

Waterfront Warehouse Style

Typical Characteristics

Massing

Simple rectilinear forms emphasizing the appearance of heavy masonry buildings

Facade Composition

Simple and regular rhythm of bays

Basic types of bays: wide bays with horizontal openings, wide bays with vertical openings, and narrow bays with vertical openings

Secondary elements such as metal awnings, painted signage and ornamental parapets provide a secondary rhythm

Larger building massings are capped with a continuous cornice and parapet and grounded with a continuous base

Brick or brick veneer walls with stone, cast stone, concrete, or metal details

Roof Form

Flat or low-pitched with parapet wall

Smaller building massings may have parapet or pedimented gable ends gables with low pitched shingle or metal roofs and roof monitors

Windows

Vertically proportioned double hung, case-ment, fixed, or awning windows

May be ganged with mullions

Storefronts

One-bay, multiple-bay, or full-building wide

Elements

Balconies and galleries of an industrial character

Ornamental brickwork and ornamental parapets

Shed roof and metal awnings

Painted wall signage



Large building massing – wide bays with vertical openings



Large building massing - wide bays with vertical openings



Large building - narrow bays with vertical openings



Small building massing - Live/Work units with loading docks, wide bays with vertical openings facade composition



Large building -wide bays with horizontal openings



Historic warehouse form



The Waterfront Warehouse Style:

Massing: Simple rectangular forms emphasizing the appearance of heavy masonry buildings. Buildings employ brick bases with upper floor stucco articulation reflective of the bays of the masonry base.

Façade Composition: Simple and regular rhythm of narrow bays with vertical windows. Secondary elements of parapet and continuous cornice articulations. Buildings are grounded with a continuous masonry base.

Roof Form: Flat with parapet wall.

Windows: Vertically proportioned Single-Hung windows.

Storefronts: On Live/Work units, doors occur within each gallery bay.

Elements: Balcony railings and galleries are provided. At Live/Work, gallery balconies are provided shallow metal shed roofs.

Narrow Bays: These vary by building: Townhome buildings, 11’ to 21’. Back-to-Backs, 15’ Live/Works, 11’-12’ Within the bays, vertical punched openings create a secondary rhythm. Vertical piers are unbroken. Masonry base to create weight to bottom of elevation.

Gold Rush Style

Typical Characteristics
Massing
Simple rectilinear forms
Facade Composition
Simple and regular rhythm of bays created by deep, vertically proportioned door and window openings
Buildings are grounded with a continuous base and capped with a continuous cornice and parapet
Brick or brick veneer walls
Elements such as galleries and metal awnings provide a secondary rhythm on the facade and allow the buildings to engage the public realm
Tall ground floor
Roof Form
Flat or low-pitched with a parapet wall
Windows
Vertically proportioned double hung or casement windows
Jack arch, keystone, arch, ornamental arch, or classical window openings
Storefronts
Arched, punched openings, or inset
Elements
One and two story galleries
Upper floor balconies



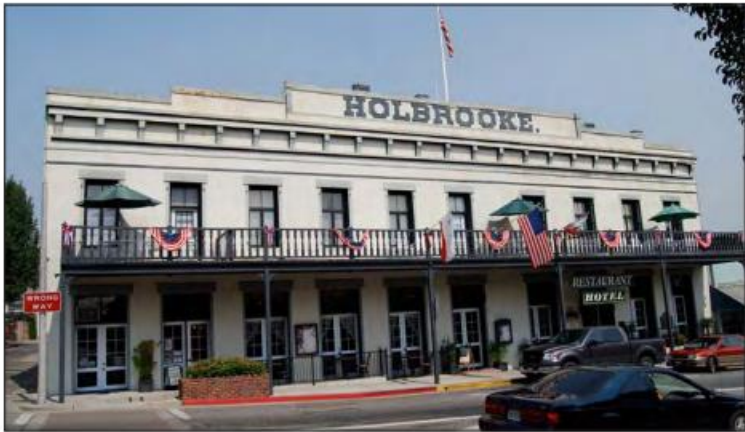
Street elevation of a series of Gold Rush Style buildings



Stucco elevation with formal window surrounds



Simple brick elevation



Example of the Gold Rush Style on a long street facade



The Gold Rush Style:

Massing: Simple rectangular forms

Façade Composition: Simple and regular rhythm of narrow bays created by deep, vertically proportioned door and window openings. Buildings are grounded with a continuous brick base and capped with a continuous cornice and parapet. Tall ground floor at Buildings K2, K5 & L2.

Roof Form: Flat with parapet wall.

Windows: Vertically proportioned Single-Hung windows.

Storefronts: N/A, however double garage doors provide the scale of a storefront opening with garage doors that appear to be multiple door panels.

Elements: Second floor balconies with secondary cornice treatments.

Simple Regular Rhythm: Windows provide simple pattern. Continuous cornice at parapet and base. Narrow punched openings at door locations.

Spanish Revival Style

Typical Characteristics

Massing

Picturesque compositions of simple rectilinear forms of varying heights, with low-pitched roof forms
Larger buildings often use these forms to form enclosed or semi-enclosed courtyards

Facade Composition

Balanced, asymmetrical facade composition accented by chimneys, balconies, and towers.
The proportion of openings to wall is small in keeping with the appearance of masonry construction.
Smooth, hand troweled stucco walls

Roof Form

Multi-level, low-pitched, gabled or hipped roof forms clad with red clay barrel tiles
Shallow eaves with a stucco profile or open eaves with decorative rafters or brackets

Windows

Vertically proportioned casements, french casements, or fixed
Punched, recessed openings for doors and windows with stucco or cast stone sill
Elaborated with window grilles, small metal balconies and awnings

Doors

Arched openings typical for principle doors or beneath porch roofs
Elaborate stucco, cast stone, or stone detailing at primary entrances

Elements

Chimneys, often with elaborate tops and small, tiled roofs
Upper floor cantilevered balconies
Ground floor loggias and arcades
Well-detailed pergolas and trellises
Tiled fountains in courtyards or paseos



Simple, rectilinear form with ground floor loggia and shallow, upper floor balconies



Arched storefronts with balcony above, accented by small corner tower



Large, asymmetrical building surrounding a semi-enclosed courtyard walled along the street edge



Storefront accented with awnings and simple chimney



Courtyard building with low-pitched gable ends facing the street



The Spanish Revival Style:

Massing: Picturesque compositions of simple rectangular forms of varying heights with low-pitched roof forms.

Façade Composition: The proportion of openings to wall is small in keeping with the appearance of masonry construction, with smooth hand-troweled stucco walls. Live/Work has arched gallery openings.

Roof Form: Multi-level red clay tile roofs combining shed and gable forms with a flat roof parapeted main roof.

Windows: Vertically proportioned Single-Hung windows. Punched openings with articulated headers.

Elements: Upper floor Juliette ornamental wrought iron balconies, ground floor loggia recesses at entries. Gable forms have shallow eaves with exposed rafter tails. Live/Work gallery balcony has heavy timber trellis. Ornamental gable details of tiles or wrought iron cross.

