

EUREKA

DESIGN GUIDELINES

Chapter 9 OFFICE RESIDENTIAL DESIGN GUIDELINES

A. Introduction

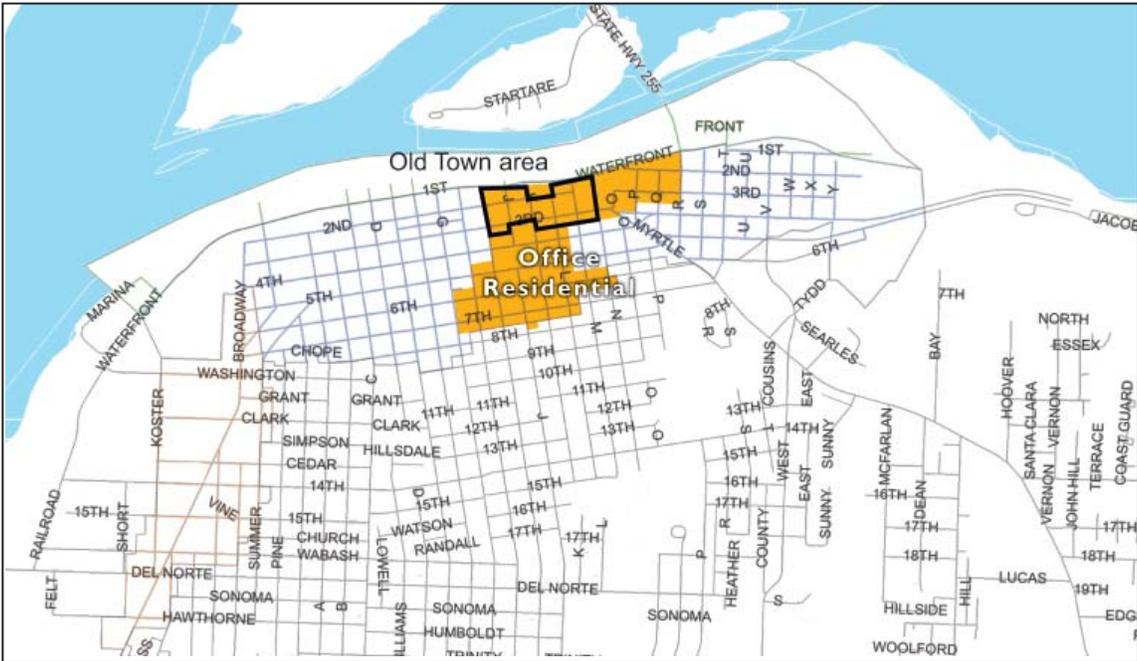
Office residential areas in Eureka consist of housing created in the Craftsman and Victorian era, which have now been converted into office and commercial uses. This area is located in the northern portion of Eureka and extends along Third and Fourth Streets and encompasses the blocks within M and O Streets.

1. Objective

These guidelines are directed towards renovations, structural additions, and new construction in the Office/Residential district and those buildings which have been converted to office uses. New development will also need to respect the surrounding smaller scale of the neighborhood.

2. Applicability

These guidelines apply to the Office Residential Design Review District.



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3. Traditional District Pattern

The Office Residential district is characterized by smaller lots with wood frame buildings with a moderate set back from the public right-of-way. Homes face the street, are built with porches and historic architectural details, and have parking areas located at the rear of parcels as well as on-street. The small scale grid street and block pattern establishes the character of the built environment. This area contains historically valuable buildings, and they should be maintained as much as possible.

Relationship to Other Documents & Chapter

- *Core Area Design Guidelines*
- *Sign Standards*
- *Development Standards*

Tips for Applicants

- *Verify the operating hours of the Planning Department counter.*
- *Verify the zoning and Design Review overlay of your parcel.*
- *If your project is in the redevelopment area, a Façade Improvement Program is available for financial assistance.*
- *Acquire a Design Review checklist for your district.*
- *Acquire the site plan and architectural application content checklists.*
- *Inquire about proposed development/ renovations of neighboring parcels. Is it possible to participate in a shared parking agreement with your neighbor/s?*
- *Is the City planning street improvements in your area?*
- *Determine if the building is considered historic by the Historic Preservation Commission.*

4. Guidelines

Infill projects and remodeling projects within this district should consider the building scale and be designed to be compatible with the neighborhood context, or the existing structure if applicable. Existing front yard areas are an important open space feature in this area to be preserved and created in new infill development. The following guidelines are intended to help shape appropriate infill or remodeling projects.

a. Site Planning

In the Office Residential areas, the objective of site planning is to preserve the existing ambiance of the district by considering and emulating how buildings relate to the street, sidewalk, and neighborhood buildings.



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1) Building Setbacks

- i. Imitate the existing setback patterns of the surrounding neighborhood.
- ii. Provide front yard setbacks similar to neighboring buildings.
- iii. Use rear setbacks consistent with current setbacks, and use this area for parking and landscaping.
- iv. Provide space for vehicular access driveways on one side of the lot, preferably adjacent to neighboring driveway to maximize landscaped areas on the street.



Existing 2 story character



Existing character

2) Porch and Entrance location

- i. Orient the main entry to the street.
- ii. Preserve front porches on existing residential buildings.

3) Landscaping - Front Yard

- i. Incorporate residential scale landscaping such as small lawns, shrubs and/ or perennial flowering plants in the front setback.
- ii. Landscape with locally compatible, climate appropriate vegetation. Use plant materials that require low maintenance, and provide a majority of ground coverage.
- iii. Use accent entry landscaping, small monument signage, and enhanced paving to enhance the entry.
- iv. Accent site entries with flowering groundcover, shrubs.
- v. Add low level lighting on front walks.

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- vi. Consider the installation of low (3-4') front yard fences or shrubs at back of sidewalk.
- vii. Consider planting a tree near the sidewalk in the front yard, without obstructing the business entry.

4) Pedestrian Spaces

- i. Provide pedestrian walkways, benches on the porch, of similar style as the main house/building design.
- ii. Use recessed lights, wall sconces or other foot lights to light entries, porches, and/or pedestrian walkways.

b. Parking

Parking in this area consists of on-street parallel parking and parking areas located behind buildings. The intent of this section is to provide aesthetically pleasing parking entries, place driveways at the side of the lot, and maintain parking areas to the rear of buildings.

1) Driveway Location/Curb Cuts

- i. In new development locate parking entries and driveways on side streets or alleys when feasible.
- ii. Install common reciprocal (define) access driveways to provide vehicular access to adjacent parcels, if possible.
- iii. When combining parking lots consolidate driveways to reduce curbcuts.



Existing alley

2) Parking Location

- i. Locate parking to the rear and side of buildings.
- ii. Do not create parking spaces in the front yard setback.
- iii. Private parking lots with street frontage should be:
 - Attractively landscaped with planting strips of trees and shrubs near back of sidewalk, or between parcels.
 - On corner lots, screen the peripheral edge of parking by a hedge or masonry garden wall no taller than three feet located at the back of sidewalk.

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- Use permeable paving or grass pavers, in driveways, or drive aisle, or parking stalls.

3) Parking Lighting

- Provide pedestrian scale pole lighting no taller than 16 feet.
- Light pathways with low profile, downward directed light fixtures.
- Prevent light overspill onto neighboring lots.
- Practice energy conservation in lighting with the use of efficient lamps and limited operating hours.

c. Architectural Compatibility

New construction in this Office Residential district will honor the precedents set by neighboring residential buildings. Façade rhythms in this area feature the use of front porches and verandas, and as such these front elements should also be introduced in new residential construction. Guidelines for restoration or remodels of existing houses are also included.

1) Building Massing

- Building massing refers to the bulk of a building created by exterior walls.
- Building designs should consider using elements from surrounding buildings (existing or planned) on the block.
- Create new building bulk similar to that of the neighboring buildings. If a new building will have more square footage it should vary the façade setback in similar increments as neighborhood buildings.



In Development



In Development

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- iv. New buildings may replicate massing of neighboring historic buildings. However, do not copy or replicate the historic building.

2) Building Scale

Scale in this district has typically been set at one or two stories in height and therefore new construction should follow the same form.

- i. Use the current size and scale of the neighboring buildings as a general guideline of how large to make the infill building.
- ii. Do not create a building, which will dominate the surrounding built environment.
- iii. Use simple rectangular forms for infill buildings when neighboring buildings are rectangular.
- iv. Vertically orient the rectangular forms of the buildings (figure).

3) Articulation

Articulation refers to the change in components of the facades of buildings, such as bays, windows and doors. The design of individual building facades should reflect the residential character context.

- i. Use building element setbacks and pop-outs of neighborhood buildings.
- ii. Use the same scale of floor heights as the neighborhood buildings.
- iii. Use similar window and door arrangements of the neighborhood.
- iv. Upper floor treatments are to be proportional to the ground floor treatments.
- v. The articulation and detailing of building elevations should be simple and decorative elements should not be over exaggerated.
- vi. Maintain the general alignment of horizontal features on building fronts. Typical elements that align include window and door moldings.

4) Covered Porches and Stairs

- i. Provide sheltered entries to the building, such as porches, stoops, canopies, or awnings.
- ii. Use similar railing designs found in the neighboring buildings.
- iii. Create transparency with railings which are spaced apart.
- iv. When stairs require rehabilitation, rebuild the staircase according to the style of building.

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5) Windows & Doors

- i. Window and door spacing shall echo the neighborhood window and door spacing.
- ii. Use double hung windows or casements.
- iii. Use wood framed windows and doors.
- iv. Do not use vinyl windows or doors.

6) Awnings and Canopies

- i. Enhance the storefront by installing awnings which are retractable and have the ability to be adjusted depending on light conditions.
- ii. Place awnings within, and not overlap, vertical façade elements.
- iii. Awnings on the same building should be of the same color and used with simple design on the valance flap.
- iv. Keep awnings well-maintained and replace when faded or torn.

7) Façade Materials

Incorporate the same or similar exterior materials found in the neighborhood buildings.

i. Recommended Wall Materials

- Wood siding
- new or used brick
- stucco/exterior plaster (smooth trowled)
- cut stone, rusticated block (cast stone)
- horizontal or vertical clapboard
- shingles
- cement fiber board

ii. Unacceptable Wall Materials

- imitation masonry (e.g. imitation, rusticated block) of any kind
- reflective or opaque glass
- imitation stone or flagstone parquet
- “pecky” cedar
- PVC imitation wood siding

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- “rough-sawn” on rustic materials (e.g. wood shakes, barnwood, board and batten or T-111 siding)
- plastic panel siding

8) Color

The district is characterized by the use of many different color combinations for buildings and these design guidelines encourage this pattern. Color guidelines are general suggestions and not color specific.

- i. The colors for a building should help accentuate the components of the existing house or new building; the main walls, windows and doors and the roof details.
- ii. Use a base color for the walls.
- iii. Use a contrasting or darker tone of the wall color for the trim around windows and doors and smaller details. Typically when using two colors on the trim, the minor trim is darker than the major trim.
- iv. There are color palettes associated with historic periods. Research appropriate colors with the historic societies or the library.

9) Roof Materials and Styles

- i. Gabled and hip roofs are encouraged as the dominant roof forms.
- ii. Use a similar pitch as neighboring buildings.
- iii. Incorporate the roof pitch of the main structure in an accessory building or addition.
- iv. Encouraged roof materials:
 - class “A” composition shingles
 - cement shake
 - tile of neutral color
 - standing seam metal roofs
- v. Unacceptable roof materials
 - crushed stone
 - wood shake
 - brightly colored tile (orange, blue, etc.)
 - corrugated fiberglass

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10) Façade Restoration

- i. Retain and restore original elements of the building. If damage or deterioration is too severe, the element shall be recreated using original materials to match the design, color, texture, and design features.
- ii. New facades should echo the historic architectural quality and fabric as prescribed.
- iii. When replicating historic buildings, use materials, window and door styles, and details true to the time era of the neighborhood.

11) Building Lighting

Lighting in this district should be low level and reflective of the residential character of the area.

- i. Provide accent light on the building at the entries.
- ii. Illuminate exterior walls with downward directed light fixtures located two thirds up from the ground.
- iii. Use light fixtures which are architecturally compatible with the building.
- iv. Prevent off-site glare or light spills.

d. Signs

The signs in this district are limited to the office uses. Signs are to be designed to reflect the historic tone and scale of the neighborhood. These signs can be directly or indirectly lit and should be created of quality and durable materials. Signs will be designed per the sign standards for the sign types described below.

1) Sign Materials and Colors

- i. Color and Materials
 - Use contrast to increase the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.
 - Use sign colors which complement the colors used on the structures and the project as a whole.
 - Use sign materials compatible with the design of the façade (e.g. wood sign on wood siding).
 - Use wood signs that are; carved, sandblasted, etched, and properly sealed, primed and painted, or stained.

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- Use metal signs that are; formed, etched, cast, engraved, and properly primed and painted or factory-coated to protect against corrosion.

2) Sign Styles

Appropriate signs for the Office Residential district include awning, figurative, wall, window, and small monuments.

i. Awning

- Text copy should be limited to the name of the business only.
- Letter color should contrast with the awning and be compatible with the building color scheme.
- The shape, design, and color of awnings should be carefully designed to coordinate with, and not dominate, the architectural style and features of the building.
- Use small projecting signs or signs under awnings.
- Avoid painting cloth awnings in order to change sign copy, as this will decrease the fire resistant/retardant properties of the treated canvas.

ii. Hanging/ Figurative (3 dimensional)

Signs which advertise the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, or books, etc are encouraged.

- Figurative signs may be incorporated into any of the allowable sign types identified herein
- Use only one projecting sign per business.
- Hanging signs should be placed above the entry to a business, or in the case of a porch above the porch entry.
- Use pictographic images when possible.

iii. Wall Signs

- Wall signs can be painted directly on a wall or as a mounted sign board.
- The sign will not dominate the façade, and be in scale with residential neighborhood context. (figure)
- The best location for a wall sign is generally above the entry, or a band or blank area



Appropriate wall sign

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between the first and second floors of a building.

- Use decorative iron and/or wood brackets that support projecting signs.
- To avoid damaging brick and stonework, brackets should be designed so that they can be bolted into masonry joints when possible.
- Wall signs on side walls will be limited to small directional signs.

iv. Window Signs

- Window signs, permanent or temporary, should not cover more than 25% of the area of each window.
- Use a brief message whenever possible, such as the business name and text identifying the type of product or service (e.g., “maternity wear” or “attorney”) or pertinent information (e.g., “reservations required”).
- Give letters and words ample space between each letters.
- Letters should not occupy more than 75% of sign panel area.
- Limit the number of lettering styles in order to increase legibility.
- Avoid hard-to-read, overly intricate typefaces.

v. Monument Signs

- Monument signs are limited to 5' high.
- Place the sign perpendicular to the street.
- Design the monument to relate to the project whether through similar materials, color or lettering style.
- Monuments should be well proportioned and in scale with the project.



Appropriate pole sign



Appropriate pole sign style

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- Use architectural elements such as; a frame, columns, pilasters, or cornices.
- Monument signs can be internally lit, but only the lettering should be illuminated.
- Accent the sign with landscaping at its base, the landscape should not grow to obstruct the sign face.

3) Sign Lighting

- i. Signs should be lit only to the minimum level required for nighttime readability. Direct lights onto the sign area only.
- ii. Minimize the attachment of extra lighting to better integrate signs with the building's architecture.
- iii. Properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way.
- iv. Avoid internally illuminated letter signs.
- v. Use indirect lighting for historic buildings to produce a more intimate ambiance on the street.

