Bonita Avenue Architectural Guidelines

#### Bonita Avenue Architectural Guidelines Frontier Village

When considering the overall appearance of the downtown, one comes away with a very favorable and spirited impression. The Frontier Village aesthetic acts as an adhesive that binds the town together. On closer inspection, it becomes clear that the aesthetic helps to conceal many problems within the actual building fabric. Many of the buildings in the downtown have undergone significant revisions since their construction. Many of these revisions have been carried out with little consideration of quality methods and materials. Facades and

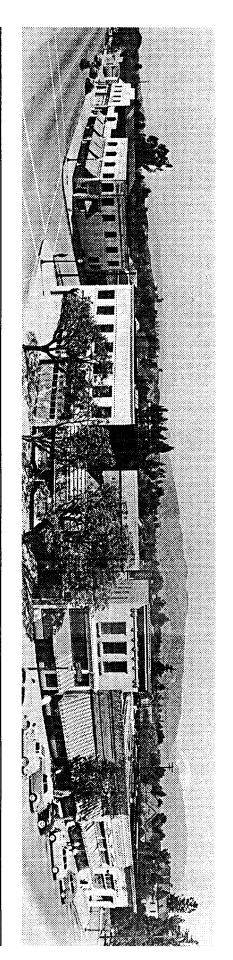
storefronts, especially those that are single story, bear very little resemblance to their earlier appearance, and many of the replacement storefronts are of poor quality. The two-story buildings are less altered, but few have secondstory tenants and these vacancies affect the overall appearance of the downtown. Throughout the downtown maintenance has been an issue overlooked.

Many of the older buildings are constructed with unreinforced masonry, which is very susceptible to earthquake damage. The State has

recently adopted legislation that requires cities to identify all URM (unreinforced masonry) buildings and plan for their demolition or retrofit.

Given the current condition of many of the older buildings in the downtown, it is likely that major work will be required to rehabilitate these structures. In addition to consulting these guidelines, quality building practices should be the ambition of any rehabilitation or new building work in the downtown.

This section of the guidelines introduces 14 topics that address the architectural characteristics of downtown San Dimas.



The 14 topics are as follows:

- Height
- Setback Distances
- Proportion of Openings
- Horizontal Rhythms
- Roof Forms
- Sidewalk Coverings
- Storefronts
- Materials
- Colors
- Upgrading of Rear Facades
- Facade Improvements to Avoid
- Signs
- Special Elements

rehabilitation of existing buildings. preparing plans for new construction or and discouraged improvements which Under each topic is a list of recommended Each topic should be considered when

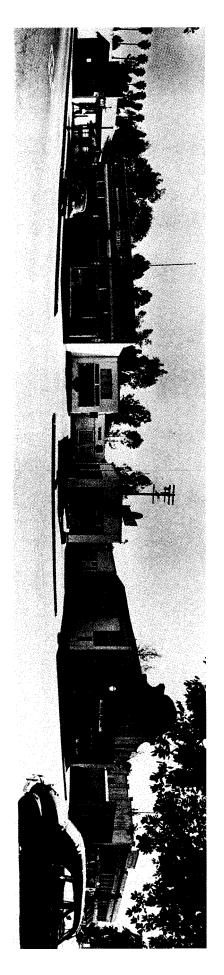
> stated goals. program of construction to meet the onus is therefore on the designer of any to cover all variations of a topic, and the this shorthand format it is not possible understanding the major points. Within provide a shorthand method of

original facade be significantly altered. should be considered. Should the original construction, a restoration effort of building fabric remain from the strategies emerge when considering the will become apparent that two distinct the downtown, consult the Analysis of or rehabilitation of existing structures in buildings. Should a significant amount rehabilitation of existing historic page 41. When reviewing the topics, it Exiting Facades section, which begins on For those considering the restoration

> and those qualities suggestive of the undertaken. Frontier Village aesthetic should be rehabilitation following these guidelines

building along Bonita Avenue. available to those contemplating file in the planning department and are rail crossing to Walnut Avenue, are on of Bonita Avenue from the A.T. & S.F. elevations at large scale, for both sides means of explaining the topics. These along Bonita Avenue are included as a Measured drawings of the elevations

on all elevations for planning submission neighboring buildings should be included consent will be assessed. Drawings of the which any application for planning drawings, represent the context within guidelines, together with the measured The topics discussed within the



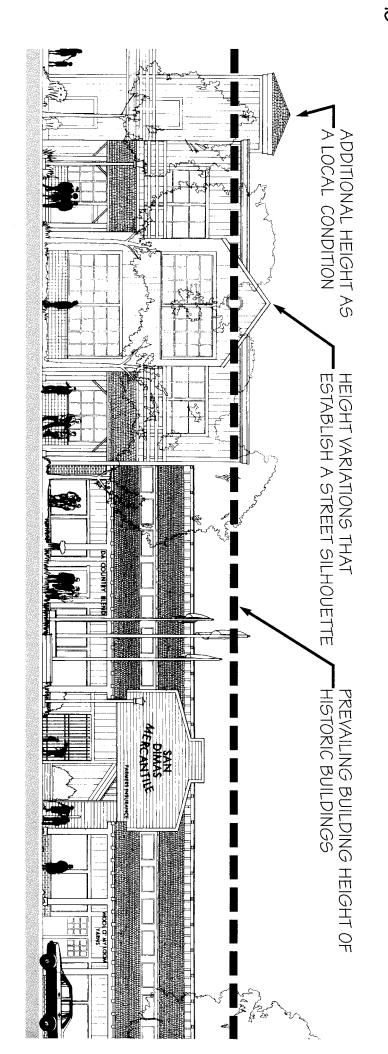
#### Height

aller buildings along Bonita Avenue signal the importance of this area to the community. Taller buildings mean greater density and suggest more street-life activity. Half the historic buildings along Bonita Avenue are two stories in height. These are the most visually significant buildings along Bonita Avenue. The loss of any of these two-story buildings would severely damage the visual identity of the Town. More 2-story, 2 1/2-story, or 3-story buildings are preferable to more single story buildings. Two-story buildings add scale and importance to the Town Core area.

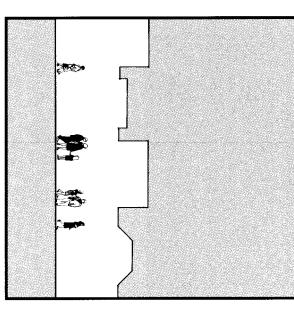
## Recommend

- Two-story buildings within the Town Core should be preserved and restored.
- The construction of additional two or three-story commercial or mixed-use buildings within the Town Core Area should be encouraged.
- A variety of building heights and facade forms should be encouraged to continue the silhouetted appearance suggestive of the frontier theme.
- Corner buildings are special and need to signal the crossing and address both the main and the cross streets.
   Additional height is acceptable in this context, but the additional height

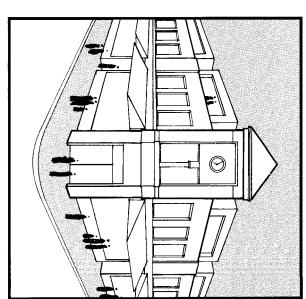
- should be a local condition at the corner only and not extend over the entire site to form a third story.
- Prevailing building height can be exceeded locally at principal building entrances or pedestrian access points.



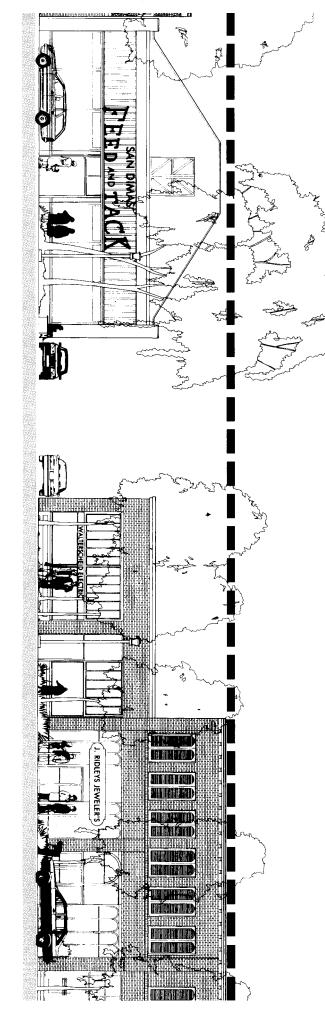
- The construction of buildings along Bonita that are predominantly one story.
- Buildings that do not relate to the prevailing building heights set by the historic buildings along Bonita Avenue.



ROOF LINE SILHOUETTE IS TYPICAL OF THE FRONTIER AESTHETIC



A TALLER CORNER ELEMENT TO HELP MAKE THE CORNER SPECIAL



#### Width

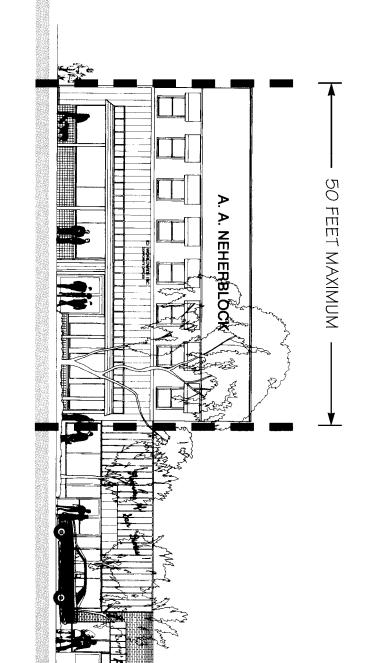
which discourages walking effectively and comfortably gauge their are now in the 25ft to 50ft range. small frontages. Building frontages uncomfortable and overscaled rhythm encourage the pedestrian to explore. pace as they move along the street and meet the needs of larger businesses. neighboring lots have been joined to as small as 10 feet and at the most 50 along Bonita Avenue in the 1920s were was originally subdivided into lots with downtown its scale. Bonita Avenue predominant qualities that give a width are usually the most density of the downtown. Height and Widths that are greater set up an Frontage widths along Bonita Avenue increased in downtown areas, as small These widths allow the pedestrian to feet. Frontage dimensions have width determine the scale and long with height, building or lot

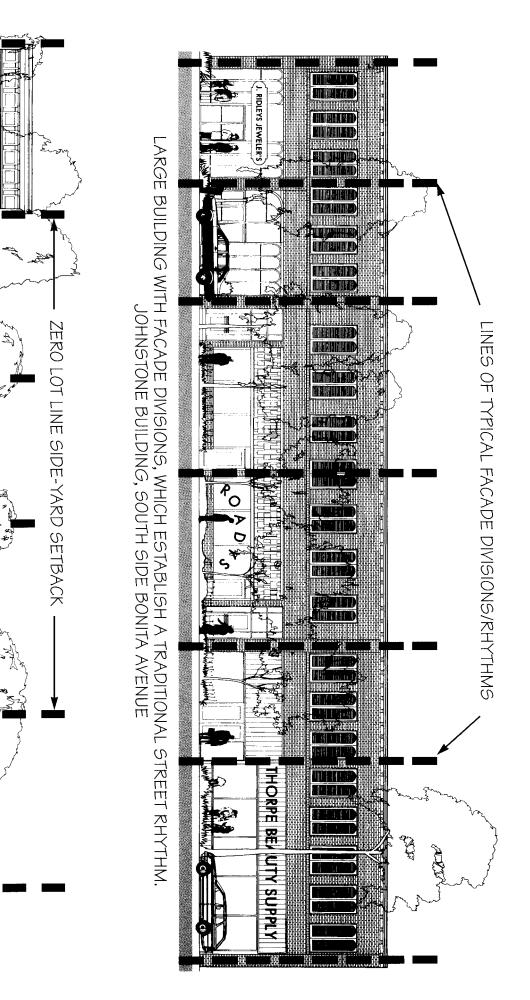
## Recommend

- All new buildings should respect the current lot width dimensions.
   Facades should be designed with divisions to maintain the rhythm established by traditional buildings.
   (See illustration at top of adjoining page)
- Fifty foot wide facade divisions should be the maximum facade unit. Secondary subdivisions of 1/2 or 1/3 of the primary 50 foot width are also appropriate.
- The existing rhythm and continuity of the street should be maintained by building frontages from side lot line to side lot line.

## Discourage

Merging of lots, which destroys the scale and rhythm of the traditional lot width subdivisions.

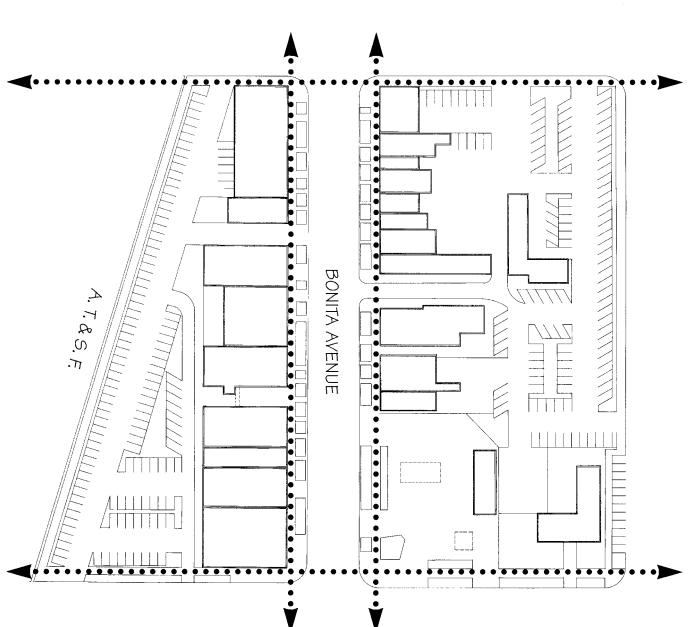




NORTH SIDE OF BONITA AVENUE

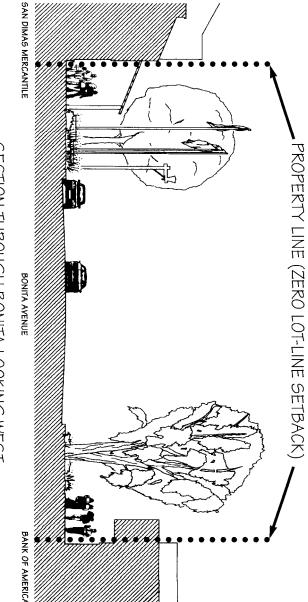
# Setback Distances

pedestrian, since there are fewer street. The public and the private storefronts as they walk along the street provides the pedestrian with a are also eliminated, and the edge of the edge to the street. Side-yard setbacks corners out of view for loitering. merchants and is reassuring for the arrangement is attractive to the realms are clearly delineated. This continuous, close-up experience of property line creating a continuous buildings along Bonita Avenue are typically set directly on the front residential areas. Commercial downtown commercial areas from ero lot-line setbacks distinguish



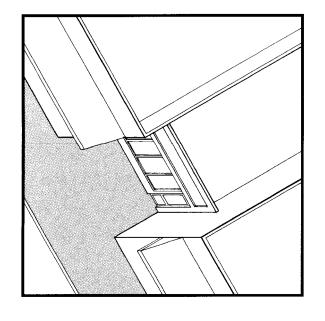
### Encourage

- The zero lot-line setbacks should be maintained for all new buildings.
- Frontages along both front and side property lines should be aligned.
- Setbacks are acceptable as local conditions at points of public access through to inner block parking areas. These areas should be landscaped and should also provide a public amenity, such as a bench or a drinking fountain.

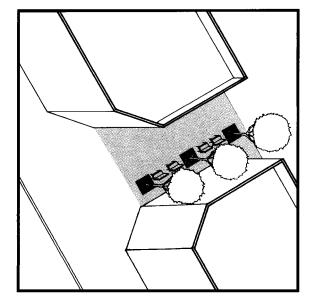


SECTION THROUGH BONITA LOOKING WEST

- Front and side-yard setbacks along Bonita Avenue.
- Future developments along Bonita Avenue that have no regard for the traditions of zero-lot line setbacks, such as the Puddingstone Center, the Chevron Station, and the mini-mall center on the northeast corner of San Dimas Avenue and Bonita Avenue.



SETBACKS LIKE THIS ARE NOT PERMITTED



LOCAL SETBACK IS ACCEPTABLE AT POINTS OF PUBLIC ACCESS TO INNER BLOCK PARKING

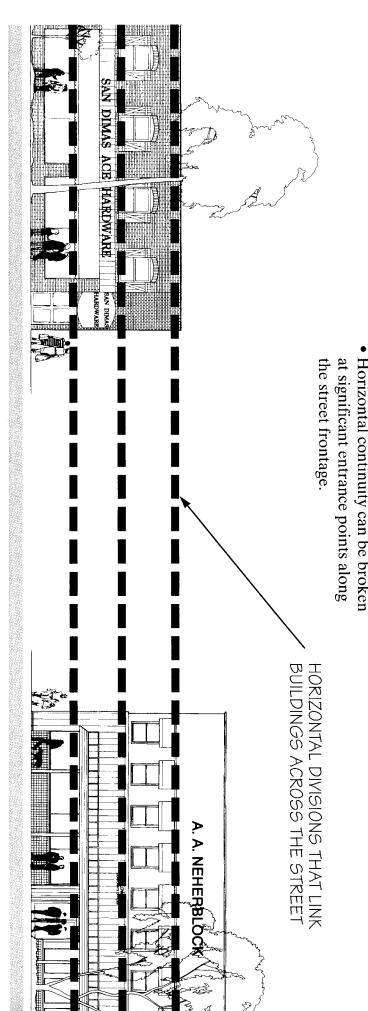
# Horizontal Rhythms

street facades and help to unify the elements run continuously along the plain facade and give a building scale. shadow and interest to an otherwise recessed horizontal features add various buildings. Projecting or top of the building. pronounced horizontal elements at the Along Bonita Avenue various Traditional two-story buildings have the rhythm of horizontal elements. Nosely linked to the pattern of openings on a building facade is

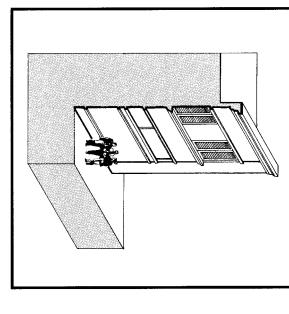
## Recommend

- Projecting or recessed horizontal elements that relate to similar elements on existing buildings should buildings along Bonita Avenue. be incorporated in the design of new
- A significant horizontal element should cap the top of building facades.
- shopping and upper levels A clear horizontal division should be maintained between street-level
- Window openings should be aligned horizontally.
- Sidewalk coverings or porches should the street facade. maintain horizontal alignment along
- Horizontal continuity can be broken at significant entrance points along

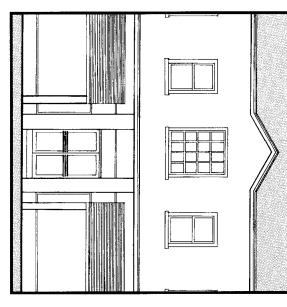
- New construction that does not relate to the horizontal rhythms set up by the traditional buildings along Bonita Avenue.
- Significant horizontal elements that and do not result in shadow relief. are simply a change of color or texture



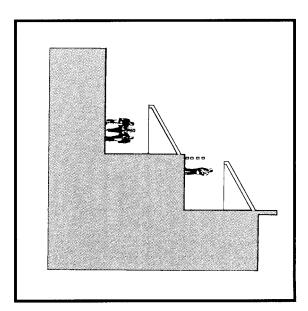
NORTH SIDE OF BONITA AVENUE



A CORNICE AT THE TOP OF A BUILDING IS ONE ELEMENT THAT EMPHASIZES HORIZONTALITY



A BREAK IN THE HORIZONTAL ELEMENTS IS ACCEPTABLE AT BUILDING ENTRANCES



SECOND-STORY BALCONIES AND COVERINGS ADD HORIZONTAL EMPHASIS AND INTEREST TO THE FACADE

# Proportion of Openings

Avenue commonly share window openings of similar size, spacing, and shape. This shared characteristic binds the individual buildings together and contributes to visual harmony.

Repetition of similar openings along a street facade is preferable to many different sizes and styles of openings.

Within the options set up by the historic facades, there is room for individual interpretation and creativity.

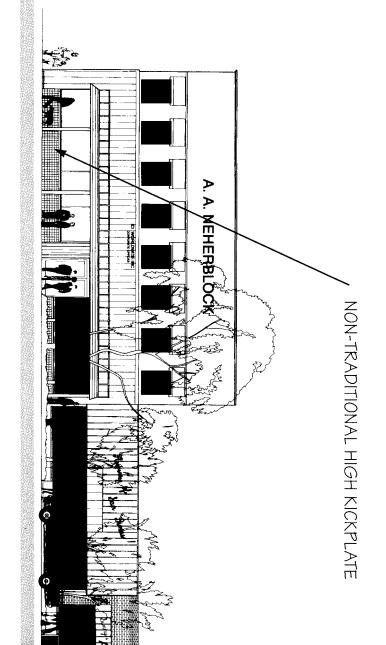
ground floor spaces. opportunity, office tenants may well while other tenants often may not. and make for a lively street frontage provide visual interest to the pedestrian environment. Furthermore, retailers disadvantage to their working merchants and to provide the storefront window display space for openings. This is to maximize the are wide with little wall space between Thus, retail activities are preferred for find the storefront windows a take full advantage of the storefront the stores. While retailers are able to pedestrian with an inviting view into Window openings at sidewalk level

Window openings on upper levels are predominantly narrow with a vertical orientation. They are organized in horizontal bands with the spacing between window openings typically being one window width. The

smaller openings reduce unwanted heat gain to the upper spaces while still providing daylight and natural ventilation. Ideal tenants for these upper spaces are office users. Retailers do not find this upper space attractive because it does not attract the passing pedestrian.

## Recommend

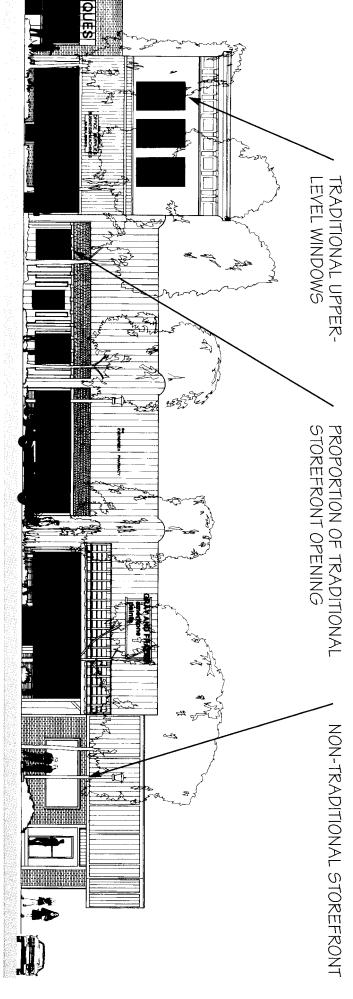
- The proportion and spacing of openings, which is inherent in the historic facades, should be continued in new construction and additions to existing buildings. (See the illustration below which highlights the traditional openings).
- All facades that address a street or pedestrian area should have a consistent pattern of openings.
- Recessed balconies on second stories should be encouraged. Recessed balconies could have permanent coverings or awnings. These balcony coverings are an opportunity for



## adding color to the building facade while the balconies provide depth and visual interest to the facade.

- Awnings should be added to existing second floor window openings.
   These awnings help reduce heat gain and are an opportunity to add interest and color to the upper facades.
- Balcony railings should be made of wood.
- All awnings, covering supports, and railings should be designed to reinforce the rhythm set up by the facade openings.

- The new construction of low-mass buildings that do not reflect the proportion of surface and openings found in the historic facades.
- Blank facades on cross streets or fronting pedestrian areas.
- Fake windows that are included simply to animate an elevation are to be avoided. There are many creative and useful design alternatives to fake windows, which can help animate a building facade.
- Aluminum replacement windows should not be used in historic buildings



NORTH SIDE OF BONITA AVENUE

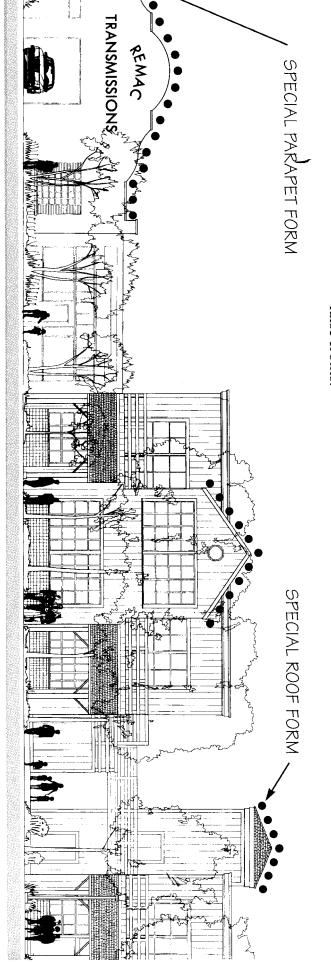
## Roof Forms

plane and become skyline features. are hidden by the extension of the front exist along Bonita Avenue, these roofs appearance. Where pitched roofs do some version of a pitched or sloping occasionally break the horizontal roof spires, towers, or corner elements, wall plane in the form of a parapet or a roof, commercial buildings are known the residential areas of the Town Core. false front. Special elements, such as for their predominantly flat-roofed Whereas residential buildings have from the roof forms that are found in he roof forms along Bonita Avenue are significantly different

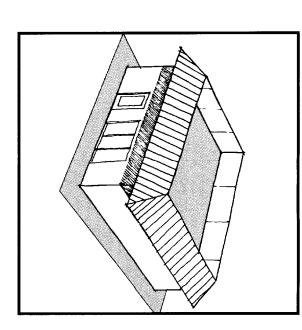
## Recommend

- New buildings along Bonita Avenue should continue to retain the flatroofed appearance found in the historic buildings.
- Sloped or pitched roof planes should be hidden from view by the front facade or a parapet.
- Special parapets forms can be incorporated which give a building an overall identity, as in the case of 108 West Bonita Avenue (Remac Transmission). If such special parapets exist they should not be significantly altered when rehabilitating the building.
- Taller buildings with parapets are preferable to lower buildings with tall false fronts.

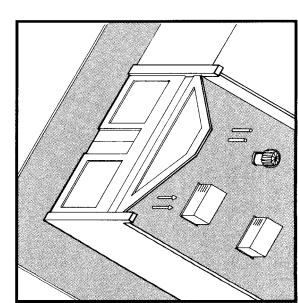
- A variety of building heights suggestive of the silhouetted appearance of the frontier theme are recommended. (Also see Building Height section.)
- Significant architectural elements (such as entrances and corners) whose height is greater than the prevailing building height should be designed to incorporate special roof forms.
- Roof equipment should be removed or relocated if visible from the street. If this is impossible, it should be screened from view by a parapet or other architectural element that makes it less noticeable.



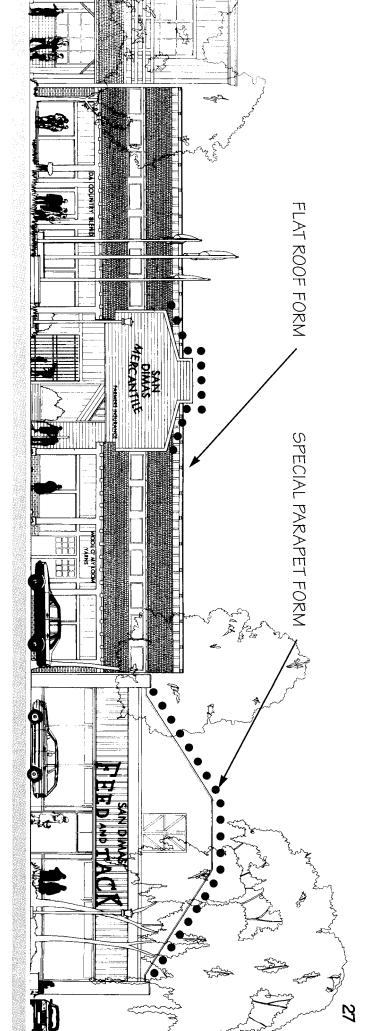
- Sloped or pitched roof forms along Bonita Avenue.
- Architecturally insignificant roof elements that break the prevailing horizontal roof line.
- False fronts that unreasonably increase the scale of the building to which they are attached.
- Unsightly roof equipment visible from the street or parking areas.
- Mansard roof forms.



MANSARD ROOFS ARE NOT ACCEPTABLE



EQUIPMENT SHOULD BE SCREENED FROM STREET VIEWS



SOUTH SIDE OF BONITA AVENUE

# Sidewalk Coverings

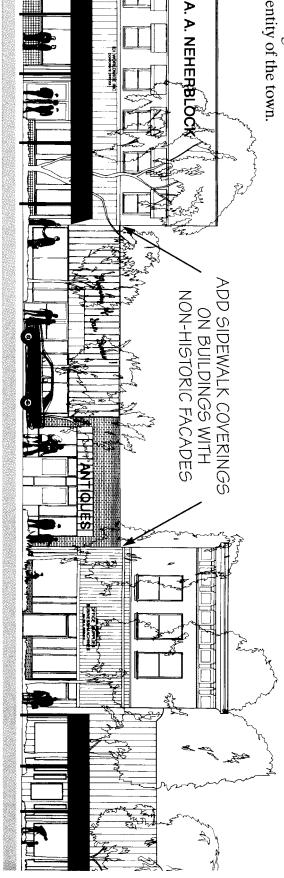
also help to moderate solar gain and and sun, protect display-window coverings have practical advantages in visual impact on the facade of a building coverings and awnings have a significant with the wooden sidewalk surfaces, are wood with rough detailing, and, together sidewalk coverings are usually made of awnings along Bonita Avenue. These reduce air conditioning costs while merchandise from solar damage. They building facades together. Sidewalk and are one of the primary elements Dimas its western image. Sidewalk the primary elements which give San reinforcing the identity of the town that they shelter pedestrians from rain that bind the different storefronts and Lporches have replaced the traditional In many cases, sidewalk coverings and

### Encourage

- The continued use of sidewalk coverings or porches should be encouraged on new buildings along Bonita Avenue.
- Historically significant buildings which undergo accurate historical restoration should be required to install cloth awnings.
- South-facing frontages should be required to incorporate sidewalk coverings or awnings.
- All types of sidewalk shading devices should be properly maintained.
- Breaks in the sidewalk covering should occur at significant building entrances or pedestrian pass through areas along the facade.
- In the design of sidewalk coverings

- consideration should be given to the cumulative effect of adjacent coverings on neighboring buildings.
- Vertical supports for sidewalk coverings should not be less than 6x6 timbers if single and 4x4 timbers if multiple.
- Details currently used on the existing coverings are simple and new coverings should employ similar details.

- The removal of existing sidewalk coverings except in the case of accurate historical rehabilitation.
- The introduction of sidewalk coverings of different historical styles.



NORTH SIDE OF BONITA AVENUE

The display window is the

## Storefronts

element and is therefore relatively easy storefront is usually a non-structural carries the upper story and facade of the storefront is inserted. The the building, and into the framed space building walls, and above by the upper most adaptable. It is that part of the facade. A large structural member front facade framed on the sides by the The storefront is that part of the building street facade which is the

significantly altered or removed and efforts should be undertaken to retain the original storefront remains, all undertaking a building renovation. If primary consideration when of the existing storefront must be a appropriateness, quality, and condition in modern materials. The replaced with inappropriate storefronts buildings, storefronts have often been to change. On otherwise historic

# Storefront Windows Windows Recommend

- displays and windows animate the display. For the pedestrian, these the retailer to provide an inviting the sidewalk. It is the opportunity for inside and the pedestrian outside on connection between the business The size and shape of the original The scale, size, and divisions of the storefront and window opening should proportions of the building facade. windows in new construction should be retained in order to maintain the
- Architectural features which are part architecture of the building. of the storefront should relate to the downtown buildings. be similar to those found in historic

gives a measure to one's walking pace.

The more there is to see, the slower the

experience of walking along the street

The frequency of windows and doors

- Clear glass is the only acceptable glazing material for storefront windows.
- For restaurants and other uses or louvers can be used for privacy. requiring restricted street views, blinds
- If window replacement is necessary, materials selected should resemble buildings in the downtown. those originally used on the historic

should relate to the architecture of the

building of which it is a part.

component of a traditional storefront

(see opposite page). The storefront

the storefront window is one

occur frequently. On historic buildings storefront windows and entries must retain a pedestrian oriented streetscape pace; the less to see, the quicker. To

> architecture of the building. The style shape and relative dimensions of the of the storefront should complement of the storefront as it relates to the project consider the condition and style retained, or the overall proportion of original storefront opening should be it. If a new storefront is planned the the architecture of the building. When planning a building renovation the building facade will be compromised

# Windows Discourage

- On historic buildings and storefronts, inconsistent with the architecture of window openings in a manner renovations should not alter the the original storefront.
- Filling in of existing storefront windows is not acceptable.
- The use of glazing materials other than mirror glass, solar tinted glass, etc.) clear glazing is unacceptable. (e.g.
- Do not paint glazing to obscure vision through storefront windows.
- Do not install air conditioning units any building. on the front facade or storefront of
- storefront windows. Do not install security grills over
- Box section aluminum window systems windows on historic buildings. should not be used as replacement

# Storefront Kickplates and Transom Windows

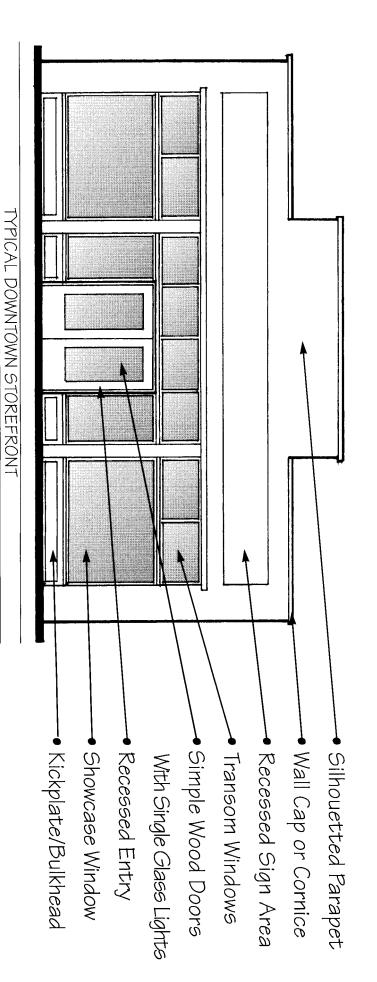
window is raised up on a bulkhead. This bulkhead is faced with tile or other material—this area of the storefront is known as the kickplate. The kickplate area effectively lifts the window display to a convenient height for pedestrians. The transom windows are the smaller divided windows above the display windows. Transom windows allow light to penetrate deeply into the store plan over the front display and entry, and traditionally were operable to promote natural ventilation.

#### Storefront Kickplates and Transom Windows Recommend

- Where possible, original kickplates and transom windows should be uncovered, retained, and restored.
- New buildings should be designed with kickplates and transom windows that relate to the historic frontages along Bonita Avenue.
- If new suspended ceilings are installed they should be designed to slope upward at the storefront to incorporate transom windows.

# Storefront Kickplates and Transom Windows Discourage

- Destruction, covering up, or removal of existing historic kickplates and transom windows.
- The construction of new building storefronts that do not include kickplates and transom windows.
- Glass storefronts which extend close to the floor level of the store and do not incorporate traditional storefront elements and proportions.



# Storefront Entries

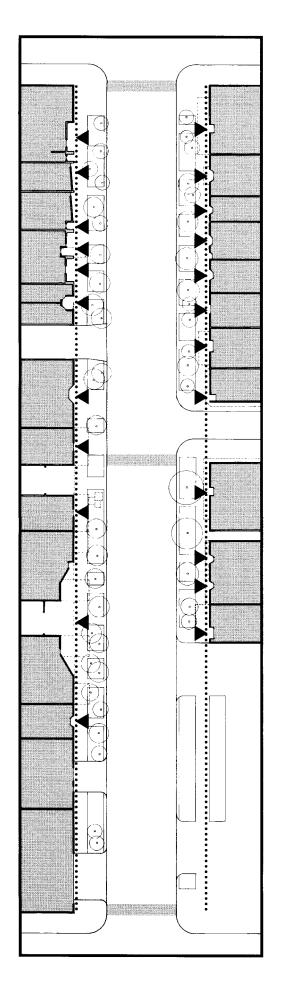
# Entry Recommend

## Entry Discourage

entry and makes it more appealing. entries along Bonita Avenue are typically add richness to the pedestrian shopping entry opportunities offer many choices and entries is important. Multiple and frequent changes. While architecturally changed, the store. The recess also emphasizes the sheltered transition area to the interior of recessed. This provides a larger glass area experience. Commercial storefront have remained the same. The frequency of the number and location of most entries for window display and incorporates a removed or have undergone significant Lalong Bonita Avenue have been any of the historic storefront entries

- Recessed entries should be retained and encouraged in new storefront construction or remodeling.
- Maintain the number and frequency of storefront entries along the street. The number of entries reduces the perceived building scale and offers variety, both of which help to encourage walking and other pedestrian oriented activities.
- Commercial entry doors should be made principally of glass with vertical proportions which help convey a sense of invitation and openness.
- Openings with double entry doors should be retained.

- Do not cover up original details and entry features.
- Do not replace original entry and glazing materials with inappropriate modern materials or storefront glazing systems. (e.g. box section aluminum)
- On historic buildings, do not alter the original location or type of entry.
- Avoid using metal security grills which drop down over doors and windows. Use internal electronic security systems instead.
- The choice of solid or residential type doors with small glass areas must not be used as storefront doors.



▲ STOREFRONT ENTRANCES ALONG BONITA AVENUE

# **Building Materials**

The original architectural details,
 construction techniques, and
 materials provide us with insight into
 the history of the town and its
 buildings. Many examples of early
 original construction are in evidence in
 the historic Town Core of San Dimas.
 Building techniques and technologies
 have changed over the years and it is
 important to preserve examples of
 earlier building efforts if the building is
 of architectural merit.

In rehabilitating an historic building, it is important to retain as much of the original building fabric as possible. When designing new buildings it is important to consider the materials and techniques employed on the historic buildings in light of current practice. Techniques, building codes, and materials are different today than they were when the historic Town Core was constructed. However, it is possible to devise techniques that employ the efficiency of current practice, yet are sensitive to the detail concerns that the historic fabric reveals.

### Building Materials Recommend

- Original building facades should be repaired with materials that match the original materials used.
- On historic buildings where inappropriate materials have been used in remodeling, such as modern metals and plastics, these materials should be removed and the building restored as described in the point above.
- On historic buildings, retain as much of the original building fabric as possible.
- If historic buildings require cleaning use non-abrasive methods which do not deteriorate the building surface.
- New materials used on facades should be limited to those materials employed on the original facade. If additional materials are added they should be limited in number so as not to detract and contrast with the original facade.
- Hardware on historic buildings should be selected to relate to the original facade.
- Hardware that appears to be of a different period or architectural style from the building being renovated should be removed.

### Building Materials Discourage

- On historic buildings, all means must be taken so as not to remove or destroy materials when they can be incorporated into the plan for building renovation.
- Do not use highly destructive or abrasive cleaning techniques such as sandblasting on historic buildings.
   These techniques badly affect the underlying building elements and lead to future deterioration of the building fabric.
- On historic buildings, original facades and features should not be covered or obscured by newer facades.
- Do not use obviously modern materials, finishes, and hardware on historic buildings.

#### Color

appear coordinated and tasteful. carefully so that the results of repainting and excitement to the commercial significantly to the overall impact of considered for non-wood elements. many of the wood frontages, as the case of Bonita Avenue, brown is the other features are forgotten. In the district. Colors should be selected the Bonita townscape, and add interest theme. Other brighter colors should be unfinished, and adds to the western wood appears to be somewhat prevailing color. Brown lends itself to remains in the memory when many building or a grouping of buildings. distinguishing characteristics of a These accent or highlight colors can add The coordinated and tasteful use of color is one of the most

## Recommend

- Paint colors should relate to the natural material colors on the facade of the building.
- To accent details, entrances, and awnings, choose coordinated contrasting colors.
- Consider the color schemes on neighboring buildings when deciding on a color scheme for your project then choose colors which relate.
- The number of colors on any one facade should not exceed four.
- Large buildings and expansive flat building facades should be painted with subtle colors.
- Detailed buildings can be painted with brighter and contrasting coordinated colors.
- Consider the orientation of the building facades when selecting colors.
   Colors used on north facing facades will appear warmer when used on south and west facing facades.

- Historic buildings often have detailed cornices and intricate architectural elements which should not be painted with many contrasting paint colors.
- Avoid painting the main body of a building facade different colors when the building surface forms a continuous plane.
- Do not select a highlight color from outside the color palette used on the main building and storefront. (e.g. on a building which is primarily a brown wood tone, choose forest green as a highlight color not a bright orange or pink)
- Do not use colors which obviously conflict with the colors used on neighboring buildings.

## Upgrading of Rear Facades

Rear building facades, especially those fronting on inner block parking, have a potential for attractive upgrading for retail and commercial uses. The rear of the building should be considered as a second frontage and not an unsightly back area. With the development of inner block parking areas, these rear entrances can be an attractive, alternate pedestrian access to retail stores and 2nd floor offices.

Typical improvements include the screening or relocation of trash bins, signage, screening or relocating utility meters, lighting, painting, and landscaping. These and other improvements are illustrated here.

## Recommend

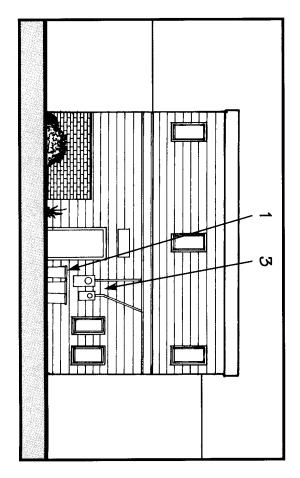
- Relocate or screen trash bins
- New paving and walks.
- Relocate service meters, pipes, wires, etc. that are exposed.
- Introduction of new entrances or the upgrading of existing entrances.

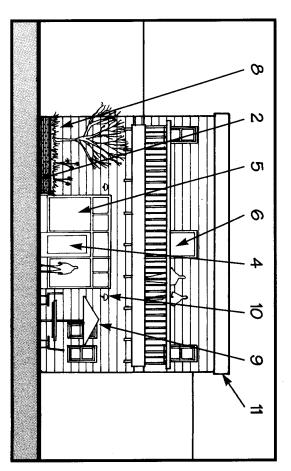
4

- 5. Repair or replacement of windows.6. Introduction of second-story access
- Introduction of second-story access stairs and balconies.
- . New signs based on the recommendations outlined in the
- Planters and landscaped areas.

signage section of these guidelines

- Outdoor seating areas.
- 10. Outdoor lighting improvements.
- 11. Cleaning or repainting of rear facades





8

# Facade Improvements

and insensitive improvement plans. of commercial vitality. Many fine old beyond all recognition by ill conceived buildings have been transformed were generally welcome as indicators historic buildings. "Improvements" constructional integrity of many placed on the original appearance and than it is to repair the original building an older building with new materials good. Often it is cheaper to cover up keep them weather tight and looking process in any downtown area. fabric. Previously, little value was Buildings need regular maintenance to eneral maintenance and improvement are an ongoing

Most of the larger buildings in Downtown San Dimas have been retained in more or less their original form. The smaller buildings, on the other hand, were transformed by the Frontier Village Program of the 1970s. These smaller buildings now significantly contribute to the image and character of the Town Core and the "frontier aesthetic" is an integrated reality within the community and a source of some pride.

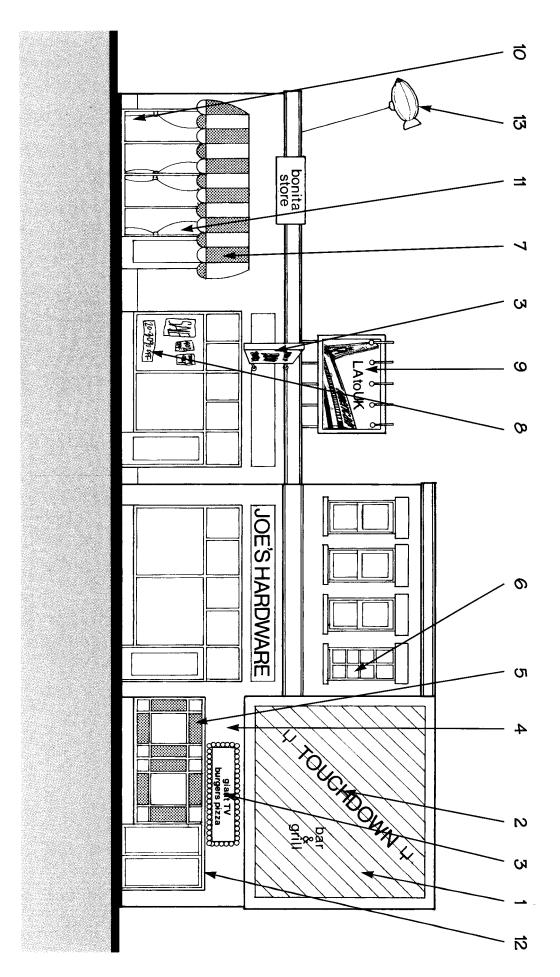
Future improvements to the existing Downtown building fabric must be considered in light of both the historic identity of the Town Core as well as the

"frontier aesthetic." Buildings that have been little affected or unaffected by latter improvements are candidates for historic restoration. These buildings, conscientiously restored, will integrate well with the Frontier Village aesthetic. Buildings that have been significantly transformed and contribute to the Frontier Village aesthetic should be improved with deference to the adopted aesthetic.

Variety in the Downtown is a positive contributor to the vitality of the town. Storefronts and elevations need not be replicas of each other but should take clues from their neighbors Materials should be selected from a limited palette and be used in a manner sympathetic with those techniques currently in use within the Town Core.

A program of building improvements must undoubtedly have a commercial value that the building owner or occupant should realize. The other beneficiary of an improvement program should be the historic buildings fabric and the community as a whole.

- Covering over of second-floor windows or other architectural elements.
- 2. Oversized and poorly placed signs.
- Internally illuminated signs.
- 4. Covering over of transom windows.
- Replacement theme storefronts and windows.
- 6. Aluminum or plastic replacement windows in historic buildings.
- Rounded awnings
   Oversized signs in
- Oversized signs in display storefronts.
- 9. Roof mounted signs and billboards.
- Removal or covering up of kickplates.
- 11. Window curtains, drapes, or tinted glass that obscure storefront display windows.
- 12. Frameless or thin-style storefront entrance doors.
- 13. Temporary advertisement signs or large advertising balloons.
- 14. Garish or insensitive paint jobs.



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#### Signs

Signs are significant contributors to the downtown streetscape. They can enhance or detract from the ambience of the street. Signs must be effective for downtown merchants, announcing their business locations to residents and passersby. The role of the sign in the historic Town Core context should be to identify a business and not for advertising.

The following sign types should be considered when designing signs for the downtown.

Flush mounted signs are signboards or individual letters placed on the facade of a building. On historic buildings, these signs are often placed within a recess that is intended as a sign area.

Hanging signs are signboards hung from the building facade or the sidewalk covering. Signs can be hung either parallel or perpendicular to the building facade.

Monument signs stand in the parkways along Bonita Avenue. These are signboards that are self supporting and generally stand perpendicular to the street.

Window signs appear in store windows and are either illuminated or painted.

Icon or graphic signs are some of the oldest, most imaginative and charming signs. The shape of the signs indicates the nature of the business and therefore are very easy to read. These signs best

suit the frontier village aesthetic, and their use is strongly encouraged.

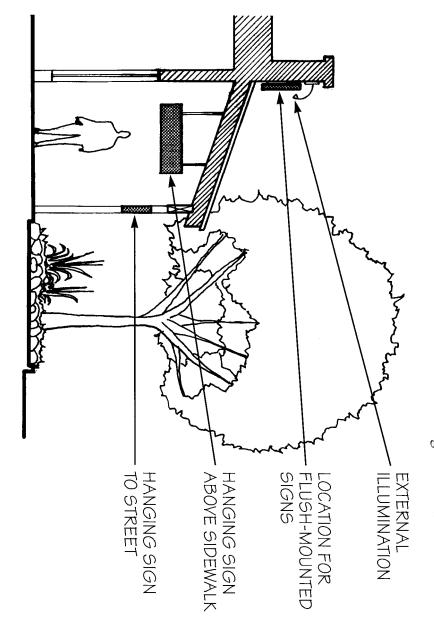
Lighted signs are internally or externally illuminated. Signs that are internally illuminated are inappropriate to the Town Core. Signs that are externally illuminated are more appropriate.

Most of the above signs are acceptable in the Town Core context, but certain signs are more appropriate than others in a particular location.

## Recommend

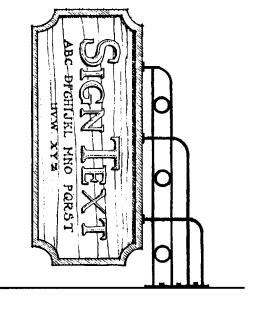
The size of the sign area should be calculated as a factor of the storefront size. One square foot of sign area is allowed for each linear foot of the storefront. A minimum of 15 square feet is allowed. No sign should exceed a maximum of 30 square feet.

- The total size of the signage area can be divided between two signs.
- Signs will be allowed for upgraded rear facades following the same area criteria
- Signs should be designed to relate in size, character, and placement to the other building elements.



- Signs should not obscure architectural elements such as windows, cornices, or decorative elements.
- Sign materials, style, and color should compliment the building facade.
- Individual shop signs in a single storefront should relate to each other in design, color, placement, and lettering style.
- Franchises and chain stores should adapt their graphics to meet the guidelines and ordinances.
- Icon or graphic signs that are externally illuminated are the preferred sign type.
- Lettering styles should be selected from those styles appropriate to the western aesthetic.

- Buildings with sidewalk coverings should use hanging signs from the sidewalk covering structure. Signs can hang from the edge beam facing the street or perpendicular to the facade above the sidewalk or both.
- Monument signs should be limited in size regardless of the size of the business.
- Sign colors should be selected from a limited palette appropriate to the colors of the building.
- Lighting for externally illuminated signs should be sensitively placed. Spillover lighting on the building surfaces should be minimized. Lighting hardware should relate to the building facade.



HANGING SIGN

ICON SIGN

## Discourage

- Large or garish advertising painted or displayed in storefront windows should be discouraged.
- Internally illuminated signage is not appropriate to the downtown area.
- discouraged.

  Colors inappropriate to the wester

Oversized monument signs should be

- Colors inappropriate to the western aesthetic should be discouraged.
- Signs that obscure or cut across architectural elements, as in the example below, will not be allowed.



AVOID OBSTRUCTING ARCHITECTURAL ELEMENTS WITH SIGNAGE

## Special Elements

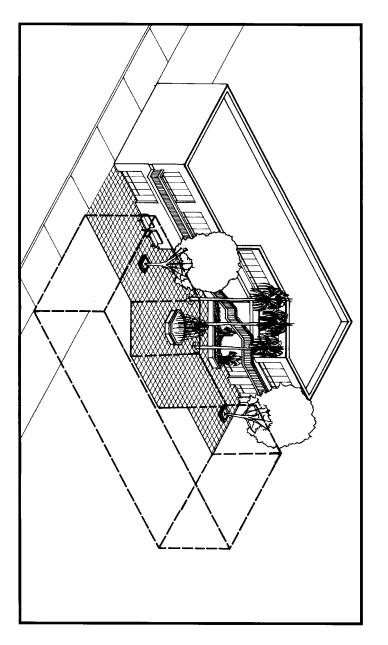
## EXTERNAL STAIRS AND ACCESS BALCONIES

staircases or access balconies along the main frontages of Bonita Avenue. or along pass-through areas to parking. open-access balconies, within external designers should consider open-access balconies are elements and open-rail wooden staircase and elements. The external, open tread access and escape staircases have been at the rear of buildings. In recent elements entered from a door at street It would be inappropriate to use external public spaces, at the rear of buildings incorporating external staircases and requirements allow, new project theme. Should accommodation that lend themselves to the Western used successfully as visually dynamic projects, however, external primary were used as secondary access elements Primary staircases were internal downtown along Bonita Avenue historic building fabric of the level. Occasionally, external staircases Txternal staircases and access balconies were not part of the

## PASS-THROUGH AREAS TO INNER BLOCK PARKING

A block parking lots are potentially some of the most interesting spaces that can be incorporated in new buildings. Recent projects have successfully incorporated such spaces, both covered and open, which provide public links to parking areas. These spaces allow for more shopfront areas

and create visual links to second-level spaces. Should the program and site constraints facilitate, designers should consider the incorporation of such a space. A pass-through area can be covered or uncovered and can accommodate shopping at ground level. Opportunities along the pass-through for public amenities, external staircases, external balconies, and landscaping should be considered.



#### Analysis of Existing Building Facades: Frontier Village

section of this documents that deals sidewalk coverings. Specific areas are storefront, the parapet, and the status of the building. Following the action given the current architectural suggests the most appropriate course of a significant contribution to the they help to clarify a particular issue elements. Notes are included when make reference to any building explanation. General comments may with that specific area for further following this paragraph, as well as the to particular details in a chart format. identified, and reference is made back are considered in this analysis: the type classification, three specific areas the building in a type category that Frontier Village ambience of the were 'westernized' in the 1970s and many of the original details have been buildings have undergone change, and past 100 years. Many of the older Consult the definition of terms Downtown. Firstly, this analysis places have taken on a new identity and make lost. Many of the original buildings uildings in the Frontier Village have been constructed over the

BUILDING TYPE- This refers to the current status of the building facade and refers to the facade only.

ALTERED- An early building facade that has been significantly altered since it original construction. In many cases, the alterations have been undertaken as a means of westernizing the building

UNALTERED- A building facade that remains largely unchanged since it was originally constructed.

**NEW-** A building constructed after 1970

**RESTORATION-** An original building whose facade has many historic qualities remaining. Efforts should be made to restore the facade to its original appearance.

STOREFRONT- Includes most elements that commonly make up a buildings street facade at the First-floor level. See the storefront section of these guidelines for a more detailed description of the storefront elements.

**DISPLAY-** Refers to an unsatisfactory arrangement, proportions, or

placement of the display windows in plan, section, or both.

**DOOR-** A residential door or nontraditional door is currently being used and should be replaced with a more traditional door.

TRANSOM- A transom usually exists but has been painted over or boarded over and should be restored to its original state. This will often require an adjustment to a dropped ceiling if one has been installed.

KICKPLATE- Indicates that the proportion or finish of the kickplate may have been built or altered in a non-traditional manner. Some kickplates that have been raised should be lowered. The finish of a kickplate should be hard and durable with a surface different from that of the main facade. It also can be decorative; ceramic tile is often used.

FINISH- The non-glass and kickplate area have deteriorated and should be repaired.

**SIGNAGE-** The current sign is inappropriate due to its size, location, or style and should be replaced.

PARAPET- In this case, the portion of a facade that begins above the transom or second-story windows and ends at the top of the facade wall.

**REPAIR-** Exterior finish has deteriorated and needs repair.

parapet that extends above the roof level is thin (not a normal wall thickness) or lacks detail and relief.

The parapet should be redesigned and rebuilt to make it a more integral part of the facade.

SILHOUETTE- The roof silhouette is poorly designed or the original silhouette has be significantly altered. Attention should be paid to the design and rebuilding of the building facade to restore its original silhouette or configure a silhouette that reflects the frontier aesthetic. See the Height and Roof Forms sections in these guidelines for a more detailed discussion of silhouette.

COPING- A metal coping or parapet cap is missing and should be added to prevent wall deterioration and add a visual top to the wall.

**COVERING-** Is concerned with sidewalk coverings and awnings.

EXTEND- An existing sidewalk covering or awning does not extend outward toward the street to cover the majority of the sidewalk. The covering or awning should be constructed to extend further out from the building facade.

ADD- An awning should be added to an unaltered building or a sidewalk covering should be added to a frontier themed building.

LACKS DETAIL- The current covering or awning lacks detail, and should be redesigned and reconstructed.

**GENERAL-** These are general comments that can refer to any building element.

**REPAIR-** The item identified should be repaired.

**REPLACE-** The item identified should be replaced.

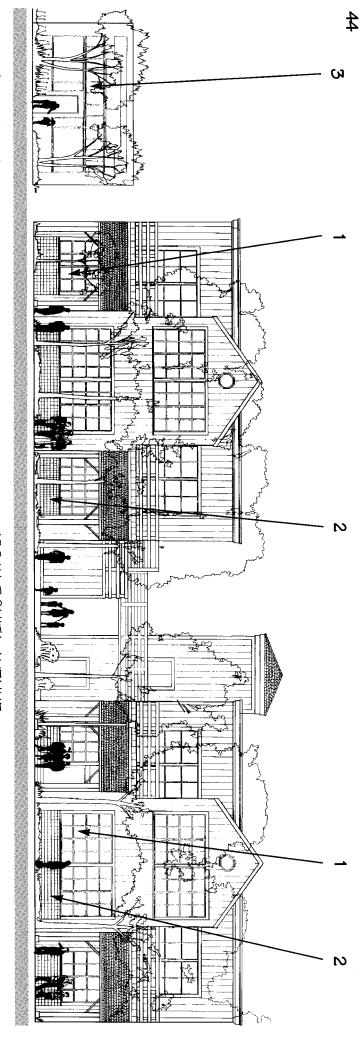
**REMOVE-** The item identified should be removed.

NOTES- These refer to special features or treatments that should be considered when carrying out work on a specific building.

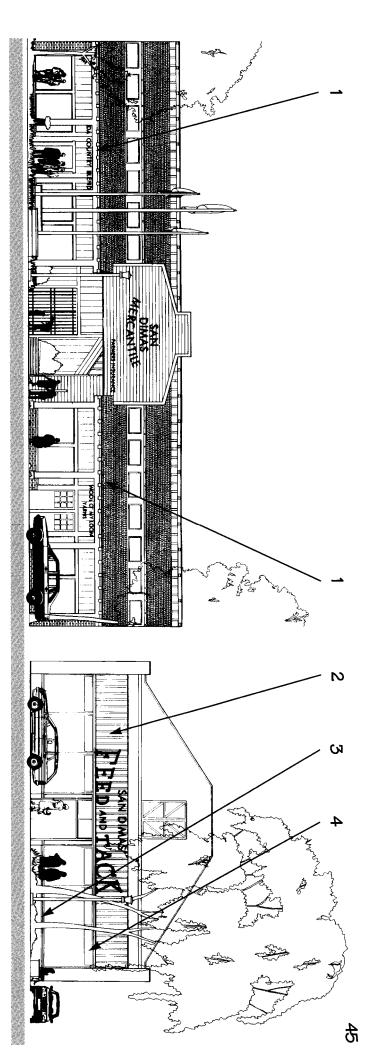
\*6 BOTH BUILDINGS HAVE A ROUGH STUCCO FINISH, WHICH IS MORE COMMON IN RESIDENTIAL APPLICATIONS AND IS NOT APPROPRIATE FOR COMMERCIAL BUILDINGS

\*7 GARAGE DOORS AND UNSCREENED SERVICE BAYS ARE INAPPROPRIATE ON THE FRONTIER VILLAGE STREETFRONT. NO ENTRY DOOR EXISTS ON THE PRINCIPAL FACADE OF THE BUILDING. THIS BUILDING LACKS HUMAN SCALE AND DETAIL, AND DOES NOT CONTRIBUTE TO THE PEDESTRIAN ENVIRONMENT OF THE FRONTIER VILLAGE.

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\*1 A GOOD EXAMPLE OF INCORPORATING SIDEWALK COVERING INTO DESIGN.

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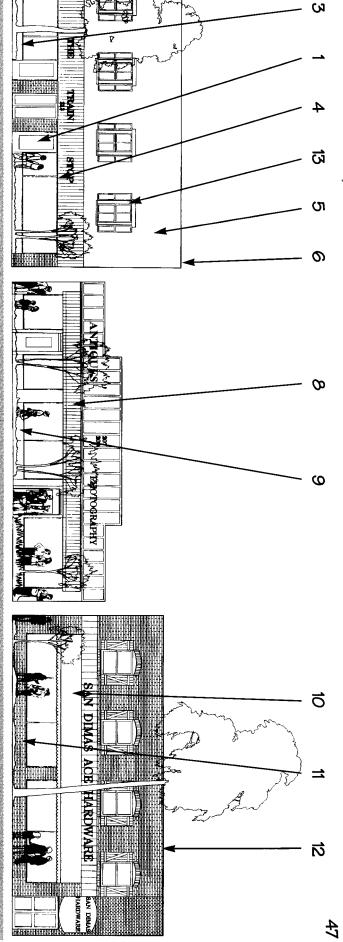
\*8 RECESS THE STOREFRONT TO ALIGN WITH OTHER FRONTS.
\*9 RECONSTRUCT THE BRICK PIER AT THIS LOCATION TO MATCH OTHER PIERS ALONG FACADE.

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\*13 THE UPPER-FLOOR WINDOW FRAMES ARE IN DISREPAIR. SHUTTERS ARE UNDERSCALED, AND SIMPLE DETAILS, SUCH AS ATTIC VENTS, HAVE DETERIORATED.

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\*11 THE FACADE HAS INAPPROPRIATE LIGHTING DEVICES, WHICH SHOULD BE REMOVED. \*19 AT THE SECOND-STORY CORNICE, MOLDING AND BRICK ARE IN EXCELLENT CONDITION.

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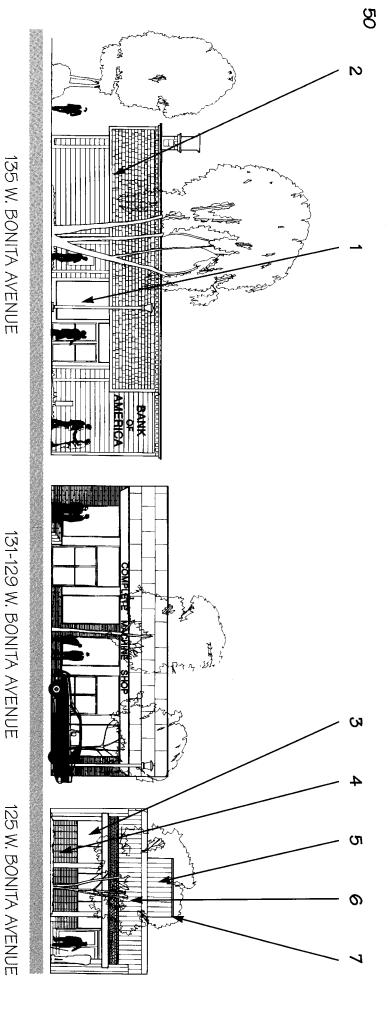
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