

Manufactured Homes



This manufactured home has been constructed with brick over the foundation and a front porch to give the appearance of permanency.

37 Giving an Appearance of Permanency

Design Principle

The manufactured home shall be installed on the site so as to give the appearance of a permanent home.

Rationale

Any running gear should be removed, and the manufactured home should be installed with the same level of permanency as a single-family home.

Design Guidelines

- 37-1 Any running gear, tongue, axles, and wheels should be removed at the time of installation.
- 37-2 The home should be installed on a permanent concrete or masonry and concrete foundation.
- 37-3 Siding, brick facing, or other high-quality exterior treatment should be used to fully cover the wheels and any gap beneath the bottom of the home. This exterior treatment should extend above the finished floor level of the home and be coordinated with the overall siding used on the home.

38 Selecting Suitable Materials

Design Principle

The materials used on the manufactured home shall be consistent with the materials found on site-built, single-family homes in the neighborhood.

Rationale

Every effort should be made to ensure that the materials used on the manufactured home are indistinguishable from those used on other homes in the neighborhood.

Design Guidelines

- 38-1 The siding used on the manufactured home should be consistent with siding on other homes on the block.
- 38-2 Brick or stone wainscoting are recommended where appropriate.
- 38-3 The roof should be surfaced with a material of one of the same types recommended for site-built homes, including composition, tile, or lightweight cement shingles.

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Commercial Design Guidelines



Commercial Design Standards and Guidelines

GENERAL COMMERCIAL CONTEXT

The commercial areas in Oak Park display varied urban design patterns and architectural styles that reflect their unique historical influences. The more auto-oriented commercial form common from the mid-20th century to the present is found on portions of Broadway, Stockton Boulevard (including the corner of Broadway and Stockton Boulevard), and Fruitridge Road. Development in these areas is larger in scale, with larger lots and structures. Fruitridge Road and Stockton Boulevard have many commercial businesses that provide basic goods and services, such as groceries, gas, and dry cleaning.

A more traditional, pedestrian-oriented commercial development pattern is found on Broadway and a portion of Stockton Boulevard. Commercial buildings in these areas are typically constructed to the back of the sidewalk, with parking on the street or at the rear of the building. Two special commercial character areas have been identified that represent this type of development:

- Broadway Commercial Character Area
- Stockton Boulevard Commercial Character Area

These Commercial Design Standards and Guidelines address auto-oriented and pedestrian-oriented development patterns, with an emphasis on strengthening walkability, visual appeal, and human-scale design in both types of commercial areas.

Finally, although there is only limited commercial development along Martin Luther King Jr. Boulevard, the street includes two noteworthy civic buildings that contribute to the character of the street: the Oak Park Community Center and the Christian Brothers High School.



The Oak Park Community Center is painted with striking murals.

Introduction



John's Philly Corner is typical of several two-story commercial structures with hip roofs and wood lap siding.



The historic Guild Theater on 35th Street is an exceptional example of the brick structures typical of this area.



The W.I.G.S. Thrift Shop is constructed primarily of glass and steel.

BROADWAY COMMERCIAL CHARACTER AREA

The Broadway Commercial Character Area includes portions of Broadway and 35th Street that represent the oldest commercial buildings in Oak Park, dating to the late 19th and early 20th centuries.

Commercial buildings in this area are typically one or two stories, with some buildings that are grand in scale and mass. Because Broadway bisects the area at an angle to other streets, many commercial buildings have entries at the corner of a triangular lot. (Note Paine's Drugstore to the right, or the W.I.G.S. Thrift Shop on this page.)

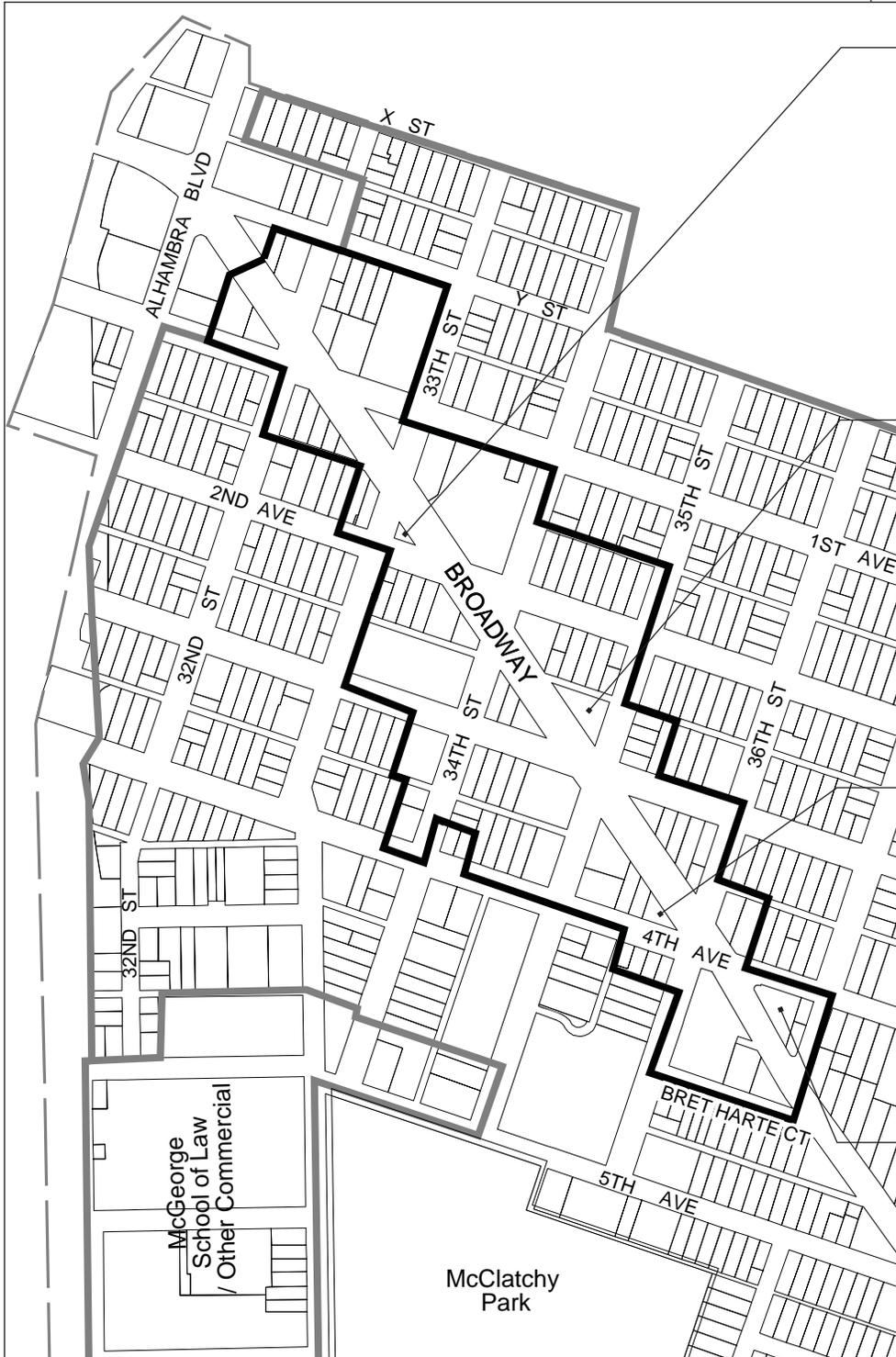
Architectural styles are diverse, representing examples of Classical, Neoclassical, or California Mission Revival, and various forms of vernacular architecture. Brick and stucco are the most common exterior materials. Terra cotta can be seen on the U.S. Bank building, and wood lap siding has been used on several buildings. Some of the best historic structures, such as the U.S. Bank building and the Guild Theater, have been carefully renovated and can set the tone for high-quality design in this area.

Several examples of Streamline Moderne can be seen on the north side of Broadway. The building that currently houses the W.I.G.S. Thrift Store (constructed of glass and steel) and the Paris Bakery (constructed primarily of concrete) are distinct examples.

Buildings on the north side of Broadway also range from simple concrete warehouses to one-story stucco, brick, or concrete block commercial structures. There are also a number of vacant lots on the north side of Broadway, several of which are triangular in shape. As these lots are redeveloped, it will be important for the facades and primary entries of infill structures to face Broadway and take design cues from existing structures in the vicinity.

Because brick is the most common material, as reflected in several fine local architectural examples, it is the preferred material for infill structures located directly on Broadway. Other infill structures facing Second and Fourth Avenues and 33rd through 37th Streets may more flexibly interpret the common architectural styles in the area.

**BROADWAY COMMERCIAL CHARACTER AREA MAP,
WITH SELECTED EXAMPLES**



Paine's Drug Store



Empty lot with warehouses behind it



McDonald Plumbing, Heating and Air



Paris Bakery

Introduction

STOCKTON COMMERCIAL CHARACTER AREA

The Stockton Commercial Character Area is located on Stockton Boulevard between Eighth and 14th Avenues, with the majority of existing commercial structures concentrated on the west side of the street.

The area is distinguished by small commercial structures located at the front of the lot line adjacent to the sidewalk, with parking at the side or rear of the buildings. The majority of commercial buildings in this area are one story, with simple, flat rooflines and entries facing the street. Buildings displaying California Mission Revival influences are common, with a number of vernacular commercial structures and the Colonial Theater representing Streamline Moderne.

The University of California, Davis, maintains its C.A.A.R.E. facility (a pediatric care center) on Eighth Avenue and Stockton Boulevard. The C.A.A.R.E. facility is an interpretation of California Mission Revival architecture, with smooth stucco walls and tile roofing.

The Colonial Theater, located at 10th Avenue and Stockton Boulevard is the most notable example of Streamline Moderne in the vicinity. The theater has striking vertical signage, blue tiles that extend to other buildings on the block, and white stucco walls that contribute to the building's significance as a visual landmark for the area.

A number of simple vernacular structures mix elements of the Mission and Streamline Moderne styles, using stucco as the primary siding material, accented with tiles, glass block, or brick. Windows are typically rectangular storefront windows facing the street.

As redevelopment progresses, the City will balance preservation of the area's existing buildings with the goals of redevelopment. Some of the smaller commercial buildings may be suitable for renovation into clothing boutiques, restaurants, coffee shops, bookstores, or similar businesses. However, in order to encourage redevelopment, it may be necessary to aggregate some of the parcels and replace associated buildings with new construction. All renovation of existing structures and new infill construction in this area should reinforce the area's key features, and architectural design should be contemporary interpretations of local styles.

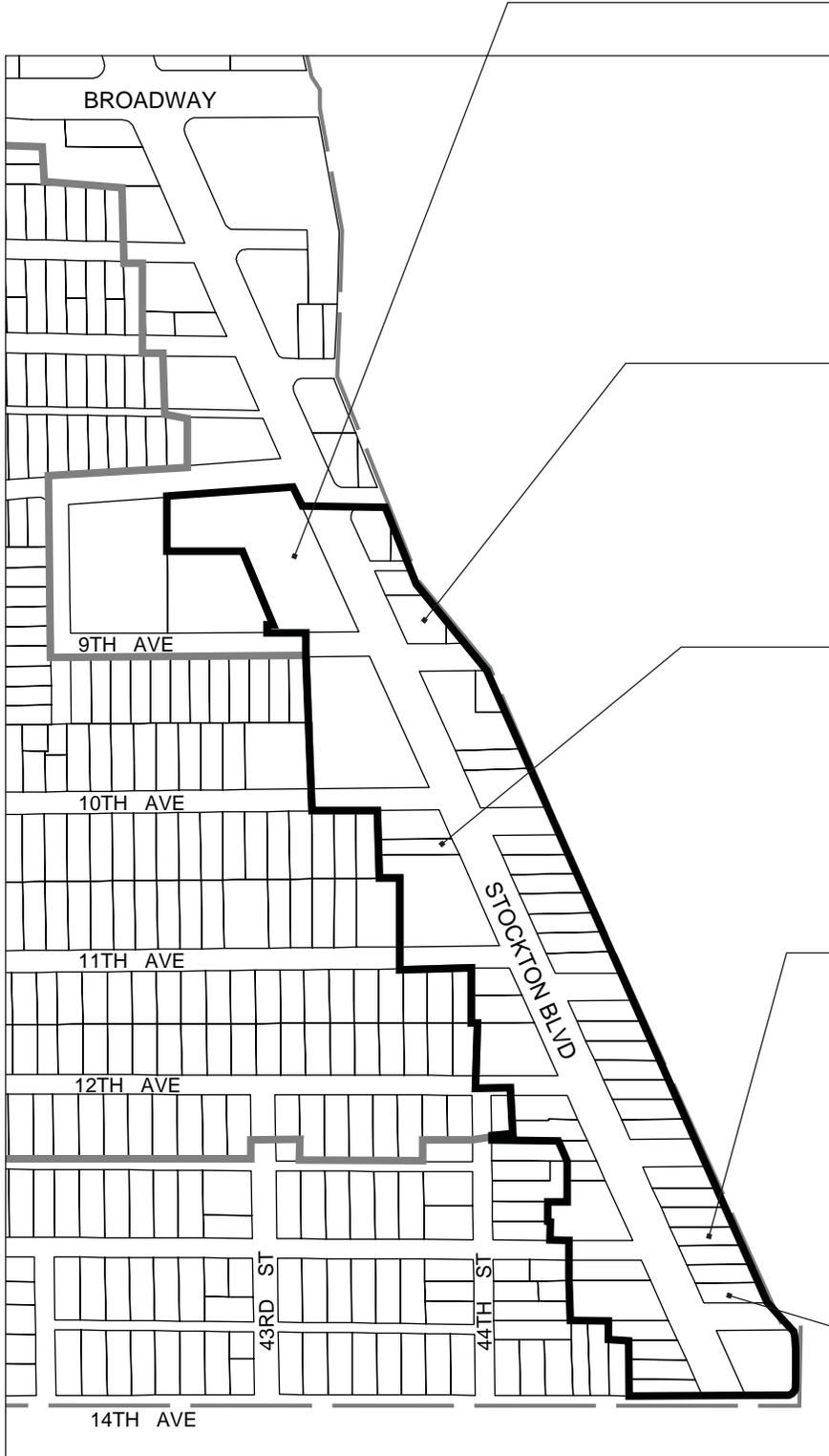


The Colonial Theater is a notable example of Streamline Moderne on Stockton Boulevard.



California Mission Revival is a common architectural style in the Stockton Commercial Character Area.

**STOCKTON COMMERCIAL CHARACTER AREA MAP,
WITH SELECTED EXAMPLES**



The U.C. Davis C.A.A.R.E. facility displays California Mission Revival design elements.



Inflation Tires is a unique example of Streamline Moderne.



These businesses adjacent to the Colonial Theater share its blue accent tiles.



This commercial building is typical of several in the vicinity that have not been redeveloped.



Maria's Mexican Grill

Commercial

SITE DESIGN

This section provides direction for the site design of new commercial development and the renovation of existing structures. Effective site planning techniques should create a unified commercial environment that reflects the character and history of the area.

The major principles of commercial site design are intended to:

- create a comfortable and welcoming pedestrian environment;
- enhance the vitality of the commercial district;
- create a distinctive character and sense of place for commercial streets; and
- clearly define the public realm with a “streetwall” of commercial buildings that frame the street.



A commercial district with a traditionally designed “streetwall” of buildings.



A pedestrian-oriented commercial district can include street trees, cafe seating, and wide sidewalks.

39 Building Orientation, Setbacks, and Build-to Lines

Design Principle

Buildings shall be constructed to the front of the property line behind the sidewalk, with allowable variations in the setback to provide for café seating, plazas, and other additions to the public realm.

Rationale

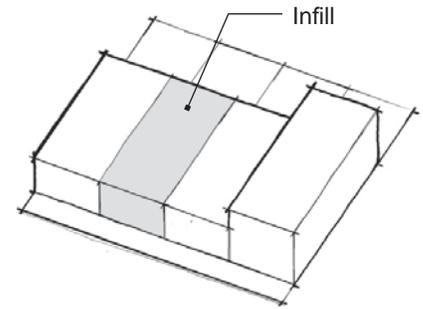
Commercial buildings in traditional urban areas have typically been built to the front of the property line behind the sidewalk, creating a line of buildings with a consistent “streetwall” that supports a strong relationship between the building, the sidewalk, and the street. This streetwall should be reinforced by new construction and additions. The streetwall may be varied to create usable public spaces such as outdoor café dining and small plazas with seating.

General Design Standards and Guidelines

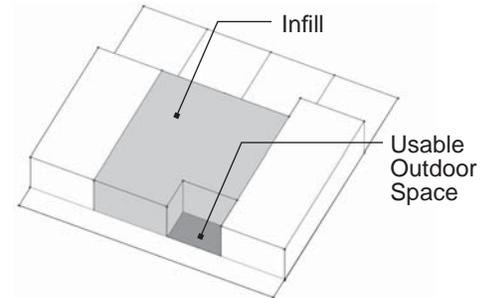
- 39-1 Buildings should be constructed to the front of the property line and from side property line to side property line.
- 39-2 Facades that front onto a public street should be built parallel or nearly parallel to the public right-of-way.
- 39-3 A portion of the front setback may be increased by as much as 15 feet, if that setback is used as public space such as outdoor restaurant seating or a courtyard with public access. A minimum of 60% of the front facade should be constructed up to the front setback.
- 39-4 Buildings at corners may be set back to create corner entries or “chamfered” entries.
- 39-5 New buildings should provide an appropriate setback to allow rear- and side-yard facing windows on existing buildings to have access to light, air, and usable space between buildings.

Broadway Commercial Character Area Design Guidelines

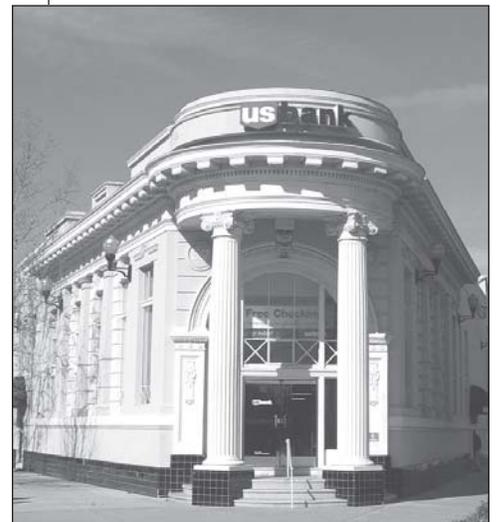
- 39-6 Broadway intersects north/south streets at an angle, creating triangular or oddly-shaped lots that pose a challenge to creating a traditional streetwall. In these instances, the front facade of the building must be designed to face Broadway, which is the primary pedestrian street.



New construction and additions should be built to the back of the sidewalk or at the front of the property line.

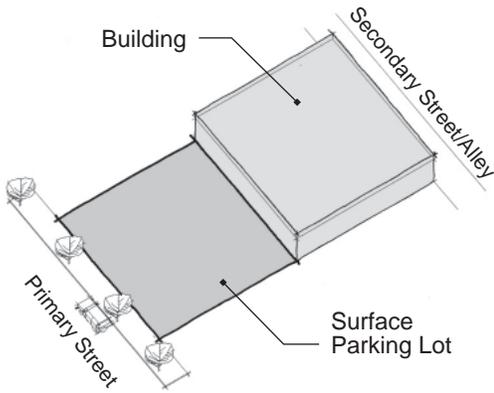


New construction and additions may increase a portion of the front setback if designed as usable outdoor space.

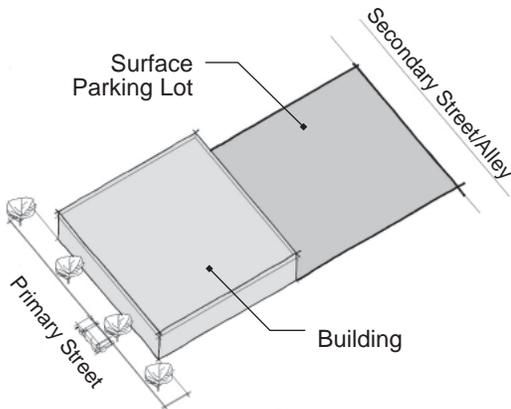


The U.S. Bank building on Broadway was designed for a triangular lot.

Commercial



Parking should not be located at the front of the building.



Parking should be unobtrusive to encourage an active street life and a comfortable pedestrian environment. Parking should be placed behind, under, or on the side of buildings.

40 Parking

Design Principle

Parking areas shall provide vehicular access without compromising pedestrian accessibility and the character of the public realm on primary commercial streets. Parking lots shall be placed at the rear of the building, when feasible, to not obstruct views of the building's front facade from the street.

Rationale

Adequate and accessible parking areas are important to the viability of commercial districts. However, large surface parking lots fronting the street can create the appearance of a vacant and uninviting area that detracts from the visual continuity of the commercial streetwall and impedes and discourages pedestrian traffic. Smaller parking lots located at the rear or sides of commercial buildings are a recommended alternative.

Parking Lot Design Standards and Guidelines

- 40-1 Parking lots should be located behind the commercial frontage on major pedestrian streets, such as Broadway and Stockton Boulevard. Where parking at the rear of the building is not possible, it may be located in an interior side lot. Parking at the front of the building or corner lots is highly discouraged.
- 40-2 Large surface parking lots should be avoided in favor of several smaller parking lots.
- 40-3 Driveways into parking lots should be located on side streets, where feasible. Access to parking on major pedestrian streets should be minimized.



The facade of this parking structure has been designed to complement the adjoining commercial building.

Commercial

- 40-4 Parking lots should include signage and well-designed locations for ingress and egress that reduce conflicts with pedestrian movement.
- 40-5 Access to commercial buildings from rear or side parking lots or alleys should be well maintained and kept clear of obstructions.
- 40-6 Parking lots, driveways, and walkways should be connected with those of neighboring sites to consolidate traffic and minimize conflicts with pedestrian and automobile circulation.

Parking Structure Design Standards and Guidelines

- 40-7 Parking structures are encouraged, where financially feasible.
- 40-8 Parking structures that are located on primary commercial streets should be designed with retail, office, or other uses at the street level to avoid monotonous blank walls.
- 40-9 Parking structures should be designed with architectural features that complement existing commercial, office, and mixed use buildings in the vicinity.
- 40-10 Parking structures should be designed to incorporate passive safety design features to create a secure facility. The use of glass for pedestrian stairways and adequate interior lighting are encouraged.
- 40-11 Entry and exit ramps should be located mid-block or toward service areas rather than facing primary pedestrian streets.
- 40-12 Pedestrian entry and exit features should be clearly marked and open onto primary pedestrian streets and routes.

Stockton Commercial Character Area Design Guidelines

- 40-13 Parking should be located behind commercial buildings or on the street to maintain the traditional streetscape.

Broadway Commercial Character Area Design Guidelines

- 40-14 Parking on triangular lots must be designed so that the building occupies the majority of the frontage on Broadway. On-street parking may be used as a portion of the parking requirements for triangular lots.



Parking at the side of a renovated commercial building on Stockton Boulevard



Sign in the window of the Bayside Cafe on Stockton Boulevard

Commercial

ARCHITECTURAL ELEMENTS

Architectural design guidelines address the exterior of buildings and their relationship to the surrounding built context. It is paramount to ensure that the design of the building complements the community setting and character and contributes to the public realm. Architectural design should promote commercial buildings that are:

- visually welcoming from the primary pedestrian street;
- similar in mass and scale to other commercial buildings in the area; and
- constructed of high-quality materials that will contribute to the longevity of the building.



High-quality materials and human-scale design are exemplified by this older building in the Broadway Commercial Character Area.

41 Building Height, Massing, and Scale

Design Principle

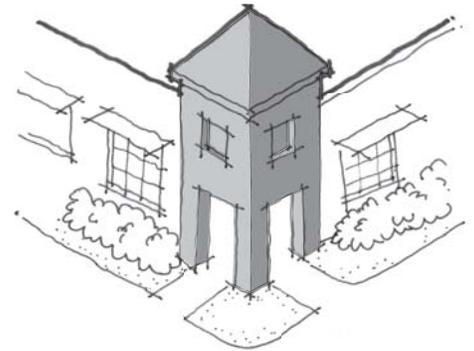
The size and scale of commercial buildings shall be compatible with existing development in commercial districts.

Rationale

To ensure compatibility with existing development, new development should appear similar in massing and scale, and the heights of new buildings should generally fall within the height range of existing buildings on the block. Corner sites offer a special opportunity for providing additional building height and can serve as anchor sites for a block.

General Design Standards and Guidelines

- 41-1 New, higher buildings can reinforce the established building heights along a block by stepping back upper floors that are above the average building height along the street.
- 41-2 A building that is larger than the average of buildings on the same block should break up the mass of the structure with articulation of the structure into smaller components and the creation of multiple surfaces.
- 41-3 Appropriately scaled doors, windows, awnings, and detailing can reduce the appearance of mass.
- 41-4 Buildings on corner lots provide an opportunity for construction of structures that exceed the average height on the block and can serve as anchor points.
- 41-5 Building heights should not block important view corridors into the neighborhood.



Building entries at corners should address both sides.

Broadway and Stockton Boulevard Commercial Character Area Design Guidelines

- 41-6 The floor-to-floor height used in older, established buildings shall be maintained in new construction.



New construction and additions that deviate from the typical proportions of height, width, and depth may appear out of scale with existing buildings.

Sustainability Guidelines

- 41-7 Massing design should provide opportunities for daylighting and solar panels. Glazing should be located predominantly on the north and south sides of the structure, with glazing on the west side minimized unless the west side is also the street side.



New construction and additions shall respect the typical proportions of height, width, and depth.

Commercial

42 Building Facades

Design Principle

Building facades shall be designed to create visually interesting buildings that offer variety along the commercial street.

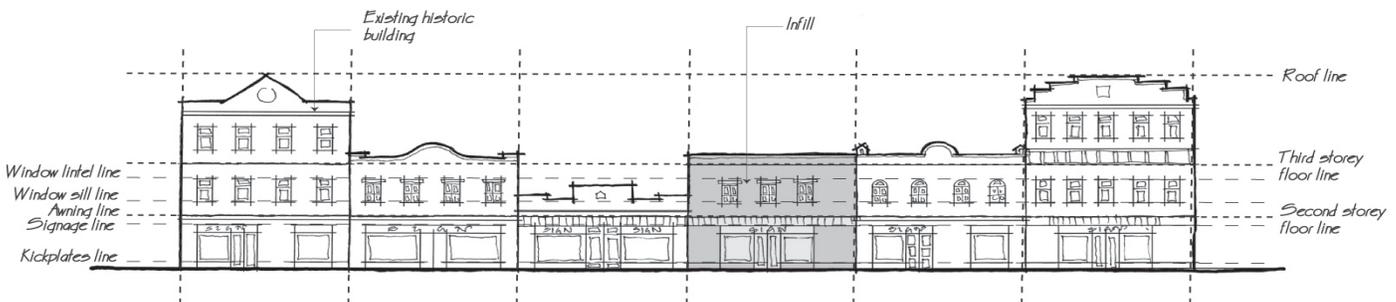
Rationale

Building facades provide the interface between the built environment and the public realm. Historically, commercial districts have consisted of buildings that are one or two stories in height and cover entire lots. This pattern creates a regular rhythm of building mass and streetwalls. A streetwall of varied building facades is visually appealing and enhances the pedestrian environment. Blank walls at the ground floor level are unattractive and uninviting and should be avoided. Instead, elements should be used to create visual interest, including awnings and canopies, windows, doors, trellises, detailed parapets, or arcades.

In recent decades, new buildings have increased in size and scale, creating greater challenges to creating human-scale commercial environments. Therefore, appropriate architectural elements, such as window openings, commercial displays, frequent building entries, ornamentation, awnings and canopies, contribute to a pleasant urban streetscape.



Avoid expansive blank walls along streets.



New construction, additions, and alterations should draw from existing architectural features.

Commercial

General Design Standards and Guidelines

- 42-1 Doors, windows, floor heights, cornice lines, signage, and awnings should be appropriately scaled to reduce the mass of buildings as experienced at the street level.
- 42-2 The primary facade of a building must face a public street and include an entry that is accessible from the street, where feasible.
- 42-3 The main entrance of a building without a street edge facade should open directly onto a publicly accessible walkway. This walkway should connect directly to an adjacent street sidewalk.
- 42-4 A building facade facing the street should be lined with windows, entries, and openings that provide indoor and outdoor views to the public rights-of-way and sidewalks. Continuous blank-wall surfaces are not allowed.
- 42-5 Architectural features, such as display windows, pilasters, lattices, and alcoves for the product display, can provide visual relief on buildings that cannot achieve continuous openings along the street and sidewalk.
- 42-6 Facades can also be articulated with insets, partial setbacks, and small pedestrian plazas, (see Section 39, "Building Orientation").



A corner facade on Broadway



This building is a contemporary interpretation of traditional design.

Commercial

- 42-7 Solid roll-down security grates shall not be used on the exterior of the building; however, they may be placed on the interior of storefront glazing or entry doors.
- 42-8 Highly reflective or dark tinted glass should be avoided.
- 42-9 Street facades of commercial buildings in areas of predominantly older buildings must have a ground floor base of a durable material, such as stone, tile, or certain types of finished concrete, where feasible.
- 42-10 Building facades should be designed to create a recognizable “base” and “top.” Building bases and tops can be created with variations in:
- building wall thickness;
 - use of special materials;
 - changes in colors and materials on window trim;
 - cornice treatments;
 - roof overhangs with brackets; and
 - use of ornamental building lines.



New construction and additions are encouraged to use horizontal elements to create a “top” and “base” that give definition to the building and break down its elements to a more human scale.

Broadway Commercial Character Area Design Guidelines

42-11 The designs for elements such as solid kickplates, transoms, clerestory windows, individual punched window openings in the upper floors, and sign bands must should retain the traditional scale and character of older buildings on the block, where feasible.

Design Guidelines for Mixed-Use Buildings

42-12 Mixed-use development combines commercial development with other uses, such as office and residential. When mixed-use development is vertical in form, the commercial and office professional uses should be on the first story, with residential above. The first story should be designed as described in Guideline 42-4, with a large percentage of windows, doors, and other transparent surfaces. Upper stories should have a larger percentage of opaque surfaces, which can be articulated with windows, balconies, and patios.



This mixed use building has a strong corner treatment, a clearly defined base, and an articulated facade.

Commercial

43 Additions

Design Principle

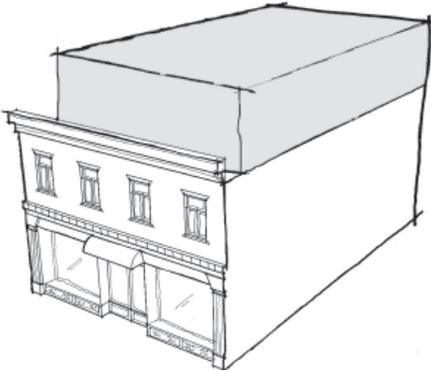
Additions shall be consistent with the architectural style, massing, proportions, and scale of the existing building.

Rationale

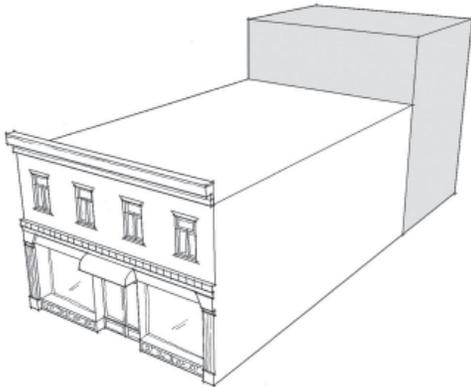
Additions should be designed as an adjunct that does not visually interfere with the original structure. The architectural details on the addition should be designed to reflect those on the original building.

General Design Standards and Guidelines

- 43-1 An addition should respect, but be subordinate to, the design of the original building, and should be designed so that the form of the original structure can still be recognized.
- 43-2 An addition should not alter or destroy the architecturally defining features of the original building, such as original porches, columns, railings, stairs, windows, doors, and roof and eave forms.
- 43-3 Large additions should be broken down into smaller, varied components that relate to the scale and massing of the original structure.
- 43-4 An addition should be compatible with the overall character of the property, block, and neighborhood.
- 43-5 New additions should be set back from the primary facade, especially if the additions are taller than the original building.



Addition to the top of the structure, with a second-story setback from the existing facade



Addition at the rear of the original structure

44 Roof Forms

Design Principle

The roof forms of new development shall reflect the rooflines of established commercial structures.

Rationale

Flat rooflines are typical of much established commercial development. New commercial development should try to emulate this existing form to maintain the character of the neighborhood. However, variation in roof shapes can be desirable if compatible with existing buildings on the block.

General Design Standards and Guidelines

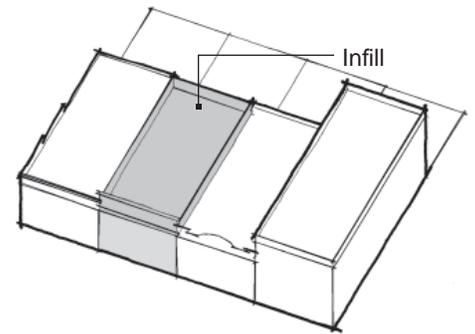
- 44-1 Articulated facade surfaces with multiple rooflines are encouraged for taller buildings to avoid an appearance of mass and to add interest.
- 44-2 One-story buildings should use simple roof forms.
- 44-3 Special roof forms on corner buildings are encouraged to help accentuate the corner location.
- 44-4 Materials that are used in existing buildings, or that are visually compatible with materials in existing buildings, should be used in the construction of new roofs.

Broadway Commercial Character Area Design Guidelines

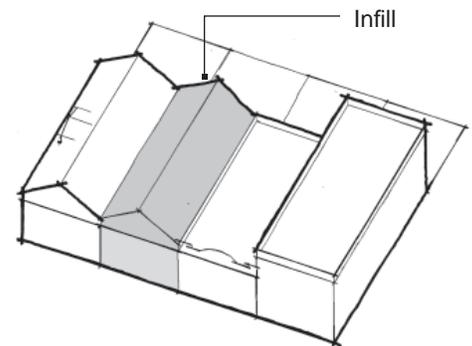
- 44-5 Buildings in this area sometimes have flat roofs with decorative parapets and cornices, particularly on buildings designed in the California Mission Revival style of architecture. These decorative roof elements are encouraged on infill construction if appropriate to the design of the building.

Sustainability Guidelines

- 44-6 The addition of photovoltaic solar panels is suggested to reduce energy use.
- 44-7 The use of “cool roof” materials and or “green” roofs is encouraged to reduce energy use, heat transmission, and stormwater runoff and improve the water quality of stormwater runoff.
- 44-8 Roofing options that include recycled content are encouraged.



This infill project has a flat roof similar to other nearby existing structures.



An infill project with a pitched roof in areas where nearby buildings have pitched roofs is acceptable.



The Brick House in the Broadway Commercial Character Area has a typical flat commercial roof.

Commercial

45 Entry Features

Design Principle

The entry features of commercial buildings shall be clearly visible to pedestrians, with a defined relationship to the street and sidewalk.

Rationale

A recessed entry helps to break up the massing of a building and makes the threshold immediately apparent to pedestrians. Decorative features, such as awnings, canopies, lighting, and signage, can also be used to clearly define and articulate an entryway.

General Design Standards and Guidelines

- 45-1 Primary entries should be located on major sidewalks to provide clearly visible pedestrian access.
- 45-2 The size of the entry should be proportional to the building.
- 45-3 Secondary entries may be located at the side or rear of the building to provide access from parking areas.
- 45-4 Entries should be clearly defined with signage and architectural details.
- 45-5 In mixed-use buildings, the entrance to residential uses on the second story should be clearly defined and easily approachable from a public street or sidewalk.

Broadway Commercial Character Area Design Guidelines

- 45-6 Traditional entries are often inset and embellished with details such as sidelights, transoms, columns, and pedimental trim. Buildings in the commercial character area should incorporate such details into new infill buildings with traditional design.

Stockton Commercial Character Area Guidelines

- 45-7 Entries should suit the style of architecture in infill development. Entries in buildings designed in the California Mission Revival style, for example, can be arched and ornamented with fluted and scrolled detailing.



A traditional recessed entry with stained glass transom.



This recessed entry shows the oversized wooden window framing found on some older buildings on Stockton Boulevard. (For a view of the entire building, see page 70.)

46 Windows and Doors

Design Principle

The proper placement and design of windows and doors shall be used to create visual interest in commercial buildings and contribute to the stylistic coherence of development along the street.

Rationale

The placement of windows and doors along a street frontage is one of the best methods of creating visual interest into a building. Storefront windows at the street level can be used to allow pedestrians to see into the structure, and individuals inside the building to view the street, improving visual surveillance of the area outside the building and increasing security.

General Design Standards and Guidelines

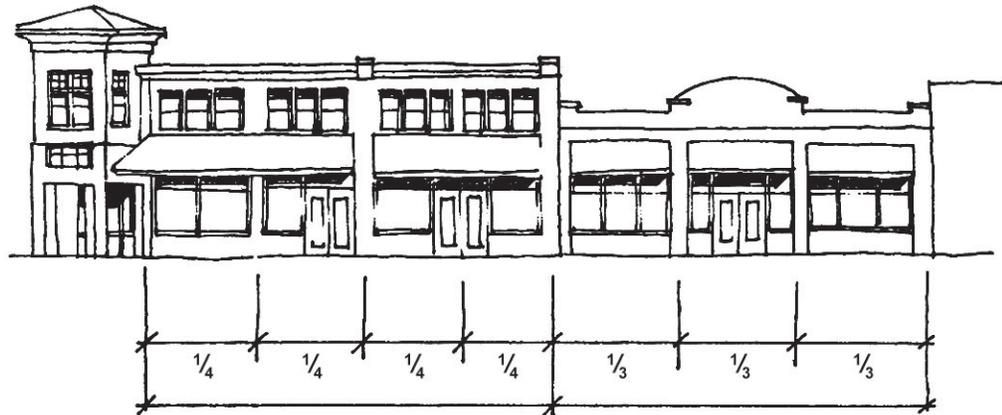
- 46-1 Windows, entries, and doors should occupy most of the wall surface on the ground floor.
- 46-2 Building openings, such as windows and doors, should maintain the proportions and spacing of other openings on the block.
- 46-3 Headers, trim, and sills of windows of new buildings should be well articulated in design, dimensions, and profiles.
- 46-4 Windows should be made of clear glass to allow pedestrians to see into the structure. Use of mirrored or dark tinted glass is not allowed.
- 46-5 Windows with authentic mullions that contain true divided lights are encouraged.



Windows at the U.C. Davis C.A.A.R.E. facility on Stockton Boulevard reflect Mission architectural influences.



Windows should occupy most of the first floor facade of the building.



Building openings should maintain the proportions and spacing of other openings on the block.

Commercial



Commercial doors should primarily be constructed of transparent glass.

- 46-6 Doors should primarily be constructed of transparent materials, such as panels with glass, full-light glass, or glass panes in a wood or metal frame.
- 46-7 Security bars on the outside of commercial windows are highly discouraged.

Broadway Commercial Character Area Design Guidelines

- 46-8 Upper floors must use vertically proportioned window openings similar in form to those used in older buildings, where feasible.
- 46-9 The spacing of windows must follow the facade patterns of older buildings on the block, where feasible.

Stockton Commercial Character Area Design Guidelines

- 46-10 Glass block, reflecting Streamline Moderne influences, can be used in new infill in small amounts.
- 46-11 Sturdy wood window frames (2- to 3-inch typical) have been used in some vernacular commercial architecture and are desirable for new infill construction.
- 46-12 Horizontal bands of vertical windows are common in Streamline Moderne buildings.

Sustainability Guidelines

- 46-13 Skylights are encouraged to daylight the interior floor area, thus reducing energy use and creating a more pleasant retail/commercial environment.
- 46-14 Prismatic glazing is encouraged to increase the energy efficiency of skylights.
- 46-15 Windows should be oriented to maximize controlled daylighting from the south and north.
- 46-16 The use of insulating glazing such as LoE² is encouraged to increase energy efficiency.



Upper floor windows in the Broadway Commercial Character Area should be vertically proportioned.



Glass block can be found in some buildings on Stockton Boulevard.

47 Color

Design Principle

Color shall be used in a way that complements the surrounding structures and adds to the liveliness and character of commercial districts.

Rationale

The use of pre-approved colors can lead to a repetitive streetscape that is lacking in distinction and interest. Matching existing color schemes can also lead to blocks, or an entire district, in one repetitive color. In general, the major design principle in the selection of building colors is to be compatible with, but not identical to, surrounding development.

General Design Standards and Guidelines

- 47-1 Colors should be compatible with those of the neighboring buildings.
- 47-2 Creative use of colors is encouraged. Unique or unusual color schemes will be considered on a case-by-case basis during the design review process.
- 47-3 Building colors that complement natural materials, such as brick, stone, tile, and terra cotta, are encouraged as a primary building color. Building colors should avoid more intense colors as a primary design element.
- 47-4 Contrasting accent colors are encouraged for architectural details, awnings, and entrances.
- 47-5 Colors should be selected with consideration for the orientation of buildings. Colors on south- and west-facing facades will often appear warmer, due to sun exposure than the same colors on the north or east sides.
- 47-6 Fluorescent, neon, or “dayglo” colors are strongly discouraged as the primary color.

Broadway Commercial Character Area Design Guidelines

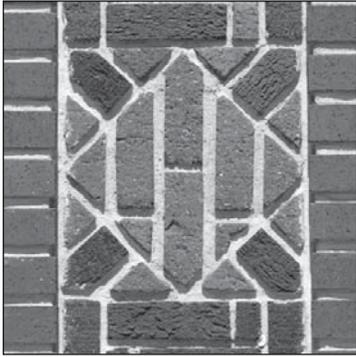
- 47-7 Colors used in the commercial character area should reflect the more muted colors that would have been used in the area traditionally.

Stockton Commercial Character Area Design Guidelines

- 47-8 Structures on Stockton Boulevard can tolerate a colorful palette that reflects the variety of development on that street.

Commercial

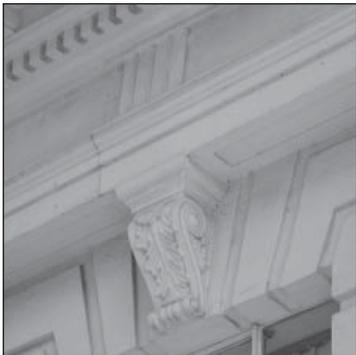
Typical Materials in the Broadway Commercial Character Area



Brick of varied textures and patterns



Brick with molded concrete



Terra cotta detailing



Stucco



Wood lap siding

© 2005 JupiterImages Corp.

48 Materials

Design Principle

Buildings shall be constructed of high-quality materials that will promote the longevity of the structure and provide a pleasing appearance as the materials age.

Rationale

High-quality finish materials promote the longevity of a building and add to its character, particularly on the ground floor, where people are most likely to come in contact with the building and can easily see and touch the materials.

General Design Standards and Guidelines

- 48-1 Use of materials commonly found on other commercial buildings in Oak Park is recommended.
- 48-2 Durable, solid facing materials should be used.
- 48-3 Use of the following materials is not allowed:
 - vinyl or grooved plywood siding
 - sprayed-on, textured stucco
 - raw, raised grain, or rough-sawn wood

Commercial

48-4 Materials used in new buildings should be selected from the established range of exterior wall materials used in older buildings in the area.

48-5 Wood should be milled, with a smooth, painted finish.

Broadway Commercial Character Area Design Guidelines

48-6 Brick is the preferred material for commercial buildings in the commercial character area. However, terra cotta, smooth stucco and wood lap siding may also be used.

Stockton Commercial Character Area Design Guidelines

48-7 Buildings in the commercial character area may be constructed of smooth stucco or brick, with tile, glass, and steel accents.

Sustainability Guidelines

48-8 The use of materials that include recycled content is encouraged to reduce waste.

Materials found in Stockton Commercial Character Area



Stucco



Brick



The ticket booth at the Colonial Theater, with examples of glass block and tile

Commercial



Canvas awning

49 Canopies, Awnings, and Arcades

Design Principle

When incorporated into a commercial building, canopies, awnings, and arcades shall be made of high-quality components that complement the overall design, colors, and materials of the building.

Rationale

Canopies, awnings, arcades, and overhangs are traditional commercial design elements that articulate the building facade and create variety and interest at the street level. They also serve the practical purposes of providing space for signage of commercial uses, shading windows during the summer to reduce energy use, and providing shade and weather protection for pedestrians, encouraging walking instead of auto use.

General Design Standards and Guidelines

- 49-1 Canopies, awnings, arcades, and overhangs are encouraged over window displays and entries along public sidewalks on the ground floor of commercial buildings.
- 49-2 Canopies, awnings, and overhangs that project into the public right-of-way are subject to a City revocable encroachment permit. Contact the Building Division of the City Development Services Department for more information.
- 49-3 Canopies, awnings, and arcades should be designed with respect for the proportions of the building in terms of size, shape, and placement unless a unique architectural style encourages something different.
- 49-4 Canopies and awnings should fit within individual bays or structural divisions of the building facade rather than extending beyond a single bay, unless the building structure dictates an alternative placement.



Steel overhangs help to articulate commercial entries, offer shade and add architectural interest to the building.

- 49-5 Use of a continuous awning for the windows in the upper floors is discouraged. Each window should be articulated with an individual canopy or awning, with awnings extending no more than halfway down the window. The color and style should complement ground-level awnings and canopies on the same building.
- 49-6 Self-supporting canopies and awnings are recommended.
- 49-7 A variety of solid and striped colored awnings may be considered.
- 49-8 Brightly colored awnings should be compatible with the colors used on the main building. Uncolored or light-colored canvas awnings may be appropriate for dark and north facing facades to allow daylight to filter through to storefronts and second-story windows.
- 49-9 Canvas, fire-resistant acrylic, and metal are preferred materials for awnings. Vinyl, plastic, plasticized fabric, and fiberglass awnings are strongly discouraged.
- 49-10 Canvas awnings often fade and deteriorate over time. Canvas awnings will need regular maintenance and periodic replacement.
- 49-11 Awnings, decorative roofs, and miscellaneous entry features may project into the front public right-of-way, provided that they are not less than 8 feet above the sidewalk.
- 49-12 Canopies and awnings should only be internally illuminated where appropriate to the architectural style of the building.
- 49-13 Canopies and awnings should be designed to provide window shading to reduce energy use.

Broadway Commercial Character Area Design Guidelines

- 49-14 Canopies and awnings must not cover historical decorative ornaments, cornices, transoms, or other architectural elements of the facade.



Steel awnings may be used in the Stockton Commercial Character Area.

Commercial

Signage suitable for the Broadway Commercial Character Area



Signage applied to a glass window



Wall-mounted, projecting "blade" signage



Signage printed on an awning

50 Signage and Graphics

Design Principle

Building identification signs and graphics shall enhance the appearance of the building and contribute to the overall character of the street, while minimizing the appearance of clutter.

Rationale

Attractive, artistic, well-proportioned, and carefully located signs can enhance the character of commercial districts. Signage should be used for information, direction, and wayfinding, and not for advertising specific products. Signage should enhance the character of existing older buildings, and can help new development to be compatible with existing development.

General Design Standards and Guidelines

- 50-1 All commercial signage is subject to a City of Sacramento sign permit. Contact the Building Permits Division of the City Development Services Department for more information.
- 50-2 Signage can be wall-mounted, projecting, combined with awnings, or placed on windows. Hanging signs with projecting lettering are encouraged.
- 50-3 Cabinet and pole signage are discouraged.



Signage for multiple tenants

Commercial

- 50-4 Materials and colors of signage should be compatible with those of the building as well as adjoining buildings.
- 50-5 Signage should be modest in scale and appearance, and should complement, not overpower, the building.
- 50-6 Signage must not obscure important architectural elements, such as windows, cornices, or decorative details.
- 50-7 Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style, and placement on the building.
- 50-8 Buildings with multiple tenants should have a common signage program and include a multiple directory.
- 50-9 Signage lighting should not result in glare or light spillover to other properties.

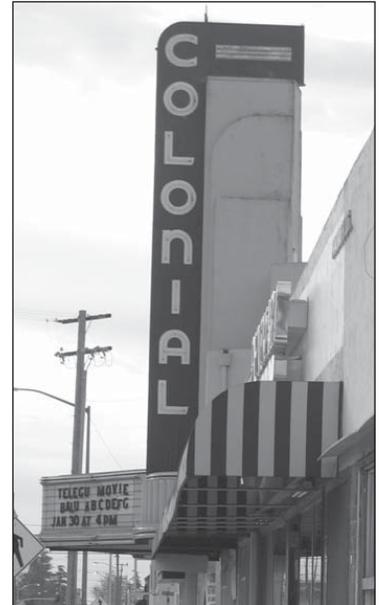
Broadway Commercial Character Area Design Guidelines

- 50-10 Painted wood and metal are the preferred materials for signs. Internally illuminated signs should be avoided on older buildings, except for neon signage that is used in the appropriate context for buildings constructed after 1930.

Stockton Commercial Character Area Design Guidelines

- 50-11 Creative use of signage with neon lighting is appropriate when complementary to the design of the building.

Signage in the Stockton Commercial Character Area



Historical signage can contribute to the character of the commercial district.



Lettering affixed to the facade of the building is appropriate for Stockton Boulevard.



Signage applied to a window on Stockton Boulevard

Commercial

Lighting in the Broadway Commercial Character Area



The Guild Theater in Oak Park uses subtle neon lighting.

51 Lighting

Design Principle

Lighting fixtures shall be designed to complement and enhance the architectural style of the building and shall be compatible with the character of the area.

Rationale

Lighting on buildings and sites can have a dramatic effect on the mood, quality, and character of commercial districts. The color, intensity, and types of lighting used on buildings and in landscaping contributes to the character of commercial areas.

Adequate and carefully placed lighting can improve the safety and security of a site, adjacent streets, and surrounding properties. Visibility at intersections and pedestrian crossings can also be enhanced with appropriate lighting.

General Design Standards and Guidelines

- 51-1 Building lighting should relate to the style and character of lighting on the whole site.
- 51-2 Use of neon, marquee lighting, and other specialized lighting is appropriate in some areas, and may be used for restaurants and entertainment uses.
- 51-3 Specialized lighting is appropriate for building features, entries, building towers, and other architectural elements.



Gooseneck lighting can be used on both older buildings and contemporary architectural interpretations.

Commercial

- 51-4 Lighting should provide even illumination. Flashing, pulsating, rotating, or otherwise moving light fixtures are not appropriate.
- 51-5 Lighting fixtures must not obscure major architectural features.
- 51-6 Lighting should not direct unwanted glare toward adjacent residential or other sensitive areas. Downlighting and specialized fixtures that reduce sky-lighting and glare are encouraged. Particular care should be taken to eliminate light spillover and glare from pedestrian pole lighting through the use of a solid top or reflection device.
- 51-7 Pedestrian areas should be lighted by pole- or bollard-type fixtures that are not more than 14 feet in height for pole lighting, or 3 feet in height for bollards.

Broadway Commercial Character Area Design Guidelines

- 51-8 Lighting should represent traditional forms.

Stockton Commercial Character Area Design Guidelines

- 51-9 Contemporary lighting may be used when appropriate to the design of the building.

Sustainability Guidelines

- 51-10 Compact fluorescent bulbs and photocell sensors are encouraged to achieve energy efficiency.



Contemporary lighting is appropriate for buildings in the Stockton Boulevard Commercial Character Area.

Lighting suitable for the Stockton Commercial Character Area



Pedestrian pole lighting with a solid top eliminates light spillover and glare.

Commercial

52 Services and Utilities

Design Principle

Service and utility areas, including loading docks, storage areas, mechanical systems, and trash bins, shall be screened from view and integrated into the design of the project.

Rationale

Although necessary and functional aspects of commercial districts, service areas, loading docks, delivery areas, and mechanical equipment can be unsightly and noisy and may detract from the quality of the urban environment. Functional service areas of buildings should receive the same design attention and consideration as more public spaces and should be carefully placed and screened to reduce noise and visual blight.

General Design Standards and Guidelines

Service Areas and Loading Areas

- 52-1 Service areas, including loading docks, storage areas, and trash bins, should be screened from adjoining walkways.
- 52-2 To the extent feasible, loading areas shall be located and designed to minimize their visibility from public areas and adjacent properties. Loading areas shall be accessible from side streets, interior parking garages, or the rear of buildings rather than from the fronts of buildings.



The rear of this commercial building has been carefully screened.

- 52-3 Landscaping and decorative walls and fences should be used to screen mechanical equipment, loading areas, and other service areas.
- 52-4 Where feasible, loading areas should be functionally separated from parking and pedestrian walkways for safety and to provide convenient access for delivery trucks.

Mechanical Systems

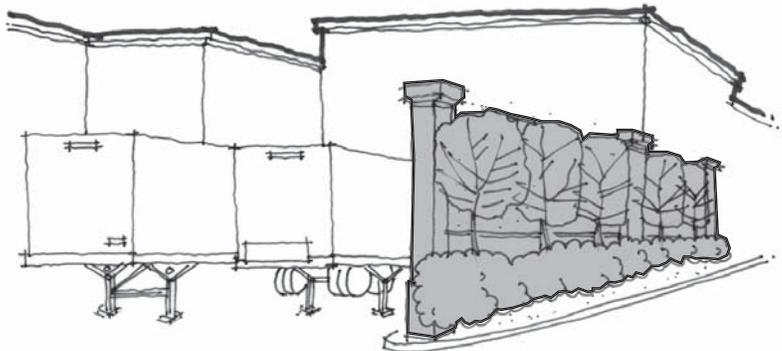
- 52-5 Mechanical equipment, such as air conditioning units, pipes, ducts, vents, access doors, meters, transformers, and other building systems equipment that produce noise, exhaust, or visual unsightliness, should be located away from pedestrian ways.
- 52-6 All such equipment should be screened or hidden from public view in a manner consistent with the character of the building and the surrounding district.
- 52-7 Rooftop and ground mounted mechanical equipment and trash storage areas should be screened from view from adjoining properties and public rights-of-way.

Trash Enclosures

- 52-8 All outdoor trash and garbage containers should be located at the rear of lots away from public view and screened with solid, decorative walls that match the design of the primary structure. Where possible, trash enclosures should not be located along the pedestrian ways and streets.

Sustainability Guidelines

- 52-9 Where feasible, heating, ventilation, and air conditioning units should be placed on the north side of the building (if not the street side) to shade the units and minimize energy consumption.



Service/loading and trash areas should be screened from view with landscaping, walls, or other structures.

STREETSCAPE GUIDELINES

The design of the streetscape should address the relationship between commercial buildings and the public realm by providing such amenities as street trees, street furniture, landscaping, and paving. A successful streetscape should foster a sense of place and feelings of community pride and ownership. It can also enhance the value of commercial properties. Elements such as street trees and street furniture should contribute to a pleasant, walkable environment. The streetscape design in the neighborhood should also support public social interaction and enhance the vitality of the commercial district.



Street trees soften the appearance of a commercial street.

53 Parking Lot Design

Design Principle

Parking lots shall be screened from the street and nearby sidewalks and provide shade to parked automobiles.

Rationale

Parking lots should be adequately screened with fences, walls, and landscaping. Trees and landscaped areas incorporated into parking lots can help to soften paved areas, reduce heat during the summer months by providing shade, and help to filter pollutants from the air.

General Design Standards and Guidelines

- 53-1 Surface parking lots adjacent to public sidewalks should be screened with appropriate design elements, such as fences, walls, and landscaping.
- 53-2 To promote visual surveillance of parking lots, screening materials should not block views lots from passing cars.
- 53-3 Pedestrian routes through parking lots should be clearly designated with paving and landscaping.
- 53-4 Use of a trellis-style structure attached above a wall or fence can help maintain the character of the streetwall and improve the pedestrian environment along the street.
- 53-5 Parking lots shall be planted with trees to provide a minimum of 50% shading after 15 years in conformance with City Municipal Code Section 17.68, "Landscaping and Paving Regulations." Shading should be calculated by using the expected diameter of the tree at 15 years. A link to the City of Sacramento Parking Lot Tree Shading Design and Maintenance Guidelines is available at:
cityofsacramento.org/parksandrecreation/urbanforest/#right



Landscaping should screen parking lots from the street while still allowing some visibility to promote safety.



This landscaped walkway allows pedestrian access to local businesses.

Commercial



Alternative surfaces such as grass pavers keep stormwater runoff on site and reduce heat production.



Modular pavers are another attractive alternative that helps to keep stormwater runoff on-site.

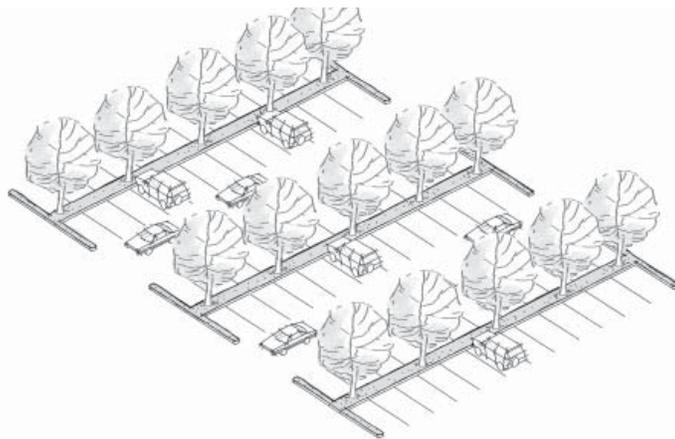


Bio-swales collect stormwater runoff and improve run-off water quality.

- 53-6 Trees planted in parking lots should be protected with curbs, bollards, or tree grates, or should be located on landscaped walkways.
- 53-7 Use of permeable materials, such as permeable asphalt, grasscrete, and modular pavers, are encouraged to reduce stormwater runoff. Where possible, drainage shall be directed into planting areas to increase percolation of water runoff. Bio-swales are encouraged to collect stormwater runoff and improve run-off water quality.

Sustainability Guidelines

- 53-8 All planting areas, including those designed to accommodate the 2-foot overhang on parking spaces, should be landscaped with groundcover or other planting materials to reduce stormwater runoff.
- 53-9 The use of bio-swales is encouraged to reduce stormwater runoff.
- 53-10 Light colored paving materials should be considered for use as primary paving materials to reduce heat transmission.



Parking lots shall be designed to provide 50% shading after 15 years.

54 Street Trees

Design Principle

Street trees shall be planted on all streets to provide a visual frame to the street and shade and comfort to visitors to commercial districts.

Rationale

Street trees soften the appearance of the commercial streetscape and make it more comfortable for pedestrians by providing essential shade during the summer months.

General Design Standards and Guidelines

- 54-1 Street trees should be spaced no farther apart than 30 feet on center, and should be located in either a 6-foot wide planting strip between the curb and sidewalk, or within a metal-grated tree planter area of at least 4 feet by 4 feet adjacent to the curb.
- 54-2 Street trees that are not planted and maintained by the City, and that project into the public right-of-way, are subject to a City revocable encroachment permit. Contact the Building Division of the City Development Services Department for more information.
- 54-3 Street trees should be easy to maintain, reduce sidewalk damage, and provide a sufficiently large, wide canopy to shade the sidewalks.
- 54-4 Street trees must be pruned to provide a clear space between the lower branches and the sidewalk and roadway to prevent damage and provide a clear view of building signage, ground floor windows, and doors.
- 54-5 Street trees within the public right-of-way must not be trimmed or removed without consulting the City Department of Parks and Recreation Urban Forest Services at 916-433-6345.
- 54-6 Tree species should be suitable for the Sacramento climate, and should be selected for water conservation. Refer to the following lists for recommended species:

Sacramento Tree Foundation

www.sactree.com/treelInfo/treesWeOffer.html

Sacramento Municipal Utility District (SMUD)

www.smud.org/residential/saving/trees/index.html

City of Sacramento Department of Parks and Recreation

www.cityofsacramento.org/parksandrecreation/urbanforest/index.html



Street trees provide welcome shade for pedestrians.



Landscaped areas add to the beauty of the streetscape.

55 Landscape Elements

Design Principle

Landscape elements shall be used to foster an attractive and comfortable commercial environment.

Rationale

Parks, plazas, and town squares should be developed as the focus of commercial areas, with commercial development opening directly onto these spaces. Parks, plazas, and town squares should include landscape elements, such as ornamental plants and water features, to create visual interest and an attractive, appealing environment.

General Design Standards and Guidelines

- 55-1 Landscaping shall conform to all relevant City regulations and guidelines, including the City Municipal Code Section 124.625, "Landscaping and Paving Regulations."
- 55-2 Plant species should be suitable for the Sacramento climate. Low-water landscaping materials are encouraged.
- 55-3 High-maintenance annuals and perennials should be used only as smaller landscape elements.
- 55-4 The full growth of landscaping materials should be anticipated so that trees and shrubs do not conflict with lighting and roofs.
- 55-5 Landscaped areas are preferred over impermeable paved surfaces.
- 55-6 An automatic irrigation system must be installed to provide consistent coverage of all landscaped areas. Automatic controllers with rain shut-off valves will allow for greater water conservation. Irrigation controls should be screened from view by landscaping or other attractive site materials.
- 55-7 Turf and groundcover are more effectively irrigated with a conventional spray system. Head-to-head spray coverage is recommended. Avoid overspray onto sidewalks and adjacent properties.
- 55-8 A drip irrigation system is recommended for shrubs and trees to provide deeper, more even watering. Drip irrigation permits greater water conservation than a conventional spray system.
- 55-9 Bare soil should be planted or mulched to minimize run-off.

Sustainability Guidelines

- 55-10 Deciduous shade trees and shrubs should be planted, where appropriate, to shade the west and south sides of buildings and all paved areas to reduce heat transmission.
- 55-11 New planting strips located between the sidewalk and street should be a minimum of 6 feet wide to promote the health of shade trees.

56 Hardscape Elements and Street Furniture

Design Principle

Hardscape elements and street furniture shall be selected and installed so as to increase opportunities for people to congregate and interact, and shall complement the surrounding architecture.

Rationale

Hardscape elements and street furniture, such as pedestrian kiosks, benches, transit shelters, newspaper racks, trash cans, and café tables, encourage strolling and window shopping and increase opportunities for casual social interaction. This informal interaction can enhance the appeal and vitality of commercial districts.

General Design Standards and Guidelines

- 56-1 Street furniture should be consistent with the character of existing businesses.
- 56-2 Street furniture should be attractive, functional, easy to maintain, high quality, and vandal resistant.
- 56-3 Street furniture must not block the sidewalk or access to parking.
- 56-4 Seating is highly encouraged. A variety of seating alternatives, such as benches, seat walls, and café tables are possible.
- 56-5 Incorporation of public art into site and building design is encouraged.
- 56-6 The pattern and texture of ground paving materials should fit the context of the district. Use of high-quality brick, stone, textured concrete, terrazzo tile, or other decorative pavers is encouraged.
- 56-7 Hardscape materials that can endure Sacramento's intense weather conditions should be selected.

Broadway Commercial Character Area Design Guidelines

- 56-8 Street furniture on Broadway must complement the traditional architecture found in the area. Ornate, cast-metal benches could be used.

Stockton Commercial Character Area Design Guidelines

- 56-9 Simple contemporary wood or metal designs fit the context of the area.

Sustainability Guidelines

- 56-10 Pervious concrete should be used, when feasible, because it has better reflectivity, reducing heat transmission and stormwater runoff.
- 56-11 The use of recycled paving materials is encouraged.



Traditional bench designs should be used in the Broadway Commercial Character Area.



Trash receptacles should be provided at regular intervals



More contemporary benches designs are desirable for the Stockton Commercial Character Area.

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APPENDIX A — ADDITIONAL RESOURCES

These resources provide more information about the neighborhoods, as well as relevant City programs and ordinances.

General Planning Resources

Sacramento Municipal Code

Title 17 of the Sacramento Municipal Code contains information relevant to development standards, including height limits and setbacks. The code is available at:

<http://cityofsacramento.org/dsd/citycode.htm> (Go to the zoning code section.)

Implementation Plan

The 2005-2009 Oak Park Implementation Plan acts as the operating plan for the Sacramento Housing and Redevelopment Agency (SHRA) with regard to the Oak Park neighborhood. The document outlines goals, specific projects, and proposed costs for implementation. The plan is available at:

www.shra.org/Content/CommunityDevelopment/ImplPlanTOC.htm

Oak Park Renaissance Community Master Plan

Approved in 2003, the *Oak Park Renaissance Community Master Plan* covers the area bounded by Broadway on the north, Martin Luther King, Jr. Boulevard on the west, Eighth Avenue on the south, and Stockton Boulevard on the east. The area is primarily residential except for sections along Broadway, Stockton Boulevard, and Martin Luther King Jr. Boulevard. The document provides revitalization strategies for the neighborhood, including streetscape and infrastructure improvements, and residential infill development. Limited residential design guidelines are included.

www.shra.org/Content/CommunityDevelopment/OakPark/OPProjects/OPRen/MasterPlan.pdf

Commercial and Home Improvement Funding

Commercial Revitalization Program

This SHRA program offers free architectural and construction management services for business owners interested in improving the appearance and function of older commercial buildings. Property owners must invest a minimum of \$10,000 in improvements to be eligible. Funding for improvements is provided as a matching rebate of up to \$50,000. For more information, contact SHRA at (916) 440-1328.

Grow Sacramento Fund

The Grow Sacramento Fund (GSF) is a non-profit lender providing small business loans under the U.S. Small Business Administration's 7(a) program. GSF offers technical assistance and provides loans between \$25,000 and \$2,000,000 at market-rate financing for new and expanding businesses in the City and County of Sacramento. Loans may be used to acquire land and buildings, make leasehold improvements, and purchase machinery and equipment. For more information, contact SHRA at (916) 440-1399 ext. 1414.

Home Repair and Improvement Programs

SHRA administers several home repair and improvement programs, including emergency repair, accessibility, and repair assistance for seniors. Homeowner rehabilitation loans are also available. To learn more about these programs, see the SHRA website or contact SHRA at (916) 440-1322.

www.shra.org/Content/Housing/HomeRepair/HomeRepairTOC.htm

Historic Preservation Standards

U.S. Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior sets the standard for the rehabilitation and maintenance of historic structures. While these Design Standards and Guidelines are not intended to set standards for historic structures, some of the information on this National Park Service website may be useful to individuals who want to learn more about how to protect residential properties that are 50 years old or older.

www.cr.nps.gov/tps/standguide/rehab/rehab_index.htm

City of Sacramento Historic Preservation

The City's Historic Preservation Department oversees the environmental review of potentially historic structures 50 years old or older. Structures proposed for demolition may also be subject to review as potentially eligible for listing on the City's register of historic landmarks and contributing resources. The City has adopted the Secretary of the Interior's Standards for review of historic preservation projects under Sacramento Municipal Code, Chapter 15.124, which can be found at:

www.qcode.us/codes/sacramento/view.php?topic=15-15_124

Work done in compliance with the U.S. Secretary of the Interior's Standards is considered to have a less than significant impact for purposes of environmental review under the California Environmental Quality Act (CEQA).

Manufactured Homes

U.S. Department of Housing and Urban Development

www.hud.gov/offices/hsg/sfh/mhs/mhshome.cfm

Manufactured Housing Institute

The 2000 Manufactured Housing Improvement Act

www.manufacturedhousing.org/lib/showtemp_detail01.asp?id=106&cat=6

California Health and Safety Code

Mobilehomes-Manufactured Housing Act of 1980 (Division 13, Part 2, California Health and Safety Code)

www.leginfo.ca.gov/html/hsc_table_of_contents.html

California Manufactured Housing Institute

www.cmhi.org

APPENDIX B — PREDOMINANT RESIDENTIAL ARCHITECTURAL STYLES

The most typical existing residential architectural styles in Oak Park are detailed in this section. The architectural styles shown are graphically represented by photos taken within the redevelopment area. The examples are not *intended to be emulated in new construction in their pure form*, but are provided for informational purposes to help applicants better understand and respond to the existing residential context.

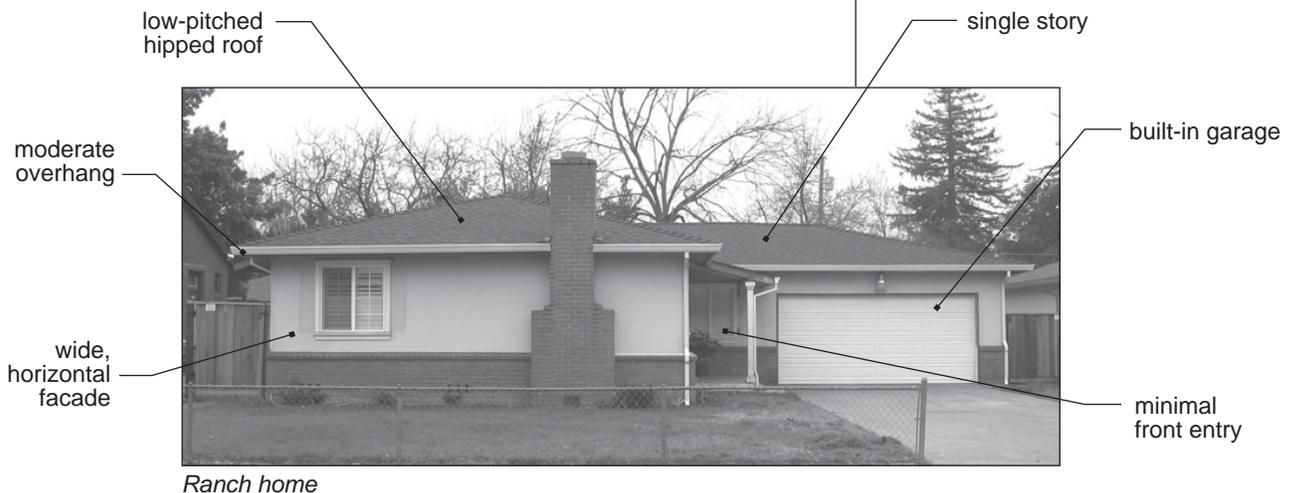
Appendix B

Ranch

The Ranch style home was popular from the 1950s through the 1970s. Low and rambling, the Ranch home occupied more square footage than previous architectural styles. Ranch style homes can have a simple rectangular floor plan, or an L-, T-, or U-shape, with the attached garage usually as one arm of these more complex layouts. This style is typically found south of 14th Avenue in Oak Park.

Ranch design features:

- wide, horizontal facade
- built-in garage common
- single story
- low-pitched hipped, cross-gabled, and side-gabled roofs
- moderate to wide eave overhang
- wood or brick wall cladding (sometimes in combination)
- ribbon windows
- picture windows
- minimal front entry features



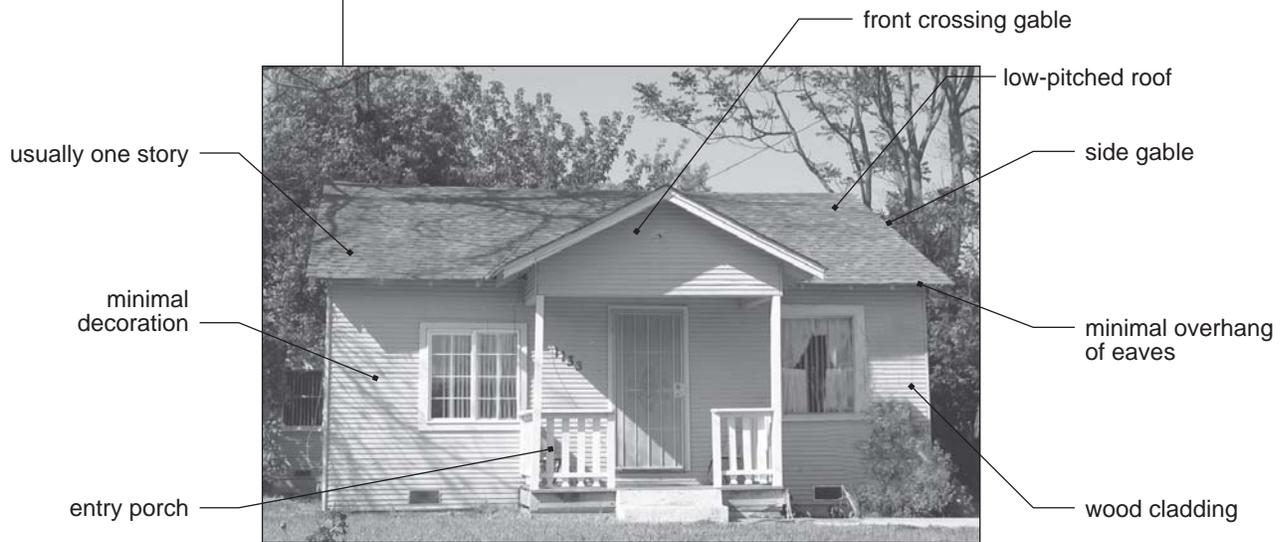
Appendix B

Minimal Traditional

Minimal Traditional was a popular style from the 1930s into the 1950s. The homes were inexpensive to build and allowed a greater proportion of the general populace to enjoy home ownership. Their styling reflects the influence of Tudor, Colonial Revival, and Craftsman Cottages that were popular through the 1920s. However, Minimal Traditional homes are considerably more streamlined and display simpler decorative features than their predecessors. This style is typically found south of 14th Avenue.

Minimal Traditional design features:

- low-pitched roof
- usually one story
- minimal decoration
- side gable roof, sometimes with front crossing gable
- minimal overhang of eaves
- wood or brick cladding
- entry porches



Minimal Traditional home

Queen Anne

Typically of wood frame construction with irregular plans, Queen Anne dwellings were popular in the late 19th and early 20th centuries. Numerous Queen Anne homes can be found in Oak Park, particularly in the Residential Special Character Area.

Queen Anne design features:

- asymmetrical facades
- conical or pyramidal roof shapes
- extensive ornamentation
- wrap-around porch
- bays, turrets, dormers, and chimneys common
- vertical massing



Queen Anne home

Appendix B

Bungalow and Sacramento Highwater Bungalow

The Bungalow style was popular during the first 30 years of the 20th century. In fact, most of the smaller homes constructed in the United States during this period were built in the bungalow style, which included many variations, including period revival styling. The Sacramento highwater bungalow follows the basic bungalow style, with the addition of high foundations to minimize damage from flooding. Both Bungalow and Sacramento highwater bungalows homes are found throughout Oak Park.

Bungalow design features:

- one or one-and-a-half stories
- low-pitched roof, often with projecting rafter tails and side gables
- front porch (either partial width or full width)
- stucco, cast plaster, clinker brick, or clapboard exterior walls
- casement, sash, and bay windows, often with awnings and shutters
- tapered square columns on porches

Sacramento Highwater Bungalow design features:

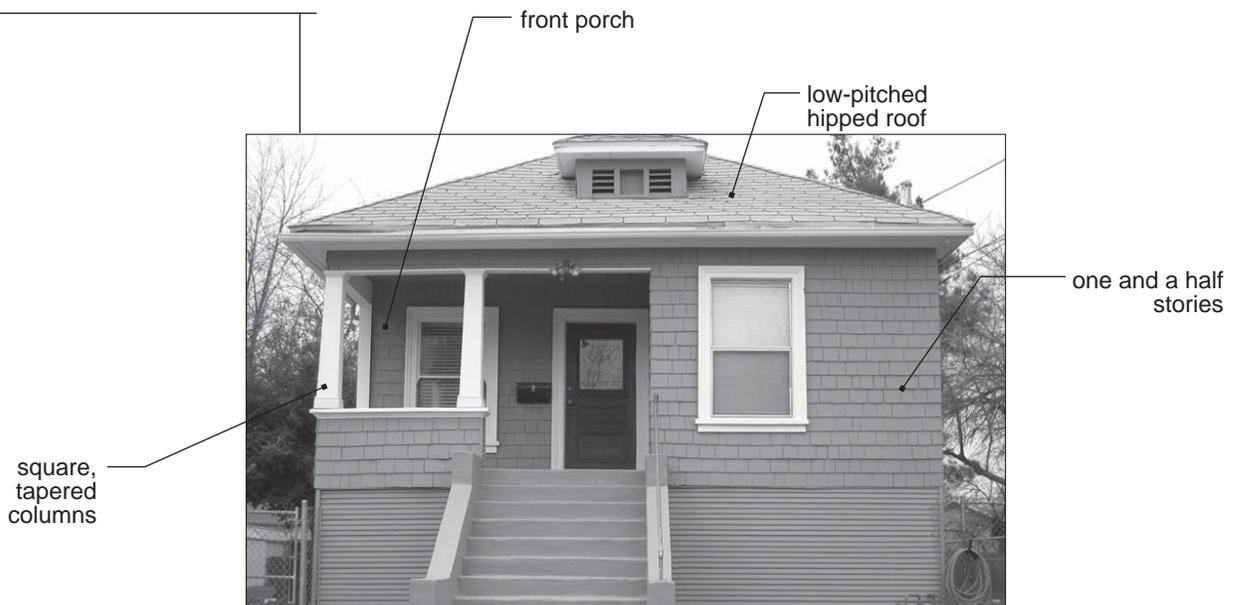
- foundation raised one-half story to minimize impacts of flooding



This home has the low-slung horizontal form of many bungalows.



This bungalow has the front crossing gable and triangular knee braces under the eaves typical of the style.



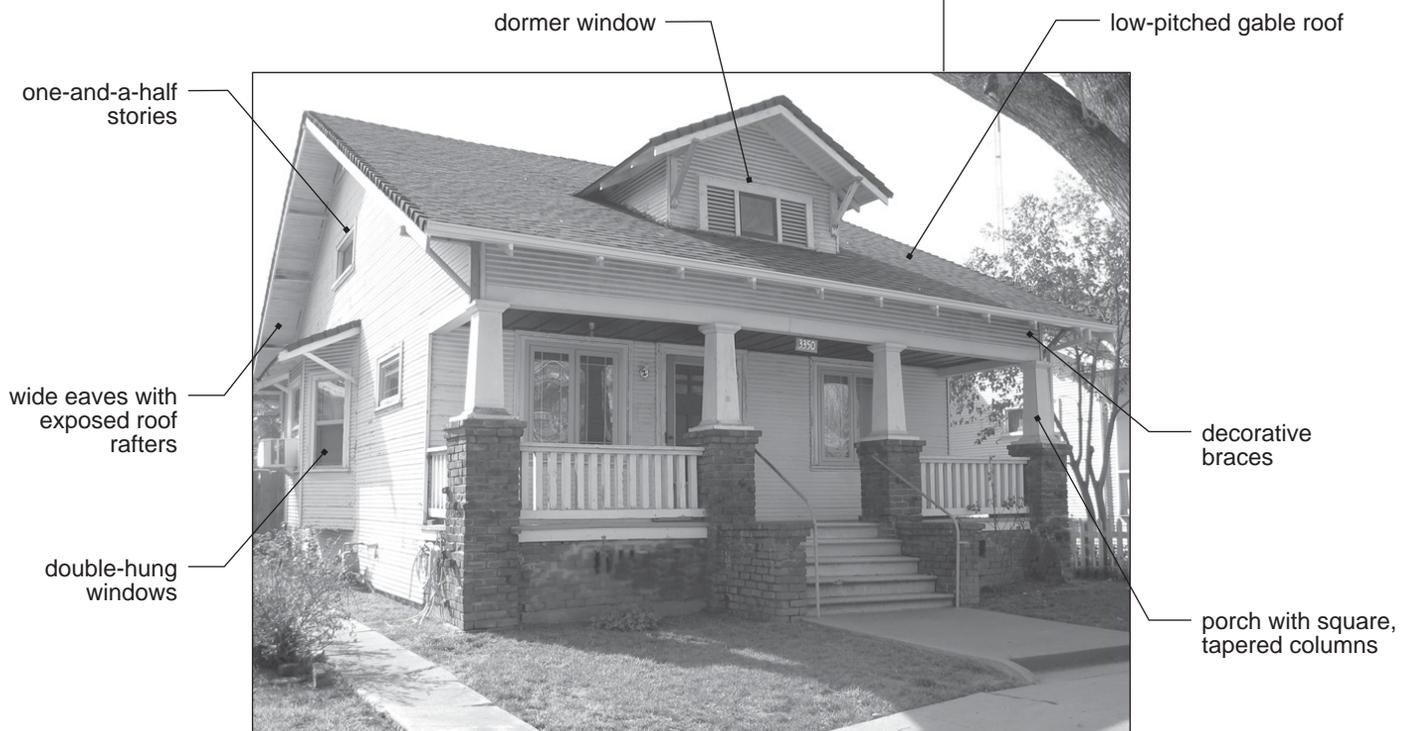
Sacramento Highwater Bungalow with raised main story

Craftsman Bungalow

A common architectural style in the early 20th century, Craftsman and Craftsman Bungalow homes are distinguished by good workmanship and natural materials, such as wood and stone. There are many homes in the Oak Park area that draw inspiration from the Craftsman style, without having the more elaborate detailing typical of the form, particularly north of 12th Avenue.

Craftsman design features:

- one or one-and-a-half stories
- prominent, low-pitched gable or hip roof
- wide eaves with exposed roof rafters
- double-hung windows with small panes in upper portion
- dormer windows or roof vents
- decorative braces
- porch with tapered square columns



Bungalow with Craftsman influences

Appendix B

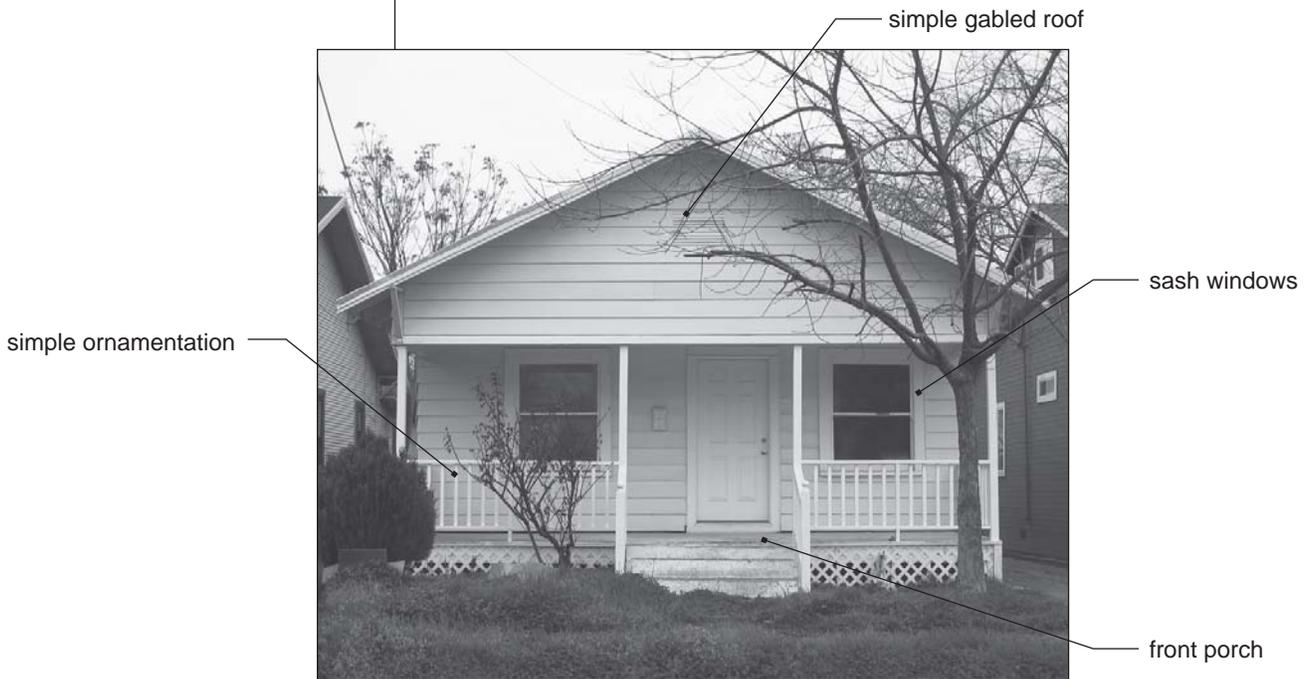
Oak Park Vernacular

Some homes represent local vernacular forms. Vernacular architecture refers to a type of regional construction that employs common forms and materials, often developed in response to the local climate and building traditions. Vernacular residences drew inspiration from the popular architectural styles of the day, constructed in simplified forms to meet the tastes and budgets of their owners.

Although not representing a specific architectural style, the Oak Park Vernacular form is common in Oak Park, and is exemplified by the following characteristics:

Oak Park Vernacular design features:

- small size (one to two bedrooms)
- ornamentation primarily through structural elements
- windows small in number and area, and usually double- or single-hung sash
- small porch or stoop
- simple roof lines
- horizontal wood lap siding common, with stucco less common



Oak Park Vernacular

APPENDIX C — COMMERCIAL ARCHITECTURAL STYLES

Older commercial structures in Oak Park represent a variety of styles, including Classical, Neoclassical, California Mission Revival, and Streamline Moderne, which are described in this section. The architectural styles shown are presented for informational purposes only to provide developers and designers with information on the neighborhood context that should be considered for commercial infill and renovations. They are not necessarily intended as models to be duplicated in new construction.

Appendix C

Classical Style

The Classical style uses simple, formal elements. Wall areas of minimal decoration are often offset with highly-decorated areas. This style can be found in Oak Park, with the Citizens Bank of Oak Park on 35th Street as a significant example.

Classical design features:

- emphasis on simple massing;
- symmetrical facades;
- simple geometric form;
- detailed, repetitive eave, window, and banding elements; and
- ornamented parapets, sometimes used with balustrades.



detailed
ornamentation on
eaves, doors, and
windows

symmetrical facade
with horizontal banding

simple massing

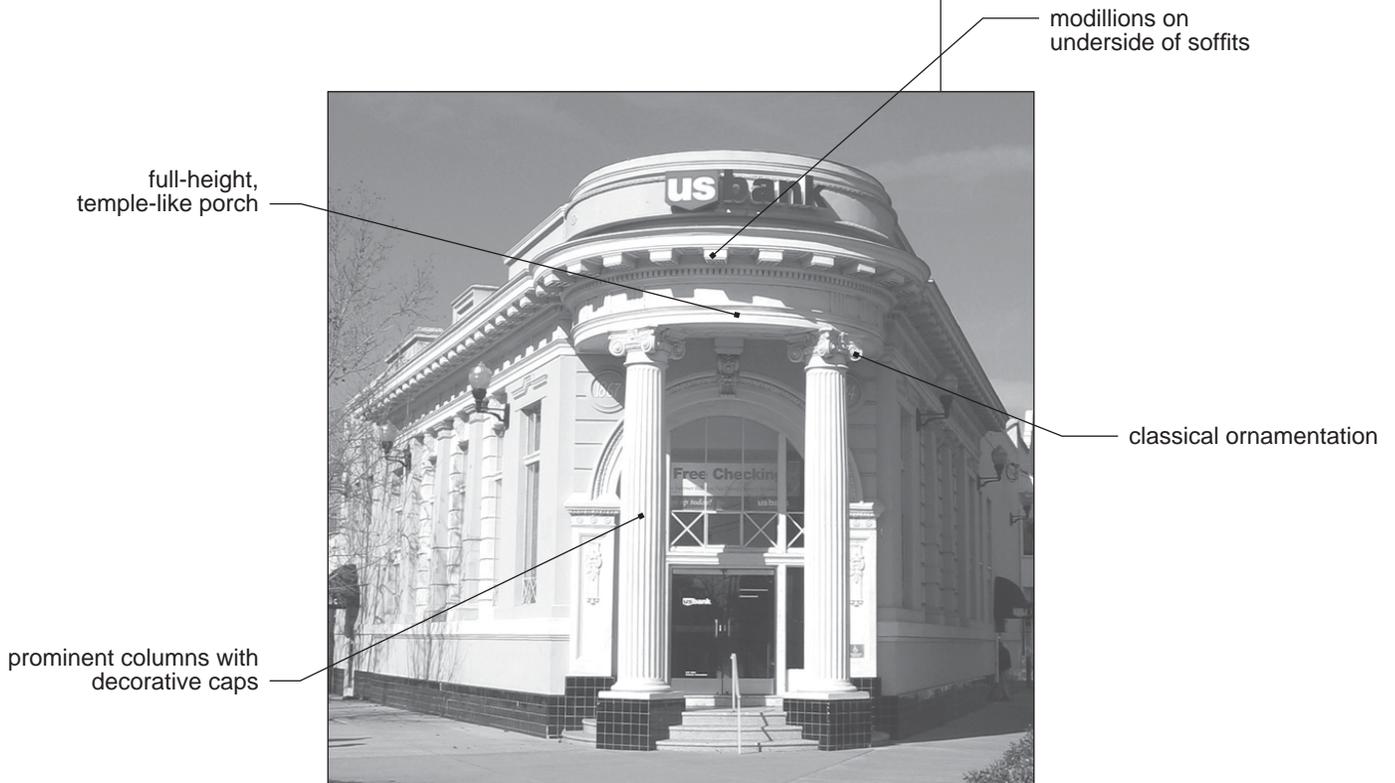
Classical Style with Prairie School Influences: Citizens Bank of Oak Park building on 35th Street

Neoclassical Style

This imposing style of building was mostly used in buildings of importance, such as museums, government buildings, educational institutions, and banks. This style is represented by the U.S. Bank Building on Broadway.

Neoclassical design features:

- classical symmetry;
- full-height porch with temple-like front;
- prominent columns with decorative caps;
- square blocks (modillions) lining the underside of the roof soffits and used for decoration;
- classical ornamentation; and
- masonry construction, and often terra cotta clad.



Neoclassical U.S. Bank building on Broadway

Appendix C

California Mission Revival

The California Mission Revival style originated in southern California and was considered the “California counterpart” to the Colonial Revival style popular in the northeastern United States in the early 20th century. Rather than imitating design influences imported from the East Coast, this style was derived from historic Southwestern influences, including Puebloan and Spanish mission architecture. Many smaller commercial structures on Broadway and Stockton Boulevard display California Mission Revival influences.

California Mission Revival design features:

- dormers and roof parapets based on the arching and fluted shapes of Spanish missions;
- wide, overhanging eaves;
- exposed rafters;
- red-tiled roof;
- stucco walls; and
- arched windows and doors on ground level.

fluted roof parapet



red tile roofing

stucco walls

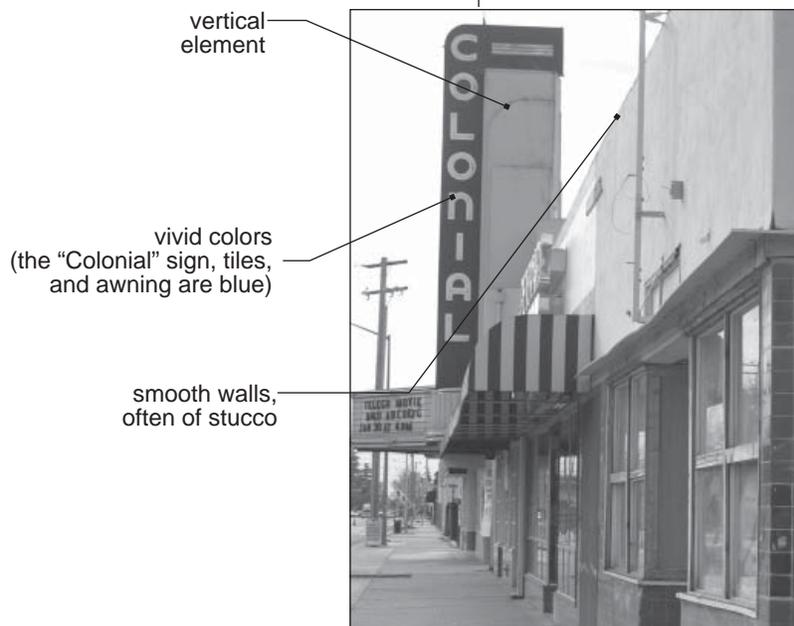
California Mission Revival: Primo's Restaurant incorporates both California Mission Revival elements and glass block (on the ground floor) common in Streamline Moderne structures (described on the following page).

Streamline Moderne

The Streamline Moderne style, also known as Art Moderne, became popular in the 1930s and 1940s. Streamline Moderne design was represented by low, horizontal structures with smooth, streamlined surfaces that were often punctuated by contrasting vertical elements, such as blade signs. Structural glass, porcelain enamel panels, and tiles were used to produce polychrome designs for the exterior covering of the buildings. Glass blocks were also commonly used in this style, as were large glass show windows. This style is mostly commonly seen in movie theaters, department stores, gas stations, and bus stations. A few examples of this style can be found in Oak Park along Broadway and Stockton Boulevard.

Streamline Moderne design features:

- smooth, rounded wall surfaces, often of stucco;
- flat roof with small ledge at roofline;
- horizontal grooves or lines in walls, sometimes of fluted or pressed metal;
- often asymmetrical facade;
- casement or corner windows or other horizontally arranged windows;
- glass-block windows, often curved; and
- an emphasis on the horizontal, with vertical elements.



Streamline Moderne: Colonial Theater in Oak Park

APPENDIX D — U.S. SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

For properties deemed historic or for eligible historic resources, the Secretary of Interior’s Rehabilitation Standards are used to review the proposed work. The rehabilitation standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive features, spaces, and spatial relationships.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.
7. 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.
8. Archaeological resources will be protected and preserved in place. If such resources must be disrupted, mitigation measures will be undertaken.
9. 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.
10. 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.

APPENDIX E — SUSTAINABILITY THROUGH HIGH PERFORMANCE BUILDING DESIGN

The City encourages builders and owners to construct structures that are designed, built, renovated, operated or reused in an ecological and resource-efficient manner. Buildings should be designed to meet certain objectives such as protecting occupant health; using energy, water, and other resources more efficiently; and reducing the overall impact to the environment. These design features are not only the responsible thing to do for the environment and our community but they will also help lower expenses and create a more comfortable living space.

While the City has included a number of sustainability design guidelines in this document, this appendix includes more resources to assist in building cost-effective, ecological and resource-efficient buildings.

Whole Building

Build It Green, New Home Construction Green Building Guidelines, December 2005

www.builditgreen.org/newconstructionguidelines.pdf

Celery Design Collaborative, *San Mateo Countywide Guidelines: Sustainable Buildings*, February 2004.

www.recycleworks.org/greenbuilding/gbg_intro.html

U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program

The LEED program is intended to promote "green" design and construction practices that can result in more environmentally sensitive site design, water quality and management practices, energy conservation, and the use of sustainable materials. For more information, go to:

www.usgbc.org/DisplayPage.aspx?CategoryID=19

Energy

Sacramento Municipal Utility District (SMUD)

SMUD offers a variety of resources, including a reference room, educational workshops and seminars, and a program that promotes the use and evaluation of innovative technologies by consumers.

Overview of SMUD Programs

www.smud.org/education/

Promotions, Rebates, and Financing Website

www.smud.org/residential/saving/rebate.html

Residential Solar Website

www.smud.org/green/solar/index.html

Appendix E

Lighting

California Lighting Technology Center, Residential Lighting Design Guide,
Best Practice and Lighting Design to Help Builders Comply with California's 2005 Title 24 Energy Code

<http://cltc.ucdavis.edu/title-24-residential-lighting-design-guide>

Energy Design Resources, Day-lighting Design Brief

<http://www.energydesignresources.com/resource/19/>

Water

California Urban Water Conservation Council, H2ouse: Water Saver Home Website

www.h2ouse.org

Landscaping

Sacramento Tree Foundation, Publications and Guidelines Website,

www.sactree.com/aboutUs/publications.html

Materials

California Integrated Waste Management Board, Construction and Demolition (C&D) Debris Recycling Specifications

www.ciwmb.ca.gov/ConDemo/Specs/

Green Project Specifications

www.ciwmb.ca.gov/greenbuilding/Specs/

Green Product Directories

www.ciwmb.ca.gov/greenbuilding/ToolKit.htm#Product

APPENDIX F — GLOSSARY OF TERMS

Arcade: a roofed passageway with shops on one or both sides.

Balustrade: a railing with supporting columns known as balusters.

Capital: the uppermost section of a column or pillar, which is often decorated.

Cladding: the protective exterior surface of a building, such as wood, metal, brick, or stucco.

Cornice: a crowning, overhanging projection from the roof, usually the uppermost segment of the entablature in classical architecture.

Cupola: a small dome on a roof, or a circular or polygonal turret.

Dormer: a structure projecting from a sloping roof that usually includes a small gable with one or more windows.

Entablature: the three layers above a column in classical architecture, consisting of the architrave, frieze, and cornice.

Facade: the exterior surface of a building.

Gable: the triangular end of a wall above the eaves that abuts the roofline above it.

Infill: new construction on vacant or redeveloped lots within an established neighborhood.

Manufactured Home: a factory-built home that is shipped to and installed at the site.

Massing: the arrangement of the physical volume of a building.

Mullion Window: a window with vertical and horizontal strips that divide the window into separate panes.

Parapet: a low wall along the edge of a roof.

Pitch (of a roof): recorded as a ratio of vertical to horizontal measures. A 5:12 roof, for instance, means 5 inches of vertical rise for every 12 inches of horizontal run.

Plinth: the solid base of a column or pillar, which is often square, round, or rectangular.

Portico: a range of columns or arches connected to or merged with the facade of a building that forms a walkway or porch.

Ribbon Window: A horizontal series of narrow windows across the facade of a building.

Running Gear: the tires, wheels, axles, and springs that allow a manufactured home to be moved from place to place without dismantling it.

Setback: (1) The prescribed distance between the lot line and the edge of the building's footprint. (2) The horizontal distance between the exterior wall of one floor and the next story exterior wall.

Sidelight: an area of framed glass along the sides of a door.

Site-built: constructed at the site of the building without use of prefabricated sections.

Streetwall: the line or "wall" formed by the front facades of buildings on a block or street.

Transom: an area of framed glass at the top of a door or window.