150 of the Livermore Planning and Zoning Code.</li> </ul> <p><b>Guidelines:</b></p> <ul style="list-style-type: none"> <li>▪ Accessory structures greater than 120 square feet or visible from the street should incorporate the following design components:             <ol style="list-style-type: none"> <li>1. The existing siding should be carried onto the addition or building.</li> <li>2. The windows should be of the same style as the main house, including opening mechanisms and trim.</li> </ol> </li> <li>▪ The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building.</li> </ul>	

**DRIVEWAYS AND ALLEYS**

Driveways and alleys shall be considered a part of the overall neighborhood landscape, treated with plantings and special materials where possible.

**Standards:**

- Driveways may be shared.
- Driveways shall provide a planting strip between the wheelways (rather than a monolithic driveway) in the area between the street and front building setback line.

**Guidelines:**

- Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers, or scored and colored concrete.
- Shared driveway and alleys should maintain a high level of quality and safety, and incorporate the following recommendations:
  1. To maximize open space, garages and carports should face onto the alley and be located no further from the alley than is required for adequate vehicle access.
  2. Alleys are required to be well lit. Lighting elements may be freestanding or attached to buildings, and will be required to be lit during evening hours.
  3. Alleys should be planted with trees.
  4. At alleys, garage aprons and individual entryways should be differentiated from the alley by special paving or other treatments.



Driveways shall include planting strips between wheelways.



Alleys should be improved with special paving and landscaping.



**ARCHITECTURAL STYLE:**

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Livermore's building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential homes in Livermore are varied in style, reflecting various periods of the City's history. The most prominent styles include Queen Anne and other Victorian styles, Italianate, Craftsman, and California Bungalow. Mediterranean and Mission Revival styles are less prominent, and are found only occasionally throughout Livermore's Downtown residential fabric.

**ARCHITECTURAL STYLE**

New residential buildings shall respect the existing context of their neighborhoods, and utilize existing architectural styles where appropriate.

Most new development should reflect one of the established prominent styles (Queen Anne, Victorian, Italianate, Craftsman or Bungalow), with less prominent styles, such as Mediterranean and Mission Revival styles used only occasionally.

**Guidelines:**



- **Queen Anne and Victorian features should incorporate the features identified below:**
  1. Asymmetrical massing
  2. Moderate to steeply pitched roof
  3. Prominent or projecting front gable
  4. Vertically proportioned windows
  5. Porches with spindlework (i.e. "gingerbread" ornamentation) and/or jigsaw cut trim
  6. Wood clapboard siding
  7. Decorative detailing that includes spindlework, jigsaw cut trim, decorative trusses or brackets, scalloped or shaped shinglework in gables
  
- **Italianate features should incorporate the features identified below:**
  1. Simple rectangular building form
  2. Low-pitched hipped roof
  3. Wide overhanging eaves
  4. Tall, narrow windows
  5. Molded window surrounds
  6. Bracketed cornice
  7. Paired brackets
  8. Decorative "quoins" (i.e. stones at the corners of buildings, with alternately large and small faces) and wide wood siding to recall stone construction



Victorian styled residence, with wood detailing.



Italianate window with framing and surrounds

<p><b>ARCHITECTURAL STYLE (CONTINUED)</b></p>	<ul style="list-style-type: none"><li>▪ <b>Craftsman and California Bungalow</b> features include:<ol style="list-style-type: none"><li>1. Simple rectangular building form</li><li>2. Low horizontal massing</li><li>3. Low-pitched, front or side gable roof</li><li>4. Wide, overhanging eave</li><li>5. Exposed rafter ends</li><li>6. Knee braces (i.e. angled supports) or brackets at the gable end</li><li>7. Large front porch with square or battered columns</li><li>8. Horizontal orientation of openings, using ganged vertical windows.</li><li>9. Stucco or wood siding finish</li></ol></li> <li>▪ <b>Mediterranean and Mission Revival</b> features include:<ol style="list-style-type: none"><li>1. Simple overall building form</li><li>2. Moderately pitched roof</li><li>3. Red tile roof</li><li>4. Curvilinear-shaped parapet</li><li>5. Arcaded entry porch</li><li>6. Impression of thick walls, created by small openings and recessed windows.</li><li>7. Arches at windows and entries</li><li>8. Stucco or plaster finish</li></ol></li></ul>	 <p>Traditional California bungalow.</p>  <p>Mediterranean home with balcony.</p>
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## FACADE COMPOSITION

### BUILDING BASE

Base treatments assist in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins” the building to the ground.

#### Standards:

- All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by.
- Base treatments shall extend around all visible sides of the building.

#### Guidelines: A building base may be created by any of the following treatments:

- A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back.
- A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a stronger material) than portions of the building above.
- A horizontal architectural feature at or below the first story mark, such as an intermediate cornice line or protruding horizontal band.



Porches can act as a base for single-family homes.

**BUILDING MATERIALS**

Materials used shall be appropriate to building style. Authentic materials and methods of construction should be used.

Wood is the predominant material of most existing residential structures in Livermore and should be widely used in the architectural design of new residential structures.

**Standards:**

- High-quality stone veneer products may be used at residential buildings. Unattractive simulated finishes, e.g. artificial stone using concrete form liners simulating naturalistic lines and shapes such as rubblestone, shall not be used.
- The combination of materials on a building façade shall be appropriate to its style and design.

**Guidelines:**


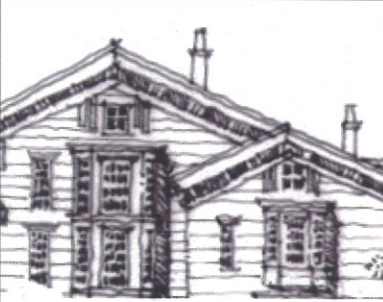
1. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.
2. Primary Materials: Materials to be used as the primary cladding on buildings include:
  1. Wood: Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. The larger, more rustic styles of shingles and shakes should not be used. Trim elements should be used, and traditional Craftsman styling such as timber detailing and exposed bracing are recommended. T1-11 siding is prohibited unless done in a board and batten style.
  2. Brick: Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick. Brick veneer applications should use wrap-around corner and bullnose pieces to minimize a veneer appearance.
  3. Stucco or EIFS: Stucco, cement plaster or stucco-like finishes such as EIFS are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Highly textured surface textures are not recommended. The pattern of joints should be architecturally coordinated with the overall facade composition, and sealant colors should be coordinated with surface and other building colors.




Wood is the predominant material of most existing residential structures in Livermore.



Stucco is also found on some residences in Downtown Livermore

<p><b>BUILDING MATERIALS</b> (CONTINUED)</p>	<p><b><u>Guidelines (continued):</u></b></p> <ul style="list-style-type: none"> <li>▪ Accent materials may be used as to add interest and variety at a more intimate scale, for example along architectural elements such as cornices, or on portions of buildings or walls. Accent materials include wood, stucco, and brick as listed above, and also include:             <ol style="list-style-type: none"> <li>1. Ceramic tile: Tile should be limited in use to a facade cladding or decorative wall accent material. Grout color should be coordinated with tile and other building colors.</li> <li>2. Stone and stone veneers: Stone should be used only as a base or as a special decorative material for wall panels or sills in combination with stucco or EIFS materials.</li> </ol> </li> </ul>	 <p>Wood can also be used for building detailing and accent.</p>
<p><b>OPENINGS AND FAÇADE ELEMENTS</b></p> <p>Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.</p>	<p><b><u>Guidelines:</u></b></p> <ul style="list-style-type: none"> <li>▪ Both order and variety in window and door opening composition are recommended. Facades of attached residences should vary, but should maintain unifying elements such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.</li> <li>▪ Special architectural features should be used to create articulated, interesting facades, such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, window boxes, etc.</li> <li>▪ Shading devices such as building overhangs, latticework and trellises should be incorporated into facades where appropriate (i.e. south-facing facades).</li> </ul>	 <p>Variety in window type across a facade.</p>

<p><b>WINDOWS</b></p> <p>All windows within a building and across a facade shall be related in design, operating type, proportions, or trim. They shall be used as architectural elements that add relief to the façade and wall surface.</p>	<p><b>Standards</b></p> <ul style="list-style-type: none"> <li>▪ Reflective glazing is prohibited.</li> <li>▪ All windows in new buildings shall be designed with a vertical proportion, with a vertical/horizontal ratio ranging from 1.5 :1 to 2:1.</li> </ul> <p><b>Guidelines:</b></p> <ul style="list-style-type: none"> <li>▪ Unifying architectural elements should be used to carry a window pattern across a facade, such as common sill or header lines.</li> <li>▪ “True divided light” windows or sectional windows are recommended. Snap-in muntins (i.e. post or bars used to separate glass in a sash into multiple panes) and those located within double-paned glass should not be used.</li> <li>▪ Shaped frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should have thicker framing members.</li> <li>▪ Window frames should not be flush with walls. Glass should be inset a minimum of three (3) inches from the exterior wall and/or frame surface to add relief to the wall surface.</li> <li>▪ If aluminum sliding windows are used, select heavier window products with visually thicker [one and one-half (1½) inches or greater] extrusions and frame members.</li> <li>▪ Clear glass is recommended. If tinted glazing is used, light tints and green, gray or blue hues are recommended.</li> <li>▪ To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.</li> </ul>	 <p>Windows should relate across a façade, with common header lines and framing.</p> <p>Example of inset window with shaped frames.</p>
<p><b>DOORS</b></p> <p>Doors shall match or complement the materials, design and character of the primary building, and shall convey the residential character of the building.</p>	<p><b>Guidelines:</b></p> <ul style="list-style-type: none"> <li>▪ High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are recommended.</li> <li>▪ At attached units, doors should vary from unit to unit where possible; to further distinguish the individual identity of each residence.</li> </ul>	

## ROOFS

### ROOF TYPES

Roof type shall be consistent with the underlying architectural style. Roof overhangs are a design element consistent with all recommended architectural forms and are a traditional means of controlling sun exposure during hot summer months.

#### Standards:

- Roof overhangs are required. Clipped or flush eaves are prohibited.

#### Guidelines:

- A simple roof form should be used to cover the main body of a building (or the separate portions of a larger building).
- Roof line variations may be used to mark main building entrances and individual units within attached single family unit buildings.
- All pitched and continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include gable, hip, and pyramidal roofs. Overhangs at pitched or sloping roofs should be detailed as follows:
  1. Brackets and corbels (i.e. decorative supporting pieces designed to bear the weight of projected overhangs), or other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building's structural bay spacing or window mullion spacing.
  2. Vertical roof edge fascia should be vertically subdivided by additional horizontal layers, stepbacks, trim, and other detailing.
  3. The soffit (i.e. the underside surface of the roof overhang) should be designed as a visible feature and incorporated into the overall architectural composition with beams, coffers, light fixtures and other design articulation.
- Flat roofs with parapet walls are acceptable at larger masses of attached units, if they incorporate one or more of the following conditions:
  1. An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.
  2. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
  3. A single layer, flush sheet metal parapet cap (i.e. a simple inverted U of sheet metal over the top of a parapet wall) without a substantial built-up edge should not be used.



Pyramidal roofs are common in Livermore.



Low, continuously sloping roofs are also frequently found.



Roof overhangs and other roof detail are encouraged.

<p><b>ROOF MATERIALS</b></p> <p>Roof materials shall match the existing context of Downtown. Experimental, severe, and/or nontraditional materials shall not be used.</p>	<p><u><b>Guidelines:</b></u></p> <ul style="list-style-type: none"> <li>▪ Recommended roof materials include:             <ol style="list-style-type: none"> <li>1. Terra Cotta or Concrete Tile: Projects using Mediterranean or Mission Revival architectural style should use authentic terra cotta barrel tiles and avoid simulated products.</li> <li>2. Tar and Gravel, Composition, or Elastomeric Roofs (flat roof locations): When used, these materials should be screened from view from adjacent buildings and sites by parapet walls.</li> <li>3. Asphalt shingles: Projects using asphalt shingles should use the highest quality commercial grade materials, and be provided with adequate trim elements.</li> <li>4. Wood shingles or shakes.</li> </ol> </li> </ul>
<p><b>ROOF EQUIPMENT AND SCREENING</b></p> <p>All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.</p>	<p><u><b>Standards:</b></u></p> <ul style="list-style-type: none"> <li>▪ Roof mounted equipment such as cooling and heating equipment shall be screened by architectural enclosures that are derived from or strongly related to the building’s architectural expression, or enclosed within roof volumes.</li> </ul> <p><u><b>Guidelines:</b></u></p> <ul style="list-style-type: none"> <li>▪ Antennae and receiving dishes should be screened by architectural enclosures or located out of public view.</li> <li>▪ In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the facade composition. Materials, architectural styles, colors and/or other elements from the facade composition should also be used to strongly relate the screening to the building’s architecture.</li> <li>▪ The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the facade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and facade composition.</li> <li>▪ Mechanical equipment, including utilities and trash enclosures, are encouraged to be incorporated into the architecture of the building, and included as a part of the building proper. Where equipment is not included as a part of the building, screening enclosures should be used.</li> </ul>



**COLOR:**

Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Livermore. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape, and the golden hues of the surrounding hills are particularly encouraged; however, care should be taken that drab earth and overly neutral tones should not be used. The paint color for any new building and the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines established below.

**Standards:**

- Light colored roofs shall be completely screened by architectural enclosures that are derived from the building's architectural expression, i.e. parapet walls or other screening treatment.

**Guidelines:**

- Primary building colors, used at building walls, garden walls, and other primary building elements, should be restrained and neutral in hue. These may include light earth tones that are in keeping with Livermore's agricultural heritage, as well as other tones found in the Downtown. Stark, extreme colors like white or black should not be used as primary wall colors.
- Colors should be compatible with other homes in the neighborhood, and the colors of adjacent buildings should be taken into consideration.
- Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.
- Accent colors may be more saturated in color, or brighter in tone, and used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. Bright colors are not recommended.
- Fluorescent colors should not be used.

