

# Appendices

# Green Plan

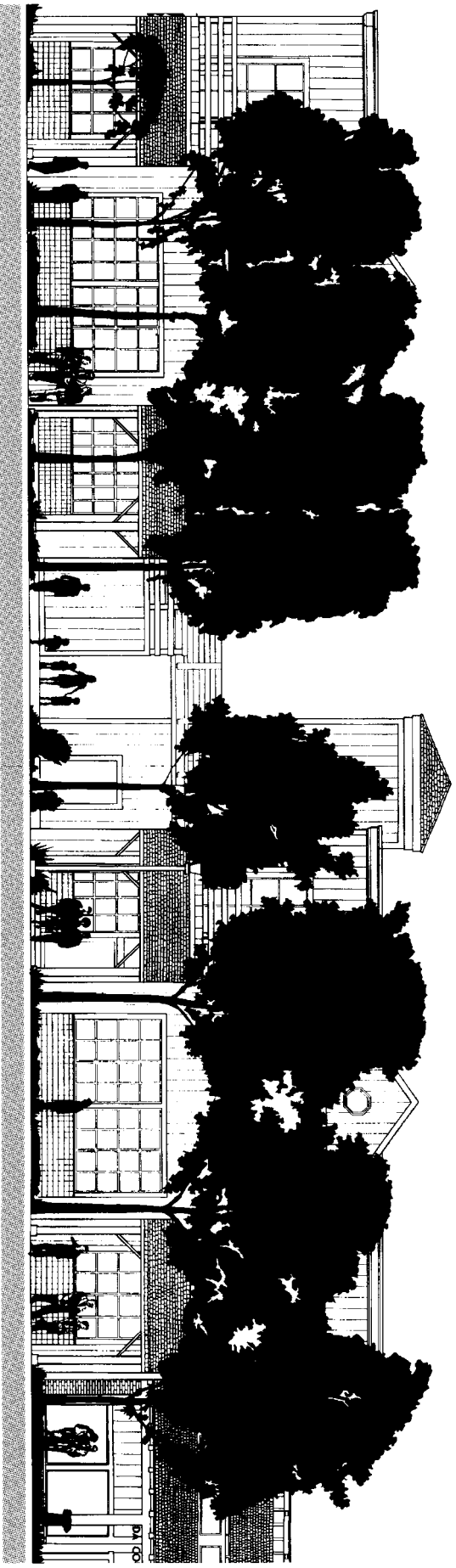
The pattern and type of landscaping defines a downtown commercial district in the same way as does the density and placement of buildings. By implementing an overall green plan in the Town Core area along Bonita and San Dimas Avenue, a new urban character is established. Parkways that contain continuous low planting and a repetitive succession of trees help to

establish and reinforce the street edge.

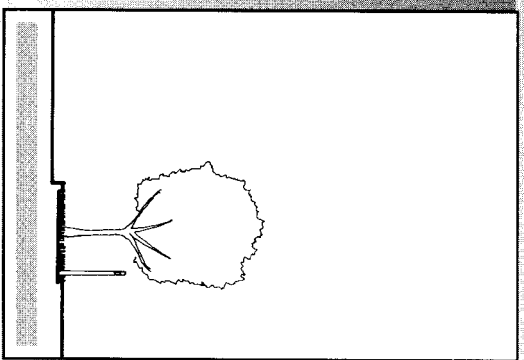
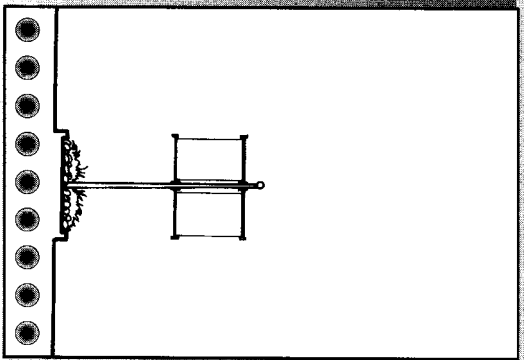
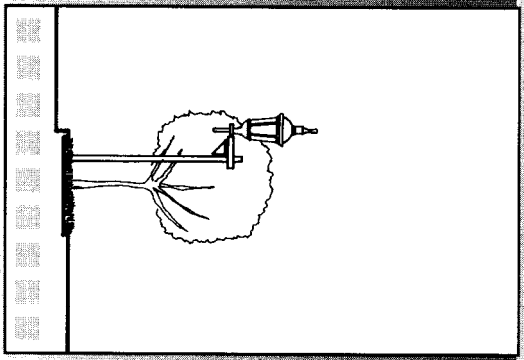
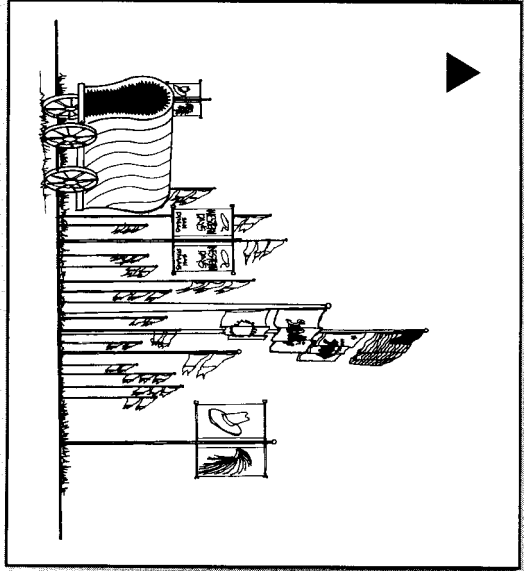
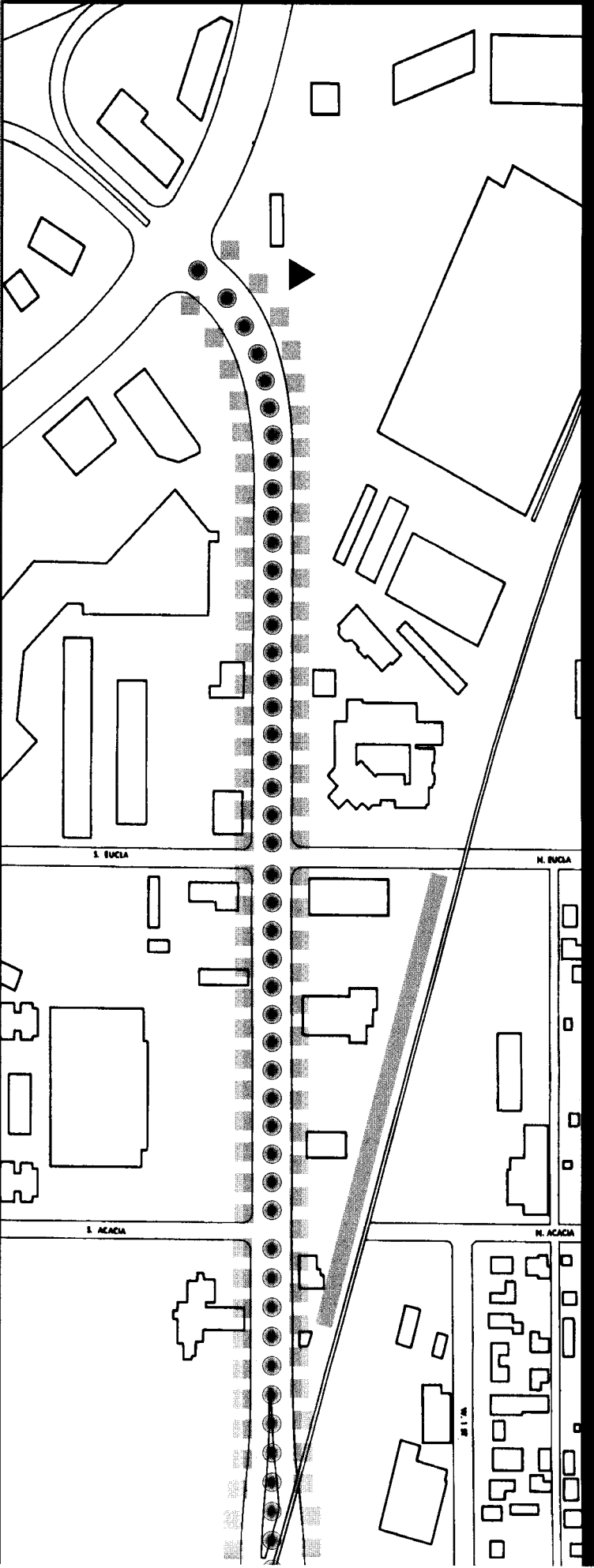
A landscaped street edge helps to link the developed areas along the street by creating a visual continuity. This continuity helps to bridge across poorly planned sites, parking lots, and vacant sites, and ties the Downtown together. Pedestrian activity is fostered by the shelter from the sun and the elements that the landscaping provides.

The Green Plan also addresses the inner block parking areas. The diagrams illustrate various configurations of landscaping, street lighting, and street furniture treatments throughout the Town Core.

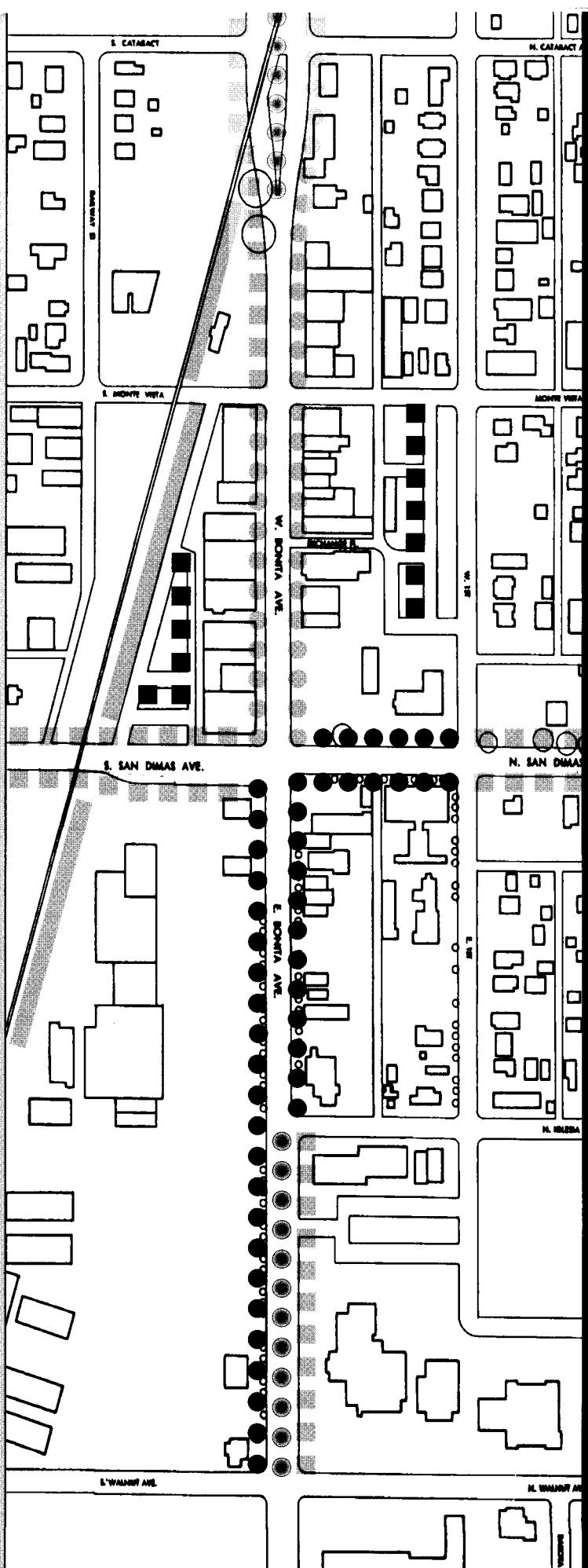
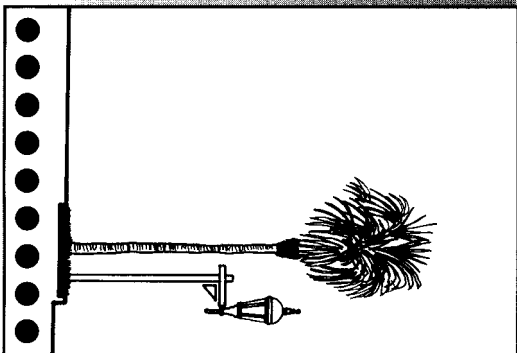
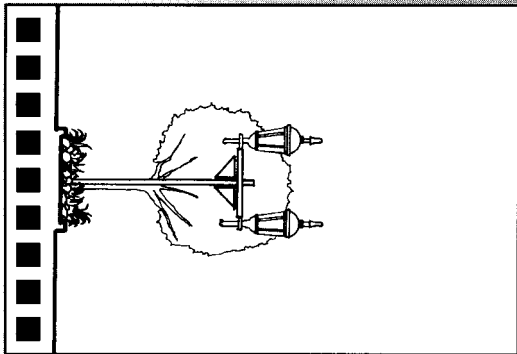
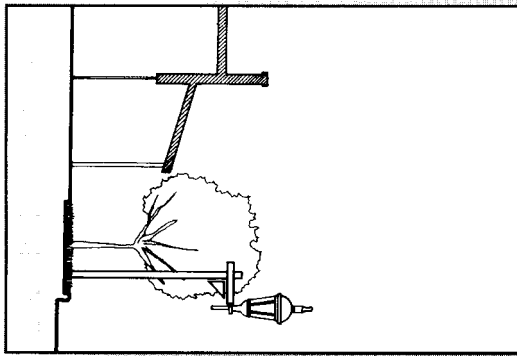
It is proposed that all mature planting will remain, and all new planting will be based on these, and on California native species.



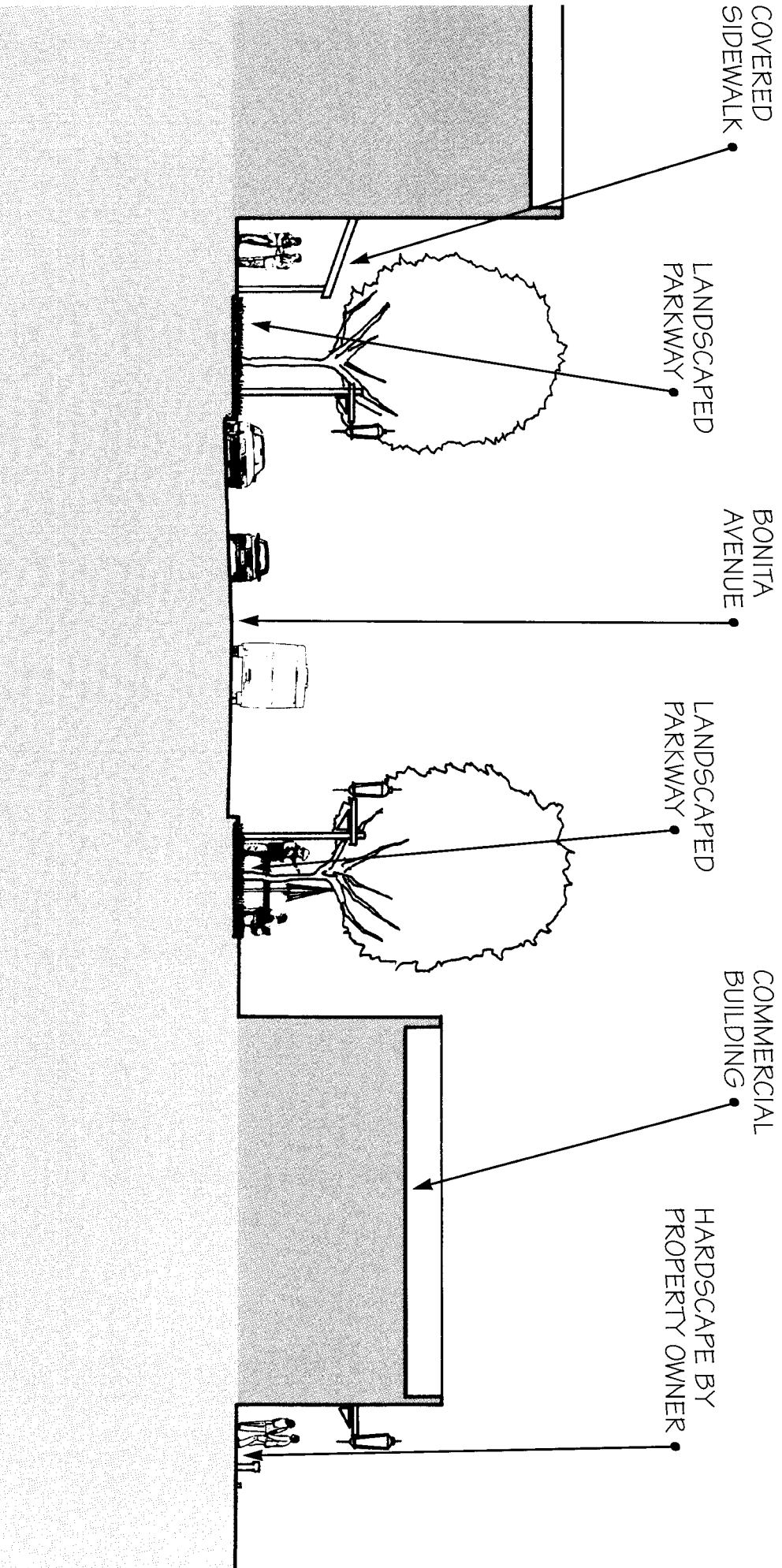
# Bonita Avenue Landscape Plan

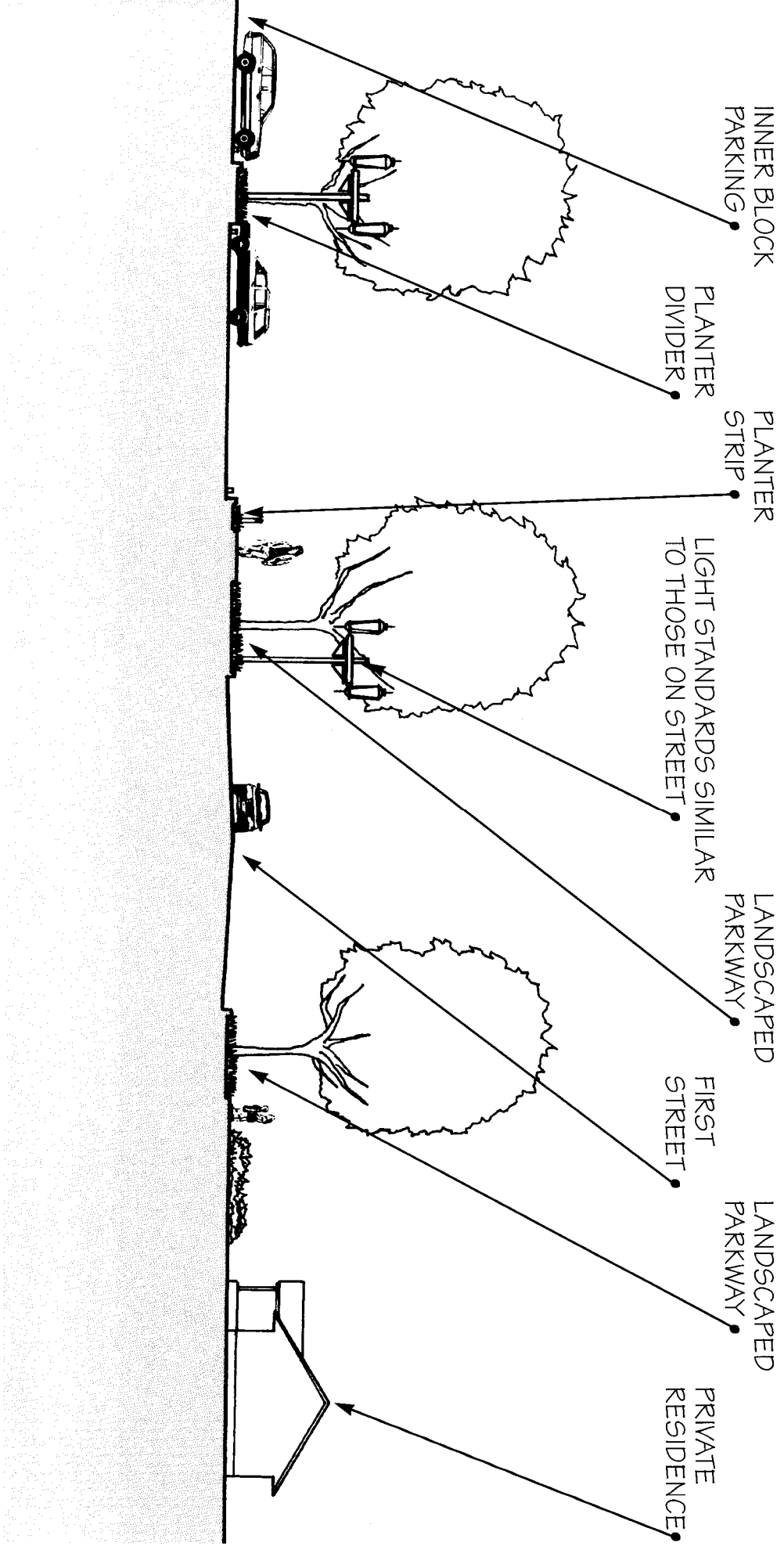


LANDSCAPE, STREET LIGHTING, AND STREET FURNISHING CONFIGURATIONS



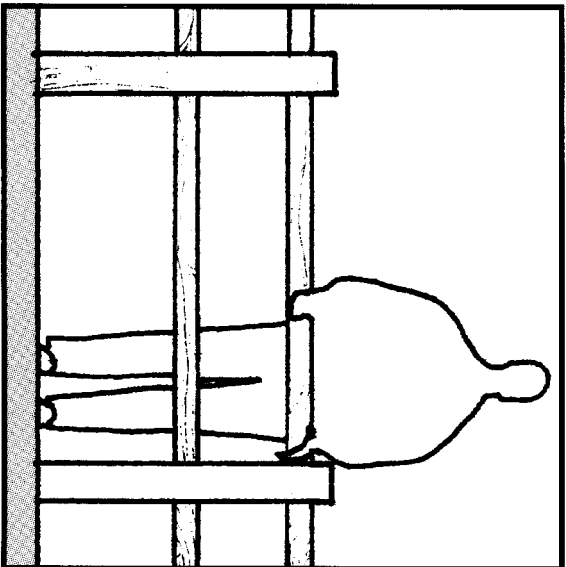
# Bonita Avenue And Town Core Landscape Section



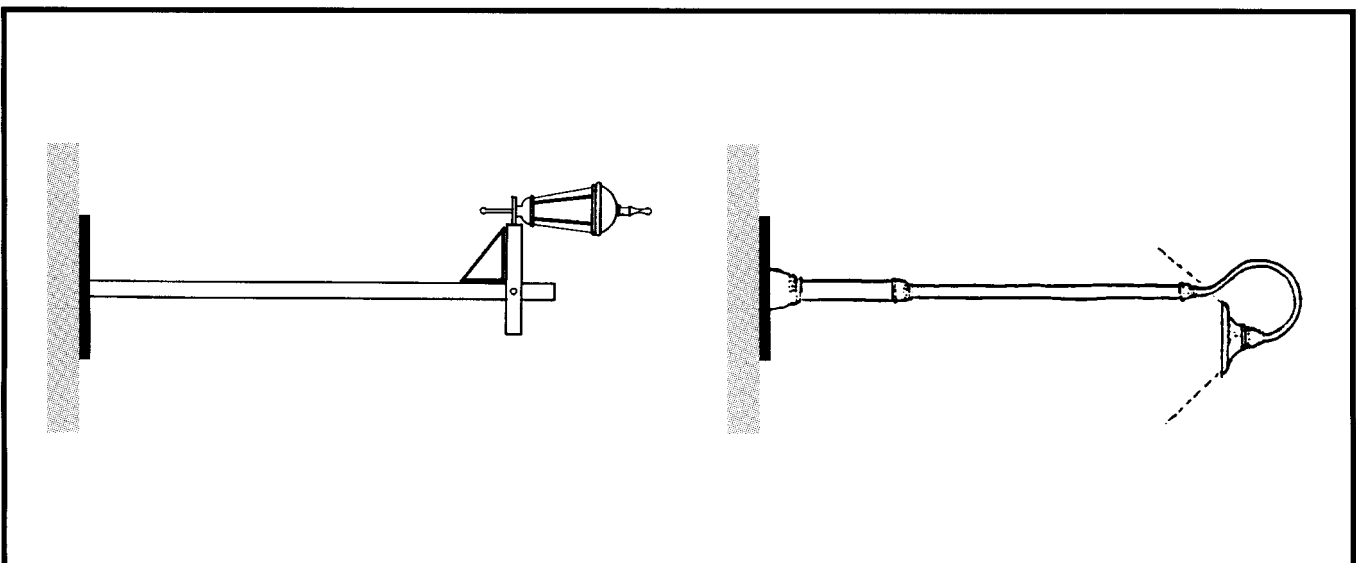


## Street Furnishings

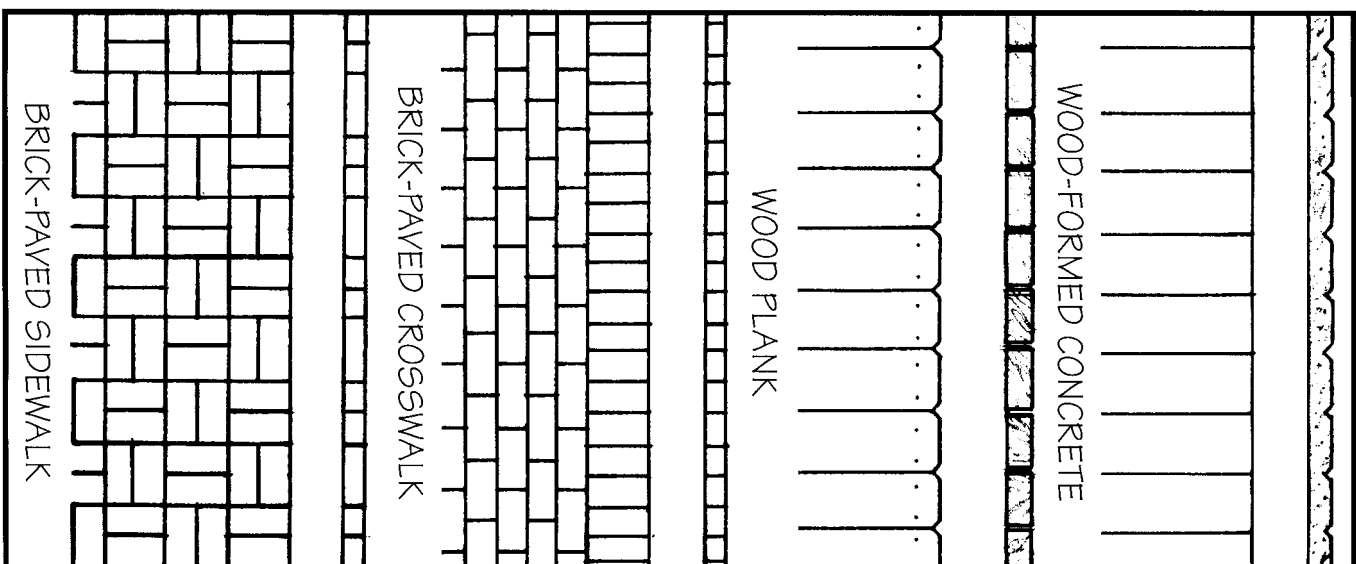
These furnishings are expected to be used in all public and pedestrian areas throughout the Town Core.



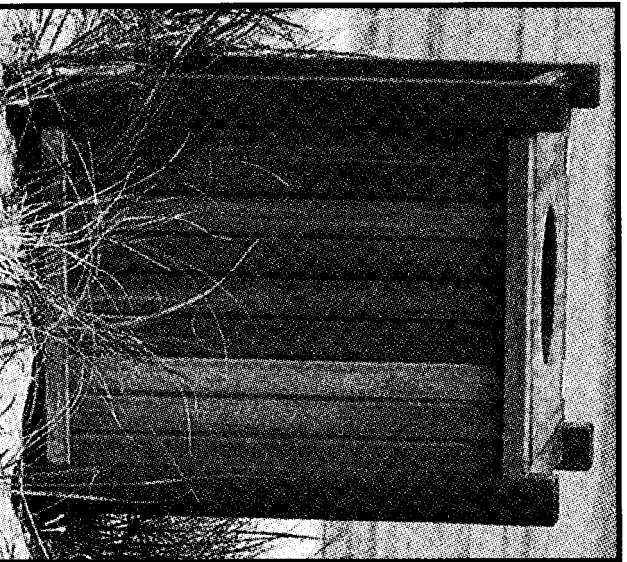
## Street Lighting



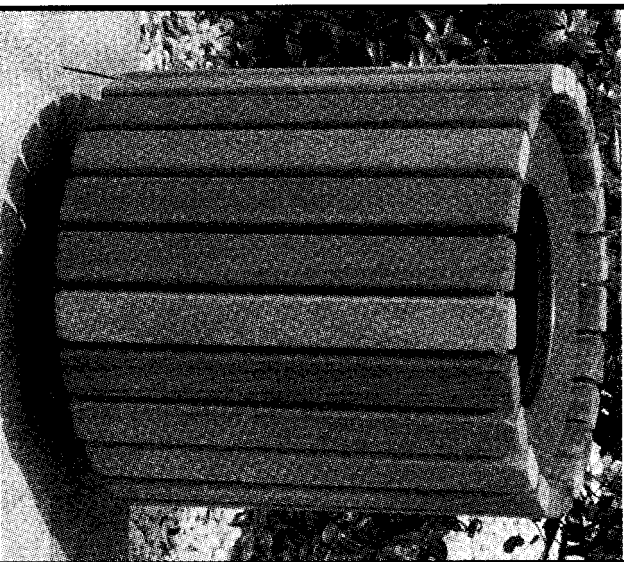
## Surfaces



## Trash Receptacles



TRYSTON CSL

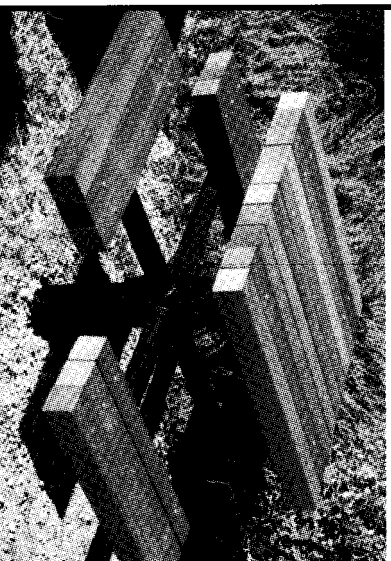


VICTOR STANLEY HF-24

## Tables and Benches

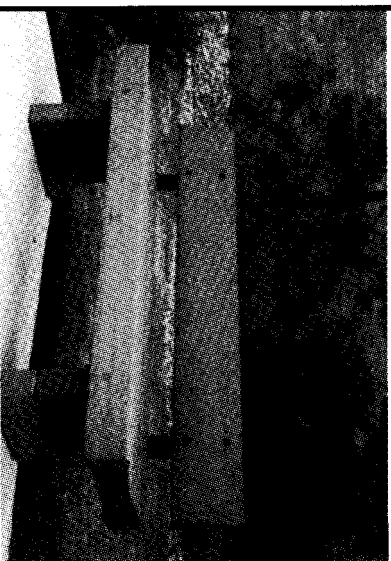


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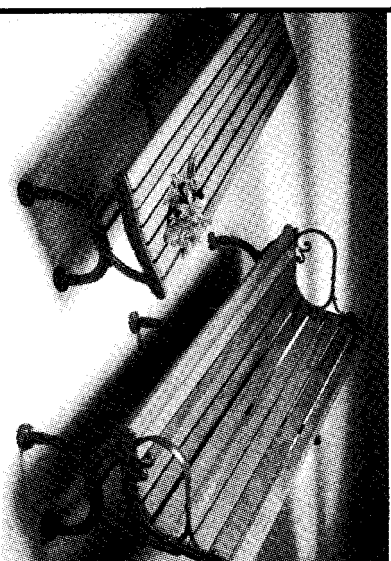


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## Seating



SITECRAFT BCW



HINES III CHBR-2372



# Secretary of the Interior's Standards for Rehabilitation

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1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

# Architectural Worksheet

Use this worksheet together with these guidelines to assess your home when considering restoration or rehabilitation. This worksheet can also be helpful when discussing your project with your architect, contractor or the City of San Dimas planning staff.

## BUILDING SHAPE

- Rectangular
- Square
- L-Shaped
- Other

- Vert. Slats
- Other

- Flush
- Other

### Eaves:

- Closed/Boxed
- Open
- Exposed Rafterns
- Brackets

### Bays:

- Number
- Curved
- Slanted
- Rectangular
- Other
- Describe

## ROOF

### Roof Shape:

- Gable
- Hip
- Shed
- Flat
- Other

### Type:

- Attached
- Recessed
- L-Shaped
- Wrap Around
- None
- Other

## ADDITIONAL

### Sliding:

- Clapboard
- Board & Batten
- Shiplap
- Stucco
- Shingle
- Other

### Roof Pitch:

- Low
- Medium
- High

### Columns:

- Square
- Round
- Tapered
- Other

### Secondary

- Trim
- Porch
- Chimney

### Dormers:

- None
- Gable
- Shed
- Other

### Railing:

- None
- Describe

### Roof Materials:

- Gable
- Hip
- Shed
- Flat
- Other

## WINDOWS

### Type:

- Double Hung
- Casement
- Fixed
- Aluminum

### Foundations:

- Raised
- Concrete
- Block
- Brick
- Stone
- Wood Piers
- On Grade

### Vents:

- None
- Lattice
- Horiz. Slats

### Trim:

- Flat Board
- Raised Moulding

ATTACH PHOTOGRAPH HERE

# Glossary

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A.T. & S.F. - The Atchison Topeka and Santa Fe railroad company, whose line passes diagonally through the Town Core of San Dimas.

Adhoc Capital - The top of a column that is richly ornamented with a mixture of classically inspired mouldings.

Alley/Lane - A service or access road serving the rear of properties.

Amenity Plan - A plan of action to install public amenities along a street or in a particular area over a period of time.

Balustrade - The vertical posts of a railing at stairs or porches.

Bargeboard - Boards placed along the incline of a gable to hide projecting roof rafters.

Beaded Base - At the base of a column, cylindrical mouldings that resemble a string of beads.

Belcast Ends - The shape of a roof overhang which gives it a bell-like appearance.

Building Fabric - The density, scale, mass, and height of a group of buildings or a particular district. The actual

material a building is made of.

Classical - Architectural design based on the elements of ancient Greek and Roman architecture.

Context - Surrounding area and its physical structure, character, and environment.

Cornice - A plain or decorated horizontal band at the top of a building, which provides relief where the wall ends. One of the elements of the entablature.

Cultural District - A complex of buildings or open space for use by the whole community. A facility for uses or events such as museums, lectures, meetings, art fairs, carnivals, etc...

Curb Cut - A break in the street curb to accommodate a driveway for cars or other vehicles to access a site.

Dentils - A small, square block used as ornamentation on cornices.

Doric - An ancient Greek architectural order identified by columns with plain capitals.

Dormer Window - A window that projects from a roof to light a second-story room or attic.

Drop Siding - A type of horizontal, overlapping wood siding.

Facade - The exterior face or faces of a building.

Flashed Glass - A form of stained glass. Elevations - A two-dimensional drawing which shows one face of a building.

Entablature - A horizontal band at the top of a building comprised of the cornice, frieze, and architrave.

False Front - The wall of a building that extends above the roof line to change the appearance of a building. Similar to a parapet.

Finial - A formal, vertical ornament placed at the top of a roof, usually along the ridge.

Foyer - A formal hall or a room in a house located at the main entrance.

French Door - A wood door with a rectangular grid of window panes reaching to the floor.

Frontage - The wall of a building that faces a street, sidewalk, or parking lot. Similar to a facade.

**Gable** - A double-pitched roof with a single ridge.

**Gateway** - A physical landmark that signifies an entrance to a boundary of an historic, commercial, or themed area.

**Guideline** - Formal rules and regulations used by the city to encourage consistent design and development of an area.

**Hip Roof** - A roof similar to a gable but pitched at the ends.

**Inner Block Parking** - A large, collective parking zone that serves an entire block or district. Usually located in the rear of properties and accessed by alleys or side streets.

**Interface** - The zone where things come together.

**Ionic** - An ancient, Greek architectural order identified by fluted columns with scrolls at the capitals.

**Knee Braces** - Braces at 45 degrees that support a roof eave overhang usually at the front and rear of a gable roof.

**Lot Line** - The legal property line of a particular lot.

**Measured Drawings** - Drawings done to standard scales. For example, 1/4"=1'0" , 1"=10'.

**Mixed Use** - A building or a district that is zoned for different uses. For example, a building with ground-floor retail businesses and offices on the second floor.

**Monument Sign** - A detached sign in front of a building that rests on a base low to the ground.

**Morphology** - The form or shape of a city from an architectural and planning point of view that is influenced by the street grid, rail lines, and volume and mass of buildings.

**Open Space** - An outdoor area that is landscaped. A park or grove that can be used for recreation or other special uses.

**Orthogonal** - Relating to street grid and property lines. Streets and property lines which intersect at a right angle.

**Outbuildings** - Buildings secondary to the main house, such as detached garages and stables.

**Paving Stone** - Individual masonry units used for hardscape that are durable enough to handle vehicular traffic.

**Parapet** - The part of an exterior wall that extends above the roof line. Parapets are used to satisfy fire codes, to hide roof equipment, to increase the height of a building, or to create an interesting silhouette.

**Parkway** - A publicly owned strip of land parallel to the street between a curb and sidewalk. It is usually landscaped.

**Paved Crossing** - A crosswalk with paving other than asphalt or concrete.

**Pedestrian Pass-Through** - An exterior corridor at ground level between buildings or through a building that gives pedestrian access from the front of a lot to the back.

**Pergola** - A covered walk formed by a double row of posts with joints above and usually covered with climbing plants.

**Private Improvement** - An upgrade of privately owned property by the property owner based on the guidelines.

**Public Amenities** - Facilities intended for use by the public to provide convenience or comfort. Such facilities are benches, drinking fountains, restrooms, fountains, etc ...

**Public Improvement** - An upgrade of

City-owned land or property based on a long-term strategy to improve an entire street or area.		
Quad - An outdoor plaza or lawn defined on each side by buildings.		
Roof Pitch - The slope of a roof. The ratio of a roof's rise to run in inches. The roof pitch of a common bungalow is 4:12. The roof pitch of a typical Victorian Building is 12:12.		
Road Camber - A gradual arch or slope of a street to the sides to facilitate drainage.		
Rhythm - A sequence of windows, openings, projections, and walls that have a consistent symmetrical or asymmetrical pattern.		
Scale - The size of a building and how it relates to a human or adjacent buildings and structures.		
Scalloped Shingle - For exterior weatherproofing, wood siding in the shape of half-circle like the scales of a fish.		
Setback - Distance from front, side, or rear property line in which a structure is allowed to be built.		
Silhouette - The outline of a building's edges from the ground up to the corner	of the wall, along the parapet or roof, and back down the other wall edge to the ground	Surrounds - On the exterior, wood members placed around a window to give the effect of a frame.
	Spindle Bracket - Decorative wooden mouldings usually found on porches.	Sunburst - Moulding or carving in wood that depicts a sun and rays.
	Stickwork - Decorative wooden mouldings found on the exterior of houses.	Terraces - A formally planned exterior area usually adjacent to a house. Terraces are usually uncovered but can also be covered.
	Stoop - The concrete or masonry base on which a column sits.	Town Core - The historic downtown, commercial, and residential city area.
	Storefront/Shopfront - Usually located at the front of buildings. The glass area on a building that displays goods and also contains an entry. Parts of a storefront include the kickplate, transom, bulkhead, and door. Can also be located at the rear of a building.	Truncated Shaft - The middle part of a column that is wide at the bottom and tapers as it rises.
	Streetscape - The general appearance or character of a street that is influenced by the architecture, planning and landscaping of a street.	URM Code - Unreinforced Masonry Code. It is an enforceable law that requires unreinforced masonry buildings to be demolished or brought up to earthquake and building codes by structural reinforcing.
	Street Wall - Buildings on both sides of a street, which, as an entity, forms a wall that defines a street. Sometimes referred to as an urban edge.	Veranda - A covered porch with posts and balustrades that wraps around the front or side of a house.
	Subdivision - The fragmentation of a lot to accommodate more buildings under different ownership.	Wainscot - Interior finish, usually wood paneling, that is applied to the wall from the base up to the middle.