

Chapter 10 COASTAL INDUSTRIAL DESIGN GUIDELINES

A. Introduction

The coastal industrial area has two subareas: the narrow waterfront from C Street to the Marina, and the larger West End area to the west of Broadway, north of Del Norte, generally south of the Marina, and bounded by Humboldt Bay. It was the historical center of manufacturing, the port, and railroad dependent uses in Eureka. This chapter discusses general guidelines for the desired historic and new building character and the treatment of storage areas.

1. Applicability

These guidelines apply to the Coastal Dependent and General Industrial and Public zoned areas within the area as shown on the map.

2. Objective

The main intent is to preserve the historic pattern and character of development and the true industrial functions of both subareas. No particular theme or style is being promoted, but rather an emphasis on those elements that capture the character of the district. Those parcels that are transitional to other commercial uses will require more aesthetic attention to the street edge of their projects. This applies to those large parcels being redeveloped with large scale retail commercial uses or mixed use projects.

3. Traditional District Pattern

The west end coastal industrial area is characterized by large lots developed with large single and two story buildings, made of timber, wood frame and metal commercial warehouse type buildings. Buildings are mostly oriented with the long axis



Historic coastal warehouse



perpendicular to the streets, with office entries located close to the street. Parking is provided in lots onsite generally to the side or to a lesser degree in front of the major building. Paved space is provided for the truck delivery and pick-up of goods. The narrow waterfront industrial area is characterized by the few remaining single story wooden warehouses on smaller parcels due to the

Relationship to Other Documents

- *Sign Standards*
- *Development Standards*
- *General Plan Policies*
- *Building Code*

Tips for Applicants

- *Verify the operating hours of the Planning Department counter.*
- *Verify the zoning and Design Review overlay of your parcel.*
- *Acquire a Design Review checklist for your district.*
- *Acquire the site plan and architectural application content checklists.*
- *Is the City planning public improvements in your area that could affect your project?*
- *Determine if the building is considered historic by the Historic Preservation Commission.*

narrow land configuration.

4. Guidelines

a. Site Planning

Site planning refers to how each building relates to the site or parcel, the street, and neighboring buildings.

1) Building Placements

- Provide for off-street servicing via rear alleys, interior corridors, and service courts. This includes loading facilities and trash collection.
- Front areas– provide space for visitor parking and backup on site.
- Use contemporary loading dock doors, which are similar in scale and overall character to those seen historically.
- Provide some landscaping at the building base.



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Parking in front



Building to sidewalk

2) View Corridors

Allow views to the bay on those parcels located at street ends and with frontage onto the Humboldt Bay when feasible. This can be accommodated as part of the parking lot. The view corridor should be a minimum of 20' wide.

3) Landscaping

- i. Provide a solid fence along the street edge of large storage areas with a hodge-podge of items that can be messy in appearance. This does not apply to lumber or boat storage areas.
- ii. The fence may be constructed of wood, vinyl covered chainlink, or masonry block
- iii. Transition areas - Provide landscaping along the fence line adjacent to the street.
 - Provide a 4' planter with low maintenance dense planting at the building footing on the street frontage.
 - To be landscaped with locally compatible, climate appropriate vegetation.
 - Provide a water efficient irrigation system.

4) Trash Enclosures

- i. To buffer trash receptacles from public views use a solid wall, made of block or metal, whichever matches the main building material.

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Rustic metal enclosures



Existing masonry block enclosure

b. Circulation and Parking

1) Parking Locations

- i. Locate parking lots to the side, rear, or front of building(s) onsite.

2) Pedestrian Walkways

- i. Provide a walkway at the base of the building from the parking area to the entrance or adjacent to the planter at the base of the building.



In Development

3) Parking Lot Lighting

- i. Direct lighting to the on site working areas, and for security purposes, while preserving the night sky.
- ii. Prevent overspill onto adjacent parcels that have residential uses.

4) Parking Lot Landscaping-Transition Areas

- i. Provide a 4' landscape buffer on the street side of the parking lot to buffer views to the lot.

c. Architectural Character

Historic warehouse structures should be maintained to maximum extent feasible. New

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Wood fence & landscaping



landscaped parking lot edge

structures located adjacent to historic warehouses should echo the mass, style and materials and character of the historic structures. Otherwise new structures may be true to modern materials and forms.

1) Building Massing

Building forms should reflect the simple utilitarian forms of railroad or port buildings and historical structures seen in the area. Rather than reproducing or mimicking these forms, use contemporary interpretation of traditional industrial building shapes with simple rectilinear forms, with functional canopies and shed additions.

- i. Use simple forms associated with district, typically rectangular or square
- ii. Smaller, secondary buildings should be simple rectangular shapes as well.



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2) Building Scale

- i. New buildings may reflect the range of sizes that appear in the area.
- ii. Buildings should meet the height restrictions of the City development standards.

3) Building Entries

Clearly mark the main office entry or entries to the building with signage, a canopy, or with a storefront style entryway, or a combination of these.

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Appropriate signage & building



Canopy over entry

4) Materials

Materials are not limited in this district but typical materials to use include:

- Wood structure and siding,
- Painted, treated, or unsealed exterior metal siding,
- Masonry
- Plaster
- Cement board
- Do not use reflective materials



Appropriate scale & materials

5) Roof Styles

Historically, the dominant roof forms of buildings in the area were simple either, gable, shed, or flat with a parapet end wall. Large roofs provide ample area for solar energy systems or green roofs.

Preferred roof forms include:

- Low pitched roof with gable ends.
- Shed roof
- Flat with a front pediment wall
- Provide an integrated gutter system, and direct water to nearest natural drainage if feasible.

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- Use light colored roofing material to deflect heat. But do not use reflective finishes to reduce glare.

6) Building Lighting

- To reduce energy consumption, provide skylights or a clerestory window system in the roof structure.
- Provide night lighting for security such as at the building entries.

7) Historic Industrial Buildings

Retain and restore the original exterior elements and forms of the building as much as feasible. If damage or deterioration is too severe, the building element should be recreated using materials that would match the design, texture and important design features such as window arrangements and styles.



In Development



In Development

d. Signs

Appropriate sign types are those that occur in the district already and are: pole, monument and wall signs, and should be designed per the sign standards for this district.

1) Monument Signs

- Place the sign perpendicular to the street.
- Design the monument to relate to the project whether through similar materials, color or lettering style.

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- iii. Monuments should be well proportioned and in scale with the project.
- iv. Monument signs can be internally lit, but only the lettering should be lit.
- v. Accent the sign with landscaping at its base, providing the landscape does not grow to obstruct the sign face.



In Development



In Development

2) Pole Signs

- i. The maximum height is 24'
 - Place the sign perpendicular to the street.
 - Pole signs should be in scale to the project and the district.
 - Accent the sign with landscaping at its base, the landscape should not grow to obstruct the sign face.

3) Wall Signs

- i. The best location for a wall sign is generally on a band or blank area above the main entrance.
- ii. Wall signs may be applied to the side of the building facing the side street or parking lot.
- iii. Individual mounted letters are allowable.

4) Sign Lighting

- i. Use low level lighting that is directed at the sign face only.

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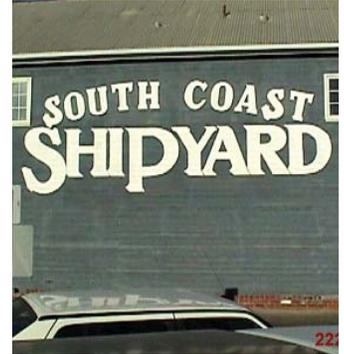
- ii. Prevent light glare onto adjacent parcels or the street.



Historic wall sign



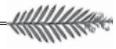
Modern wall sign & logo



wall sign

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A

Aesthetics

Characterized by a heightened sensitivity or appreciation of beauty and often discussed in conjunction with view impacts.

Accessibility

A means of approaching, entering, exiting, or making use of; passage. The right to approach, enter, exit, or make use of; often used in the form of disabled accessibility.

Alleys

A narrow street or passageway between or behind a series of buildings.

Amenities

Something that contributes to physical or material comfort. A feature that increases attractiveness or value, especially of a piece of real estate or a geographic location.

Arbor

A shelter formed by branches or a structure covered in vines.

Arcade

A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Articulation

The small parts or portions of a building form that are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Asymmetry

Irregular correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having unbalanced proportions.

Atrium

A dramatic enclosed glass-roofed indoor space typically associated with high-rise hotels and office buildings.

Attached

Joined to or by a wall, especially by sharing a wall with another building; not freestanding.

Awning

A roof-like structure, often made of canvas or plastic, that serves as a shelter, as over a storefront, window, door, or deck.

B

Balcony

A platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet.

Baluster

Any of the small posts that make up a railing, as in a staircase; may be plain, turned, or pierced.

Balustrade

The combination of railing held up by balusters.

Barrel Tiles

Rounded clay roof tiles most often used on Spanish-style houses. Usually red but are often available in many colors.

Bas-Relief

A sculptural relief that projects slightly from the surrounding surface, and no modeled form is undercut.

Base Flood Elevation

Flood having a one percent chance of being equaled or exceeded in any given year.

Beautification

The transformation of barren or uninteresting spaces, buildings, forms, or structures, into a comfortable or attractive place or environment.

Berm (Berming)

An artificially raised area of soil or turf intended to screen undesirable attributes of a project or site.

Breezeway

A roofed area usually found between a garage and house proper or between commercial and industrial buildings and designed to provide shelter for outdoor comfort.

Buffer

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A term often applied to areas separating incompatible land uses. Can also mean an area of a “transitional” land use that lies between two incompatible land uses.

C

Canopy

A protective roof-like covering, often of canvas, mounted on a frame over a walkway or door or niche; often referred to as an awning.

Cantilever

A projecting element, such as a beam or porch, supported at a single point or along a single line by a wall or column, stabilized by counterbalancing downward force around the point of fulcrum.

Clerestory Window

A window (usually narrow) placed in the upper walls of a room to provide extra light.

Colonnade

A row of columns forming an element of an architectural composition, carrying either a flat-topped entablature or a row of arches.

Column

A supporting pillar often consisting of a base, a cylindrical shaft, and a capital.

Complement

In new construction, it means to add to the character of the area by attempting to incorporate compatible architectural styles, setbacks, height, scale, massing, colors, and materials.

Coping (Cap)

A flat cover of stone or brick that protects the top of a wall.

Corbel

1) A projecting wall member used as a support for some elements of the superstructure. 2) Courses of stone or brick in which each course projects beyond the course beneath it. 3) Two such structures, meeting at the topmost course creating an arch.

Cornice

The projection at the top of a wall or part of a roof which projects over the side wall.

Court

- 1) An extent of open ground partially or completely enclosed by walls or buildings; a courtyard.
- 2) A short street, especially a wide alley walled by buildings on three sides.
- 3) A large open section of a building. 4) A large building, such as a mansion, standing in a courtyard.

Cupola

A small, dome-like structure, on top of a building to provide ventilation and decoration.

Curb Cut

The elimination of a street curb to enable increased access to crosswalks/sidewalks, entry driveways or parking lots.

D

Deciduous

Trees or shrubs, usually in temperate climates, that shed leaves annually.

Density

The number of individuals, such as inhabitants or housing units, per unit of area. The quantity of something per unit measure, especially per unit length, area, or volume.

Dentil

A band of small, square, tooth-like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian, and Doric orders.

Detached

Standing apart from others; separate or disconnected.

Detached Garage

A garage that is completely surrounded by open space or connected to a building by an uncovered terrace.

Detail

An element of a building such as trim, moldings, other ornamentation or decorative features.

Dormer Window

A vertical window which projects from a sloping roof placed in a small gable.



Downspout

A vertical pipe used to conduct water from a roof drain or gutter to the ground or cistern.

E

Eave

The projecting lower edge of a roof.

Eclectic

Composed of individual elements drawn from a variety of sources, systems, or styles.

Elevation

An orthographic view of the vertical features of a building (front, rear, side, interior elevation).

Enhancement

To make better either functionally or in appearance.

Espalier

A trellis of framework on which the trunk and branches of fruit trees or shrubs are trained to grow in one plane.

Esplanade

A long open area for walking or driving along the shore

Eyebrow Window

A small, horizontal, rectangular window, often located on the uppermost story and aligned with windows below.

F

Façade

The entire exterior side of a building; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details.

Fascia

A flat, horizontal member or molding with little projection.

Faux

A simulation or false representation of something else, as in faux wood or stone.

Fenestration

The stylistic arrangement of windows and doors in a building.

Fieldstone

A stone used in its natural shape and condition.

Flood Plain

Land area susceptible to being inundated by flood waters from any source.

Floodway

The channel of a river or other watercourse and the adjacent land area that must be reserved for increased water surface elevation.

Focal Point

A building, object, or natural element in a street-scene that stands out and serves as a point of focus, catching and holding the viewer's attention.

Four-sided Architecture

The full articulation of building facades on all four sides of a structure, including variation in massing, roof forms, and wall planes, as well as surface articulation. See 360-degree architecture.

G

Gable Roof

A ridge roof that slopes up from only two walls. A gable is the vertical triangular portion of the end of a building from the eaves to the ridge of the roof.

Gambrel

A roof where each side has two slopes; a steeper lower slope and a flatter upper one; a 'barn roof'. Often found in Colonial revival houses in the "Dutch" style.

Gutter

A shallow channel of metal or wood that is set immediately below and along the eaves of a building for catching and carrying rainwater from the roof.

H

Hardscape

Areas which water does not easily penetrate. Surfaces that are not landscaped, i.e., sidewalks, streets, building pads, etc.

Harmonious

To be in accordance with or adaption to the context.



Hedge

A row of closely planted shrubs or low-growing trees forming a fence or boundary.

Hip Roof

A roof that is sloped on all four sides.

Historic

Having importance in or influence on history.

Homogeneity.

The state or quality of being the same.

Kicker

A piece of wood that is attached to a formwork member to take the thrust of another member.

L

Landmark

A building or site that has historical significance, especially one that is marked for preservation.

Lattice

A grillwork created by crisscrossing or decoratively interlacing strips of material.

Lintel

A horizontal supporting crosspiece over an opening.

Loft

A large, usually unpartitioned floor over a factory, warehouse, or other commercial or industrial space.
An open space under a roof; an attic or a garret.

M

Maintenance

The work of keeping something in proper condition; upkeep.

Mansard

A hip roof, each face of which has a steeper lower part and a shallower upper part.

Marquee

A sign used above a stage or Theatre entry, with interchangeable letters.

Mixed-Use

A mixture of different types of land uses in close proximity or walking distance to one another.

Monolithic

Exhibiting massive uniformity, singular.

Monument Sign

A free-standing sign attached to the ground with a free standing support, may be in a landscaped area at the base. May have two faces.

Mullion

The vertical member separating adjacent window panes.

Muntin

Wood or metal strips separating panels in a window.

N

Newel

The terminating baluster at the lower end of a handrail.

Niche

A recess in a wall.

P

Parapet

A low wall projecting from the edge of a roof, porch, or terrace.

Parking

To put or leave (a vehicle) for a time in a certain location.

Paseo

A place, path or walkway that allows for a pedestrian to take a slow, easy stroll or walk outdoors and often between buildings; often covered or partially covered.

Pediment

The triangular space at the end of a gabled roof, usually low in height compared with the use of its base.

Pergola

An arbor formed of horizontal trelliswork supported on columns or posts, over which vines or other plants are trained.

Permeable Paving.

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Paving material that allows the passage of water between and through voids in its surface.

Pedestrian-scale

Refers to building and landscape elements that are modest in size; suitable to average human size.

Pier

A vertical, non-circular masonry support, more massive than a column.

Pilaster

A rectangular column with a capital and base, set into a wall as an ornamental motif.

Pillar

Similar to but more slender than a pier, also non-circular.

Pitch

To set at a specified downward slant or slope, i.e. pitch the roof at a steep angle.

Placard

A poster.

Plaque

A flat ornamental plate or tablet fixed to a wall.

Platted

A piece of land; a plot. A map showing actual or planned features, such as streets and building lots.

Plaza

A public square with room for pedestrians and associated activities.

Pocket Park

A very small, lushly landscaped open space often nestled between residential homes, and intended for limited use by local residents only.

Porch

A covered platform, usually having a separate roof, at an entrance to a building. An open or enclosed gallery or room attached to the outside of a building; a veranda.

Portico

A structure consisting of a roof supported by columns or piers, usually attached to a building as a porch.

Preservation

To keep in perfect or unaltered condition; maintain unchanged. To keep or maintain intact.

Promenade

A place for walking for pleasure, strolling

Proportion

The relationship of size, quantity, or degree between two or more things or parts of something.

R

Reuse

To use again, especially after salvaging or special treatment or processing.

Rhythm

In urban design, the regular recurrence of architectural or natural elements, such as even placing of trees down a street or similar widths and heights of buildings in a street block.

Ridge

The horizontal line formed by the juncture of two sloping planes, especially the line formed by the surfaces at the top of a roof.

Rise

The vertical distance from one stair tread to the next.

Riser

The vertical portion of a step. The board covering the open space between stair treads.

Rooflines

Various forms to a roof, such as pitch, ridge, hip, etc., often at different angles.

Roof Pitch

Degree of roof slant stated in inches rise per foot.

Roof Span

The distance equal to twice the roof run, or the horizontal distance between the outside faces of bearing wall plates.

Row Townhouse

An unbroken line of houses sharing one or more sidewalls with its neighbors.

Rustic



Rural or country lifestyle, or lack of sophistication.

S
Scale

The proportion of one object to another. “Pedestrian” or “human” scale incorporates building and landscape elements that are modest in size. “Monumental” scale incorporates large or grand building elements.

Setback

1) The recessing of the upper part of the façade due to the smaller area of the upper floors, 2) The distance a building is recessed from the property line, curb of the street, or the edge of the sidewalk.

Shed Roof

A roof shape having only one sloping pane.

Shutter

A movable cover for a window used for protection from weather and intruders.

Side Loading (Garage)

An accessory building or portion of a principal building, located and accessed from the side of such and designed or used for the parking or temporary storage of the motor vehicles of principal building occupants.

Sidewalk

A paved walkway along the side of a street.

Soffit

The underside of a beam, arch, eave, overhang, dropped ceiling, etc.

Spandrel Glass

Non-transparent glass, available in reflective, patterned, and solid colors. Can be used to give the appearance of having windows.

Spark Arrester

A device that is located at the top of a chimney used to prevent sparks, embers, or other ignited material above a certain size from being expelled to the atmosphere.

Stoop

A small porch, platform, or staircase leading to the entrance of a house or building.

Storefront

The side of a store or shop facing a street.

Stormwater

Water running on the surface of the ground due to rainfall from a storm event.

Streetscape

The overall appearance of a street or grouping of streets in an area and/or the relationship of buildings to the surrounding sidewalk and streets.

Stucco

A durable finish for exterior walls, usually composed of cement, sand, and lime and applied while wet. A fine plaster for interior wall ornamentation, such as moldings.

Surround(s)

The molding that outlines an object or opening.

Swale

A man-made feature typically consisting of a vegetated, linear, gently sloping channel used to convey water. Swales direct water to a stormdrain or ditch to keep stormwater runoff from flowing onto neighboring properties.

Symmetry

Exact correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having balanced proportions.

T

Terrain

A tract or region of the earth’s surface considered as a physical feature and including any surface features of that land region such as mountains, bodies of water, etc.

Tract Development

The division of any land or portion of land which is divided for the purpose of sale or lease, into lots and/or parcels of land. Development typically consists of repeated versions of floor plans and elevations that are constructed together on an area of land.

Traffic

The passage of people, vehicles, or messages along routes of transportation or communication. Vehicles or pedestrians in transit.

Traffic Calming

Techniques that are used to reduce the speed of vehicular traffic, such as lane narrowing, sharp offsets, sidewalk bulge-outs, speed bumps, and road surface



variations.

Transit

Conveyance of people or goods from one place to another, especially on a local public transportation system.

Transition

A change from one place or state or stage to another. In an urban planning context, a “transition” could describe a step in scale of one development to another.

Transom

A small window just above a door.

Trash Receptacle

A fixture or container for the disposal of garbage. Sometimes ornamental in nature.

Trellis

A system of horizontal joists supported on posts, often designed to support growing plants.

Trim

Any visible woodwork or moldings that cover or protect joints, edges, or ends of another material. Examples: baseboards, cornices, door trim, and window trim.

Turf Island

A landscaped area located at the base of a building to buffer the hard edge of a building from a paved surface.

Turret

A small tower, often at the corner of a building.

V

Valley

A low region on a roof between gables.

Veneer

A thin facing of finishing material.

Veneer Wall

The covering of wall construction by a second material to enhance wall beauty, i.e., brick or stone over frame, brick or stone over concrete block.

Veranda

A long open porch that is usually roofed.

Vernacular

Of a common building style of a period or place.

W

Window Sill

The flat piece of wood, stone, or the like, at the bottom of a window frame.

Window Types

- Awning - Top hinged.
- Bay - Extends beyond the exterior face of the wall.
- Bow - Projected window with a curved surface often in the glass itself.
- Casement - Side hinged.
- Combination - The integration of two or more styles into one unit.
- Double Hung - Two sash, vertical sliding.
- Hopper - Bottom hinged.
- Horizontal sliding - Two or more sashes designed to slide over one another.
- Jalousie - Glass slats (Venetian blind principle) with hand crank to open.
- Oriel - Windows that project from an upper story, supported by a bracket.
- Picture Window - Larger fixed sash.





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