

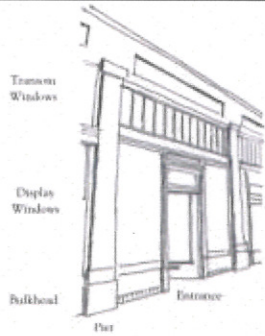

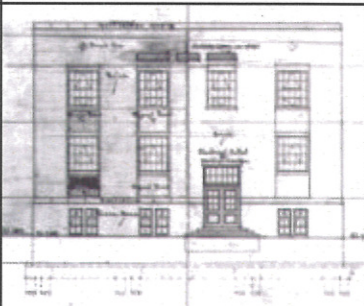
DESIGN GUIDELINES - DOWNTOWN HISTORIC STRUCTURES



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

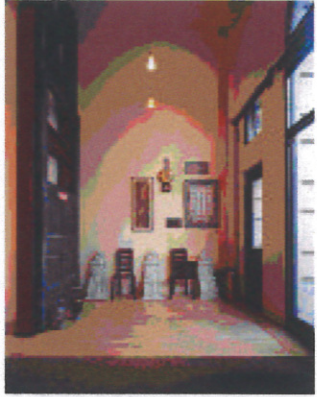
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION




The Design Guidelines for Livermore's Downtown Historic Structures are based upon the Standards for Rehabilitation established by the Secretary of the Interior. The Standards should be reviewed before commencing on any historic building rehabilitation, repairs, or maintenance.


- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

<p>ESSENTIAL DESIGN PRINCIPLES</p>		
<p>HISTORIC STOREFRONT ELEMENTS</p> <p>Historic storefront elements should remain in their intended location.</p>	<ul style="list-style-type: none"> Commercial facades in the Downtown area typically share the same fundamental composition of a storefront, which acts as a base with an element, such as an awning or belt course, above separating the base from the upper stories or the roofline. By not extending the amount of glazing or moving the location of the door, not only is the initial design intention maintained, but the existing structural system will not be in conflict with the redesign. 	 <p><i>Typical storefront features & composition</i></p>
<p>RETENTION</p> <p>Utilize as much of the existing historic architectural features, materials, and finishes as possible in a renovation.</p>	<ul style="list-style-type: none"> In the analysis of existing elements, continue to search for evidence of underlying historic material that could be salvaged. If historic elements remain intact, repair and maintain them as needed. 	 <p><i>Historic building elements should be retained</i></p>
<p>RECONSTRUCTION</p> <p>Reconstruct elements that are missing or beyond repair with historically accurate designs.</p>	<ul style="list-style-type: none"> When a feature or an entire storefront is beyond repair or missing, it is appropriate to reconstruct the element with a historically accurate design. The reconstruction must be based on the original design or be consistent with the intended style. Research should be undertaken to determine accurately the original design of the building. Avoid using details or designs from another place, style or time period than that of the building. 	 <p><i>Research historic building documentation</i></p>



<p>MODERN FEATURES: New elements and features should be designed to be contemporary compatible with the historic buildings.</p>	<ul style="list-style-type: none"> It is important that the new elements in the Downtown blend in with the old. Modern features should not be period reproduction, but should be simple contemporary design and appropriate scale that work well with the historic fabric. 	 <p><i>This small glass connector is compatible with the adjacent historic structures.</i></p>
<p>MAINTENANCE: The property owner should plan and regularly perform maintenance to all elements of the historic building.</p>	<ul style="list-style-type: none"> Proper maintenance will help to avoid irreparable damage occurring to historic features and materials. Essential maintenance includes, but is not limited to, deterring water intrusion, repointing bricks, cleaning gutters and downspouts, and cleaning of surfaces. The <i>Preservation Briefs</i>, issued by the National Park Service, include recommendations for many types of materials including brick masonry, which is prevalent in Downtown Livermore. For example, a general masonry maintenance recommendation suggests not to apply paint or waterproof sealants to masonry materials. If a sealant is necessary, it should be a breathable to avoid trapping moisture inside the masonry. When repointing mortar joints, maintain the same type of finished joint as the original and use mortar that is as soft or softer in composition as the original mortar. 	 <p><i>Graffiti removal on a historic brick building.</i></p>



	<ul style="list-style-type: none"> ▪ In the case of structural seismic upgrades, the owner should attempt to maintain the original appearance of the building. <ol style="list-style-type: none"> 1. When employing anchor bolts, it is best to paint the washers to match a painted facade and align washers to create an orderly appearance. 2. Secure, do not remove, exterior ornament. 3. Incorporate new braced frame systems at the building interior, not exterior. Avoid obscuring any openings or penetrating any exterior surfaces. 4. Avoid the use of exterior bracing or buttressing. If it is the only structural solution, the exterior bracing or buttressing should be incorporated into the buildings existing form and design. 5. Avoid the infill of window openings, as a structural solution. 	 <p data-bbox="1528 690 1854 748"><i>New seismic brace frame along the interior wall</i></p>
<p>REFERENCE:</p> <p>Research the appropriate reference materials before commencing on any building rehabilitation, repairs, or maintenance.</p>	<ul style="list-style-type: none"> ▪ To ensure that rehabilitation, repairs and maintenance are done properly and without damaging historic elements, the building owner should find a qualified professional and consult the State Historic Building Code as well as the <i>Preservation Briefs</i> and <i>Preservation Tech Notes</i>, issued by the National Park Service and available on-line, for references to specific issues. This should ensure that planned or proposed actions comply with the guidelines below as well as the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>. ▪ Technical Preservation Services for Historic Buildings can be found at: www.cr.nps.gov 	



BUILDING MASS AND FORM		
<p>ROOF FORM:</p> <p>Buildings' roof forms help define the unique architectural character of historic structures in the Downtown. Typically, historic commercial buildings were constructed with flat, rather than pitched roofs. The vertical facade extensions above the roofline, known as parapets, tend to be embellished with architectural elements such as cornices, special facing materials, or decorative details.</p>	<ul style="list-style-type: none"> ▪ Retain existing distinctive roof forms and profiles, as well as their accompanying architectural elements including cornices and decorative details. ▪ Although some roof forms in the Downtown area do not exemplify the typical historic commercial form, such as the 2017 First Street, the alternate roof forms represent changes in the development of the Downtown and add character to the area. These alternate profiles should be preserved as well as the traditional forms. ▪ Remove alterations which are not consistent with the original building design nor independently significant. ▪ Restore or replicate original cornices, brackets, ornamentation, and false fronts based only on historic documentation. ▪ If historic reference documentation is not available, then new designs should be simple and compatible with the historic character of the building and the pattern of the Downtown. 	 <p><i>The stepped and arched roof form of the Schenone building accents the roofline</i></p>  <p><i>Architectural detailing at the parapet uniquely defines each building</i></p>
<p>STORY ADDITIONS:</p> <p>Additional stories should not interfere with the established height and proportions of the historic Downtown.</p>	<ul style="list-style-type: none"> ▪ Where feasible, the original height and proportions of a building's street facade should be maintained. ▪ Where feasible, locate new additions so they are set back from the street to preserve the integrity of the historical facade. ▪ The addition of stories should not involve the alteration of the existing street facade. ▪ Preserve the historical significance by making a visual distinction between new and old. 	 <p><i>This is a highly visible, <u>inappropriate</u> modern third story addition. The addition alters the original proportions, the historic street facade, and the building's historic integrity</i></p>



<h2>STOREFRONT COMPOSITION</h2>		
<p>STOREFRONTS:</p> <p>The storefront consists of the transparent, street level area of a commercial building facade that is framed by the building wall to the sides and above. Several elements make up a complete storefront including doors, display windows, bulkheads, transom windows, signage and awnings.</p>	<ul style="list-style-type: none"> ▪ Storefronts typically experience a great deal of change throughout their lifetime with the transfer of tenants and the modernization of businesses. Remodeled storefronts should incorporate features desirable for a pedestrian oriented Downtown such as inviting entrances, continuous display windows, obvious locations for signage, and sensitively scaled proportions. ▪ Building owners need to preserve the original storefront configuration by maintaining the historic openings and retaining significant architectural elements. ▪ Existing damaged components should be repaired rather than replaced when possible. The repair techniques should always use the gentlest means possible. ▪ The historic storefront design should be determined. Alterations that are not consistent with the original design or that block or hide original elements should be removed. Storefront renovations and alterations must respect the historic character of the facade in terms of scale, colors, materials, and details. ▪ Even if separate businesses function within the same building, the overall design of the facade must be consistent. Individual businesses should not break the basic lines, material, and concept of the facade. Storefronts can be demarcated from each other within the same building by subtle variations in the color or pattern of surfaces on doors, tiling, signage, or entries. 	



Traditional storefront configuration


<p>DISPLAY WINDOWS:</p> <p>The display window is the primary portion of glazing in the storefront that connects the pedestrian outside with the business inside.</p>	<ul style="list-style-type: none"> ▪ Retain the original size, division, and shape of the display windows in order to maintain the established rhythm of the streetscape. ▪ The glass used in the display windows should be clear. Tinted or mirrored glazing should not be used, as it disconnects the pedestrian and the street from the interior of the building. If privacy is a necessity, as with a bar, blinds or curtains can be employed without impeding on the streetscape pattern. It is inappropriate to fill in the display window openings with solid, opaque construction. ▪ Maintain the original, historic storefront framing elements and replace the missing components where necessary with the same material and matching the original finish. The profile of the framing elements should be simple and subordinate to the overall design. <ol style="list-style-type: none"> 1. Installing new systems with a deep frame profile or with wide profile mullions should be avoided so as to maximize the glazing surface area. 2. Traditional, thin molded metal strips or shaped wood moldings with a solid interior stop behind the glass are preferable. 	 <p><i>Large, clear glazing allows the pedestrian to view inside a business</i></p>
<p>TRANSOM WINDOWS:</p> <p>Transom windows make up the upper horizontal portion of glazing above the display window and door. Historically these windows were used to increase the amount of daylighting in the interior of the business and allow heat to escape.</p>	<ul style="list-style-type: none"> ▪ Existing transom windows should be retained and restored. ▪ It is preferable to reveal transom windows on the interior, as well as on the exterior facade. <ol style="list-style-type: none"> 1. In some instances the interior surface of the transom windows have been obscured by dropped ceilings or layers of paint. In the case of a lowered ceiling, the plane of the ceiling could either be raised or the sloped two-to-three-feet back from the window to allow light to enter the building. 2. If daylight is an undesirable feature for the building's interior, blinds, curtains, or tilted shading devices should be employed. Do not paint the window glazing. 	 <p><i>Historic transom windows are an integral feature of commercial storefronts</i></p>

<p>BULKHEADS:</p> <p>Bulkheads, also known as kickplates, are the solid wall panels located beneath the display windows within the storefront. They function to both protect the glazing and raise the display to a more easily viewed height.</p>	<ul style="list-style-type: none"> Historical bulkhead materials in Downtown Livermore include glazed tile, brick, and wood cladding. It is preferable to uncover the original bulkhead material and retain the element at its established historic height. If the historic material is not salvageable, then a compatible, smooth, durable material should be selected to clad the surface. Typically the finish material should be distinctive from the material of the rest of the wall, and the color should be coordinated with other trim elements of the facade. 	 <p><i>The historic tiled bulkhead elevates the display windows at the storefront</i></p>
<p>ENTRANCES:</p> <p>Many historic commercial entrances are recessed from the outer edge of the street facade, and feature paved flooring and doors with large glass panes of vertical proportions. This establishes a more definitive sense of entry and affords an alternative view of merchandise in the display windows.</p>	<ul style="list-style-type: none"> Existing recessed entries should be retained. Recessed entries that have been altered to be historically incompatible should be restored to their original configuration. If the recessed entrance of a historic building is not compliant with current codes, such as disabled accessibility prescribed by Title 24, then the owner should refer to the State Historical Building Safety Code for alternative options. Retain and restore original historic doors and their frames where possible. Use commercial-type glazed entrance doors for new installations. Avoid the use of solid or residential-type doors with small areas of glazing, as this does not contribute to the character of the commercial Downtown. Where historic paving is present, it should be preserved and maintained. New materials must be appropriate to the context of the Downtown and should provide a surface that is visually attractive and distinct from the public sidewalk paving. Durable paving materials such as tile, stone, or concrete are preferable for installation at a renovated entrance. Avoid the use of synthetic materials, such as outdoor carpeting. 	 <p><i>This historic storefront features a recessed entrance with a typical commercial-type door.</i></p>

<p>AWNINGS AND CANOPIES:</p> <p>Awnings and canopies serve to protect pedestrians from natural elements such as rain and sun. A canopy, which is permanently suspended from the building, may be used in place of an awning if it is part of the initial architectural design. However, cloth awnings are the predominant sidewalk coverings found in Downtown Livermore.</p>	<ul style="list-style-type: none"> ▪ Awnings are frequently replaced throughout the life of a building, as they endure a great deal of wear. <ol style="list-style-type: none"> 1. New awnings should match the width of the storefront, entrance or window it is covering. 2. The awning shape needs to match the shape of the opening and align with any other awnings on the same building. 3. Canvas is the most historically appropriate material. 4. Avoid using awnings made of aluminum, fiber glass, or other rigid materials. ▪ The placement of the awning must not obscure significant building details or ornaments. The most appropriate location for the awning is above the display windows and below the transom windows. 	 <p><i>Awning placement should fit within the established architecture</i></p>
<p>FACADE ELEMENTS</p>		
<p>WALL SURFACE MATERIALS:</p> <p>A variety of building materials make up the structures within the study area including brick, wood siding, and stucco. This collection of material surfaces provides a diversity of color, texture, and visual interest to First Street.</p>	<ul style="list-style-type: none"> ▪ Original or significant building materials should be retained and preserved. ▪ Where feasible materials should be repaired rather than replaced. <ol style="list-style-type: none"> 1. In the repair of any materials, it is important to use the gentlest means possible. Refer to the National Park Service's <i>Preservation Briefs</i> for specific material information. 2. Repair or replace materials with the original or substitute materials which match the original structure in design, material, color, and other visual qualities, and in their physical properties of expansion, contraction, absorption of moisture, and weathering. ▪ Remove historically inappropriate surfaces that have been applied, and restore the historic material beneath where possible. 	 <p><i>Repainting a brick wall will help to preserve the wall surface</i></p>

<p>ARCHITECTURAL DETAILS AND ORNAMENT:</p> <p>Much of the character and richness of the commercial Downtown comes from the incorporation of details and ornament into the design of the buildings. These elements can include cornices, brackets, or moldings.</p>	<ul style="list-style-type: none"> ▪ Existing historic details and ornament should be retained and preserved. ▪ Remove any alterations that obscure significant detailing. ▪ Modern details that are not consistent with the original design nor significant in their own right should be removed from the building. ▪ Replace missing elements with reproductions based on historical fact or with simple contemporary detailing that is compatible with the overall design intent. 	 <p><i>An acanthus leaf splayed bracket accents the building facade</i></p>
<p>WINDOWS AND GLAZING:</p> <p>The placement of windows within the facade provides proportion, rhythm, and scale to the design.</p>	<ul style="list-style-type: none"> ▪ All historic window openings should remain unblocked. All hidden openings should be uncovered where possible. ▪ Maintain the established upper story window patterns, opening proportions, and the number of openings within the facade. ▪ Double hung wood frame windows are the most prominent type found on the second stories of historic commercial buildings. Preserve original windows and restore windows that have been altered. ▪ Modern aluminum frame windows are inappropriate replacements in historic buildings. Replace incompatible windows with quality wood windows that provide depth and thickness. ▪ Storm windows or screens should be located on the window's interior so as not to alter the exterior appearance. 	 <p><i>The upper story windows help to provide scale and rhythm to the buildings</i></p>

SIGNAGE		
<p>SIGNAGE:</p> <p>Signs not only communicate the type and quality of goods and services a store provides, but they also act as a component of the streetscape that adds to the overall texture. It is important that signage reinforce and respect the historic character of the area.</p>	<ul style="list-style-type: none"> ▪ Historically appropriate signage may be wall mounted, projecting from a wall, painted on a window, or placed on an awning. ▪ The architecture typically identifies appropriate locations for signage within the organization of the facade, such as on the sign band. Position signs to fit within facade features and to emphasize existing architectural elements. ▪ Signs should be designed to be compatible in scale, proportion and design with the facade. ▪ Avoid sign placements that obstruct building details. Design the sign to be subordinate to the overall building. ▪ Neon signage is inappropriate for the Downtown. The limited use of neon signs may be determined appropriate if the sign indicates “open” or “closed”, or if the sign is integral to a structure’s historic design. 	 <p><i>This appropriately sized sign projects from the wall surface</i></p>
LIGHTING		
<p>LIGHTING:</p> <p>Lighting serves to accent architectural elements, highlight entrances, and promote a safe atmosphere at night.</p>	<ul style="list-style-type: none"> ▪ Maintain or restore existing historic light fixtures when possible. ▪ Use simple forms of a compatible design for new lighting. ▪ Avoid damaging or permanently obscuring historic material and ornamentation while mounting new equipment. ▪ Lighting should be integral to the design of the building and complement the architectural style. ▪ Fluorescent lights are inappropriate for use on historic buildings. 	 <p><i>Replicated historic light fixture at a building entrance</i></p>

BUILDING COLOR		
<p>BUILDING COLOR:</p> <p>Light and muted colors on the wall surfaces will help maintain the established texture of Downtown Livermore.</p>	<ul style="list-style-type: none">▪ Maintain the historic color if possible.▪ When the original color has been obscured, the most desirable option is to research the original color scheme. If there is no historic information available, select a building color that respects the traditions already established in the Downtown.▪ Paint should be applied as a solid color, without texture or mottling.▪ Antiqued and faux finishes are inappropriate.▪ Avoid bright and primary colors for backgrounds. Instead use muted paint colors, which blend with the natural surroundings. Bright colors should be used only for accent.▪ Leave exposed brick surfaces unpainted, revealing the natural texture and color of the brick.	 <p><i>Muted colors work well for the background with bright colors for accent</i></p>