

VI. ARCHITECTURAL
GUIDELINES



The cooperage room

photo ca 1910

A. PROJECT CONCEPT

Within the boundaries of Guasti, a celebration of the heritage of the winery operation that once operated here will be maintained. What were once the “working” streets of the warehouse/winery area will become pedestrian-oriented walkways and paths linking Hotel, Offices, Retail and the Mansion. This outdoor pedestrian mall area will be strengthened by the additions and renovations to existing structures. All such construction should reinforce and contribute to the pedestrian nature of this space.

Guasti Plaza contains a variety of architectural characters. See Exhibit 45, page 104:

- The Mediterranean/Italian influence of the Mansion.
- The Mission Revival forms at the stone gable ends of the warehouses.
- The agriculture/winery based architecture of the remaining buildings (metal roofs, steel lintels, storage tanks, equipment, rolling warehouse doors, lapboard sided houses, etc.)

The area surrounding these historic buildings include:

- The elegant oasis of the Mansion courtyard and gardens.
- The “working” streets of the warehouse area.

What were once vineyards surrounding the winery will be called Guasti Plaza. The agrarian landscape setting as described in the Landscape Guidelines, will be the basis for the proposed development.

Please see the proposed Site Plan Exhibit 46, page 105 for Phase 1a and 1b.

Just as the guidelines for historic preservation alterations suggest that new structures do not match existing historic buildings, the following pictorial examples are meant to be interpreted, not copied. They represent *portions* of buildings and any solutions to these areas should represent the philosophy and technology of our time.

The Historic Preservation Commission of the City of Ontario, established in City Ordinance No. 2509, has the power to: review and comment

upon the conduct of land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by an agency of the City, the County, or State; recommend to the City Council standards to be used by the Commission in reviewing applications for permits to construct, change, alter, modify, remodel, remove, or significantly affect any historical resource; approve or disapprove, in whole or in part, or approve with conditions, applications for permits; review the actions and proposed actions and advise environmental review processes of all City departments and public agencies concerning the effects of their actions, programs, capital improvements, or activities on Historical Resources; and consider whether denial of Certificates of Appropriateness (permits) affecting Historical Resources results in economic hardship to the property owner.



A.

A. MANSION: A view of the columned entry arcade. A traditional courtyard space is embraced by the one-story wings of the Mansion.

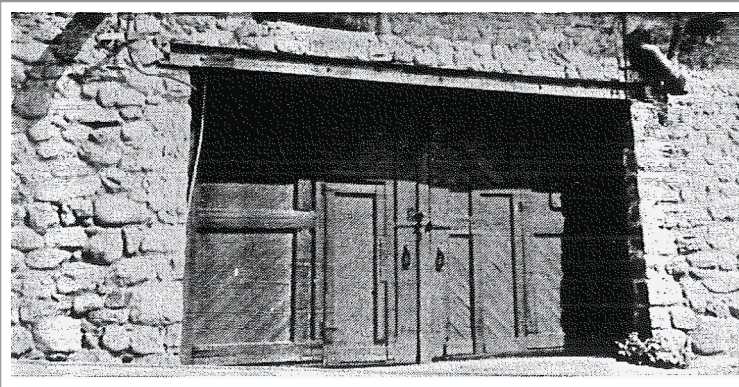


B.

B. & C. WAREHOUSES: The gable ends of the warehouses are unique for their large scale, Mission revival shape stone material.



C.



D.

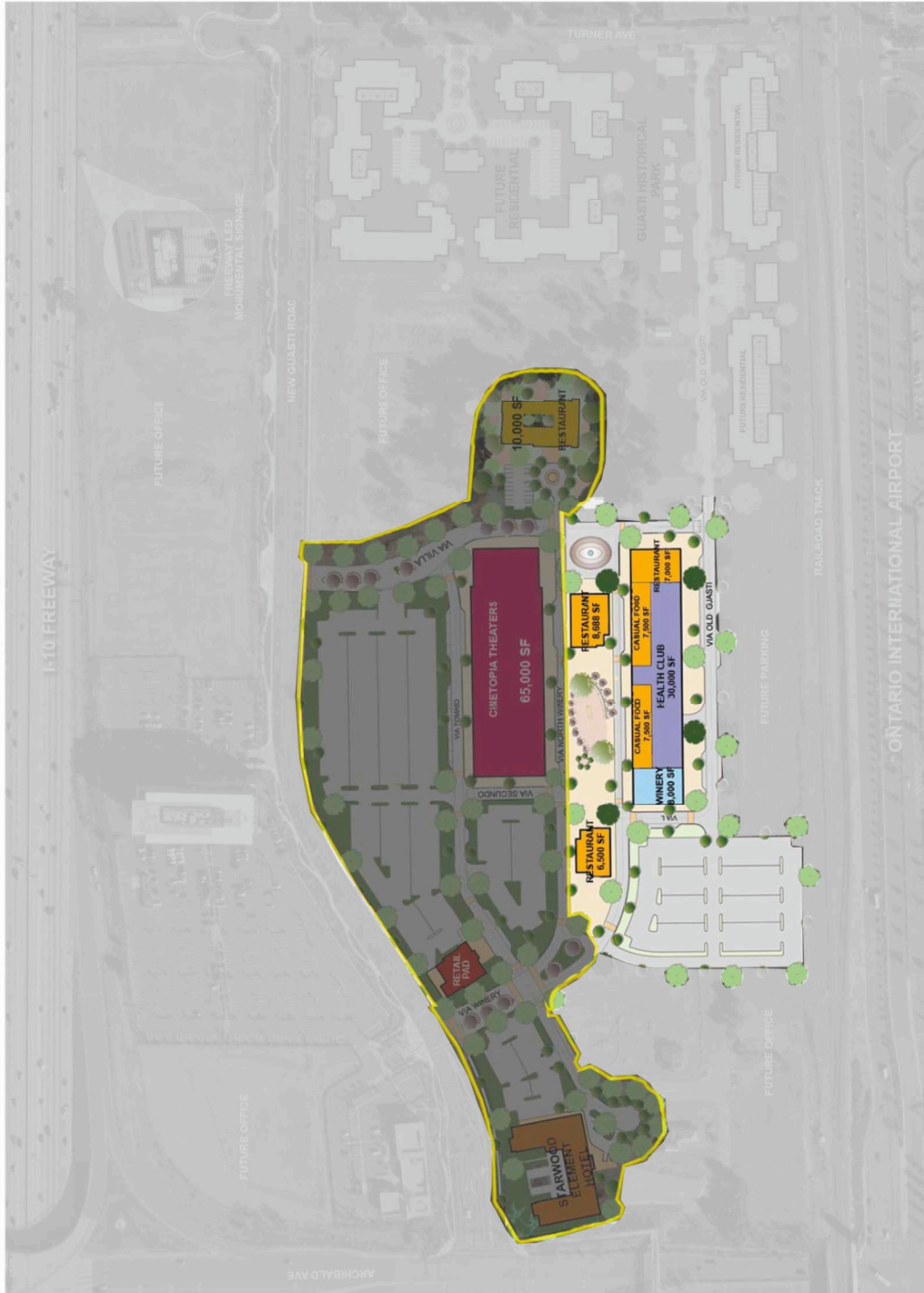
D. UTILITARIAN: Utilitarian elements create a working character to this site.

EXHIBIT 45
IMAGES OF THE HISTORIC CORE



Olivier & Associates | Principal Real Estate Investors
P A R T N E R S H I P

THE HISTORIC GUASTI DISTRICT



PHASE 1A

- PHASE 1
- CINETOPIA THEATERS - 65,000 sf
- RETAIL PAD
- RESTAURANT / FOOD - 10,000 sf
- STARWOOD ELEMENT HOTEL - 123 rooms

PHASE 1B

- HEALTH CLUB - 30,000 sf
- RESTAURANT / FOOD - 37,188 sf
- WINERY - 8,000 sf
- HISTORICAL STRUCTURES

Guasti Plaza Specific Plan

EXHIBIT 46
PROPOSED
SITE PLAN

B. SITE PLANNING GUIDELINES

1. Pedestrian Activity

Pedestrian paths are shown in Exhibit 48, page 110. There are two major pedestrian paths. The major north/south axis joins the Mansion to Guasti Road to the north. The east/west axis begins at Turner Avenue and extends west to the Mansion and through the pedestrian mall towards Archibald Avenue.

Pedestrian activity should be encouraged in the placement of buildings, pedestrian routes and amenities. Entrances, walkways, plazas, courtyards, arcades, wall extensions and shade structures should be located to provide pedestrian connections between adjacent buildings in order to promote pedestrian activity and minimize automobile use. Where buildings cannot be clustered, they should be linked with pedestrian walkways enhanced by textured paving and planted areas. High activity uses such as restaurants should be located adjacent to pedestrian activity. Fountains, pools, sculpture, benches, landscaping and pergolas are examples of desirable additions to plazas and courtyards to encourage pedestrian activity. See Exhibit 48, page 110.

A highlight of the Guasti Plaza walking experience will be the interpretive exhibits and a demonstration vineyard within the historic core.

2. View Corridors & Building Orientation

View corridors into the project site from the San Bernardino Freeway will be maintained, at a minimum width of 50 feet. Placement and orientation of new buildings, landscape tree massing and freeway edge landscaping shall be placed to enhance the views of the Historic Core from the freeway and from Guasti Road. See Exhibit 50, page 112.

3. Grouping of Buildings

Buildings shall be grouped together if possible to address courts, frame streets, and reinforce open space and facilitate view corridors. See Exhibit 51, page 113.

4. Pepper Tree Lane Development Guidelines

a. Site Planning, Peppertree Lane

The goal of the site planning of Parcel 8 shall be as follows:

Retain the original visual character, human scale, and rural setting of Peppertree Lane.

All structures shall be placed to the south of Peppertree Lane and shall front to the north.

Retain and restore buildings #11, 13, 15, 16, 19 in place.

Relocate other cottages (#21 and 23) and two larger houses (#47 and 48) to this site in a pattern that reflects the original development. See Exhibit 52b, page 116.

Maintain the approximate rhythm of the original structures along the south side of Peppertree Lane. Maintain the approximate original spacing between structures along Peppertree Lane. See the attached Exhibit 47, page 107 that identifies historical pattern of development.

Peppertree Lane will become a decomposed granite pedestrian only pathway. No vehicles other than emergency vehicles will be permitted. Removable bollards at the east and west ends of Peppertree Lane will be installed to restrict vehicular access.

b. Maximum Lot Coverage

Maximum lot coverage shall not exceed the lot coverage of the original development or approximately 25%.

c. Building Siting

Relocated buildings shall be sited to align with the north edge of existing buildings (except for the Market).



WORKERS COTTAGES
CIRCA 1910

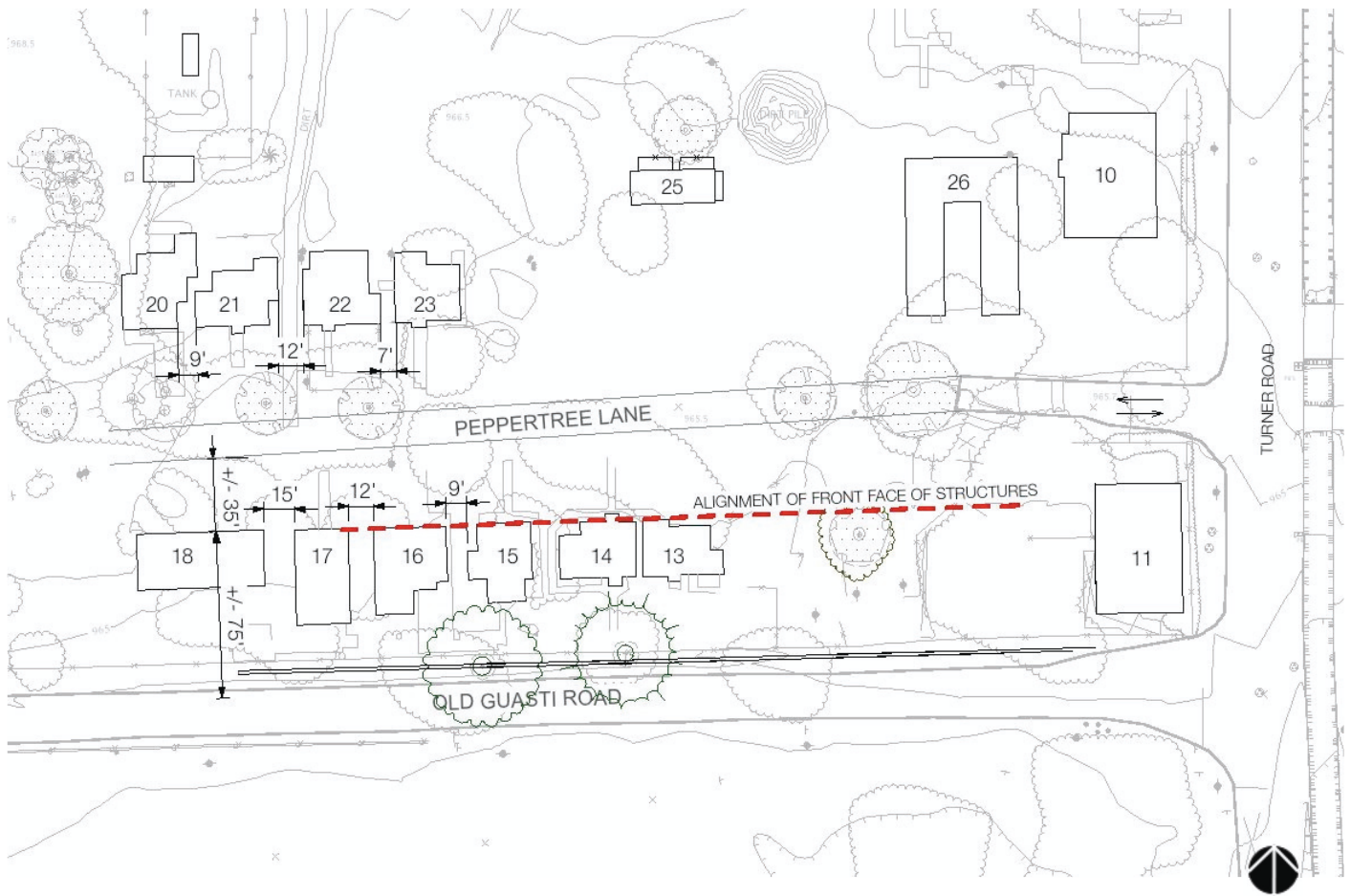


EXHIBIT 47
PEPPER TREE LANE HISTORICAL
PATTERN OF DEVELOPMENT

d. Land Use

No residential uses shall be allowed at Peppertree Lane. Commercial and Office uses shall be permitted.

e. Pedestrian Circulation

Peppertree Lane will become a pedestrian pathway with no vehicular traffic allowed. It shall extend from Turner Avenue westward all the way to Via Villa. A north south pedestrian trail shall connect the proposed adjacent development to the north with Peppertree Lane and be located near the midpoint of the southerly boundary of the adjacent development. Another north/south pedestrian connector shall be located just west of the proposed new parking lot for the new Post Office to be relocated to the Market, Bldg. No. 11. This pathway shall be connected to the proposed new residential development south of Via Old Guasti via a crosswalk. See Exhibit 48 page 110.

f. Parking and On-site Vehicular Circulation

Parking for the proposed commercial uses along Peppertree Lane shall be provided as "tuck-in diagonal parking along Via Old Guasti in between the existing pepper trees and/or as on-street parking on adjacent streets.

Parking for the proposed reuse of the Market Bldg. No. 11 as a U.S. Post Office shall be located on an on-site surface parking lot that shall be located to the west of the Market. It will have access from Via Old Guasti to the south. This parking lot and the adjacent pedestrian walkway to the west shall be integrated into the landscape environment. Parking for the disabled shall be conveniently located closest to the entry of this building.

g. Landscaping

Landscaping shall retain existing Pepper Trees where possible and replant new trees where they have been lost over time. Appropriate additional landscaping including citrus trees in between the structures and to the south of the buildings shall compliment the site including foundation landscaping around the cottages and residences.

Landscaping along the north side of Peppertree Lane pathway shall be in a random pattern and shall provide limited partial screening of the adjacent residential development to the north. The construction of a solid landscape barrier should be avoided.

Landscaping in between the cottages shall include citrus trees and other appropriate landscaping.

Furthermore, the edge treatment between Parcel 7 and 8 and within the 50-foot setback area, should incorporate integrated landscaping, amenities and pedestrian pathways. Courtyard and/or plaza areas should be provided to create a pleasant and inviting environment for people to gather. Fence or wall openings, materials changes and/or design elements should be considered to breakup the long expanses of uninterrupted fencing or walls. A wall plan shall be required to be submitted for any development on Parcel 7 or 8.

h. Vineyards

Vineyards may be planted along the front side yards of the cottages surrounded by a hedge treatment, typical of fencing used around the cottages.

i. Setbacks

Setbacks shall reflect the original pattern of development as shown on Exhibit 47, page 107.

Setbacks from (E) historic buildings to new residential Development to the north, shall be 50'. See Appendix G, GMA-1, Exhibit 5, page 18.

j. Height Limit

The height limit shall be as follows:

Existing Additions

Existing additions to the cottages may be retained or removed. However, all original bathroom lean-to additions shall be retained to provide toilet facilities for the proposed occupancy and adaptive reuse.

Proposed New Additions

Proposed additions shall be limited to 25% of the floor area of the existing building and shall be no

higher than two feet below existing roofs of elements to which they will be attached.

No new addition shall be added to the front (Peppertree Lane) elevation of existing building. All new addition shall be setback from the front elevation a minimum of 3 ft. to provide visual separation between the old and the new.

Roof shall mimic the forms and pitches of existing roofs.

Exterior building materials, roofing windows, doors, and finishes shall match conditions at the existing building.

k. Building Rehabilitation

Existing buildings that are retained or relocated shall be rehabilitated according to the Secretary of the Interior Standards included on page 118 this document.

l. New Construction

No new construction will be allowed in Peppertree Lane except for additions to existing or relocated buildings.

Care should be taken to repair and maintain original character defining features and fabric such as roof forms, exiting roof pitches, entry stoops and roof covers and exterior window treatment. Building material shall be saved and repaired where possible. If necessary, replace of materials and finishes shall be "in kind" and match the original. Access for the disabled shall be provided via a ramp to the rear door of each unit.

m. Colors

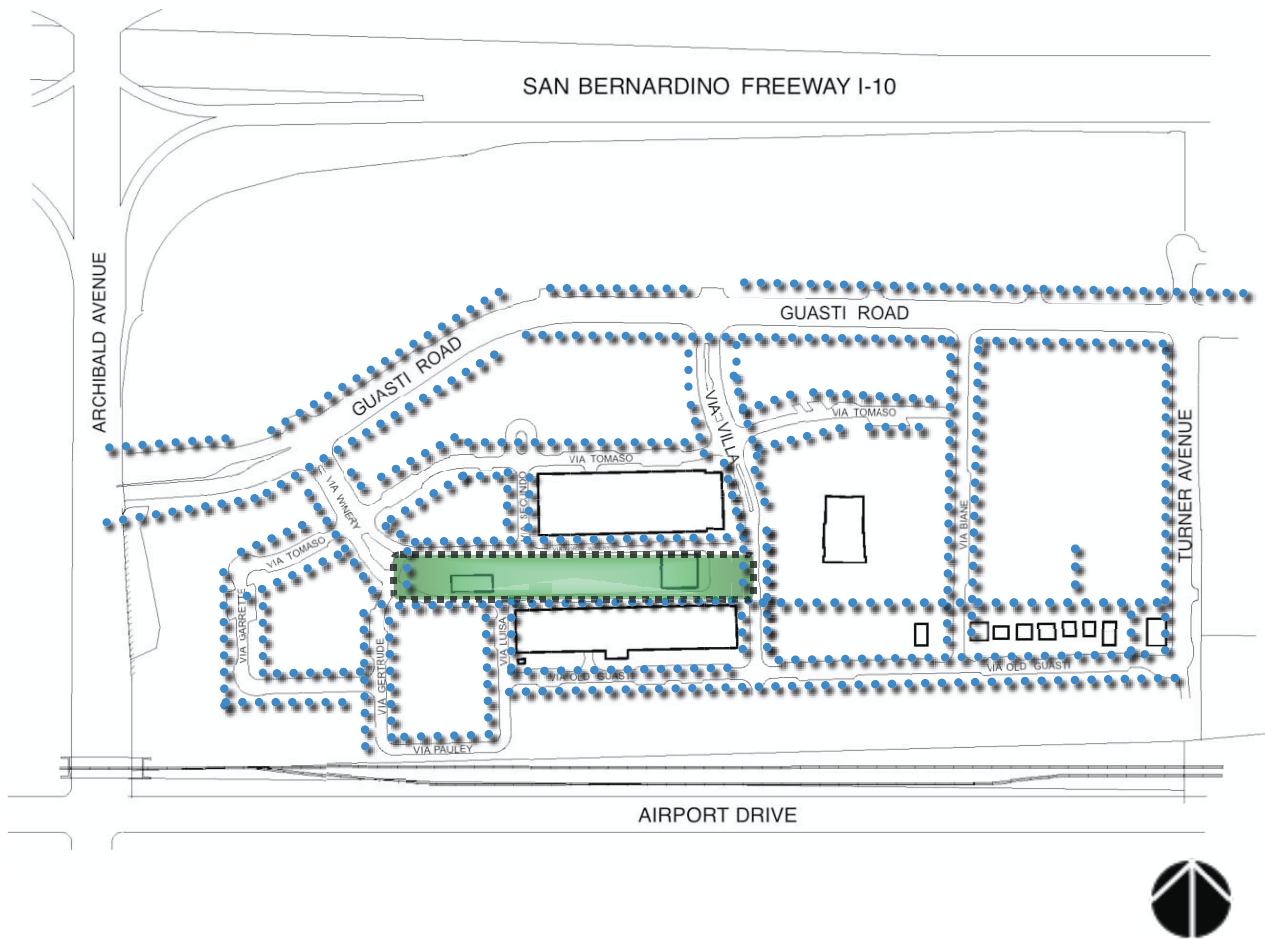
Colors shall match the historic color of the original building based on a field color analysis.

n. Signage

Signage shall be limited to small wooden signs that are either surface mounted or small blade signs that are mounted to walls near the main entry door. No roof signs will be permitted. All signage shall be illuminated with appropriate period external light fixtures.

o. Fencing

New fencing in Peppertree Lane shall be limited to 4' height and shall not be used to create barriers to Parcel 8.



LEGEND



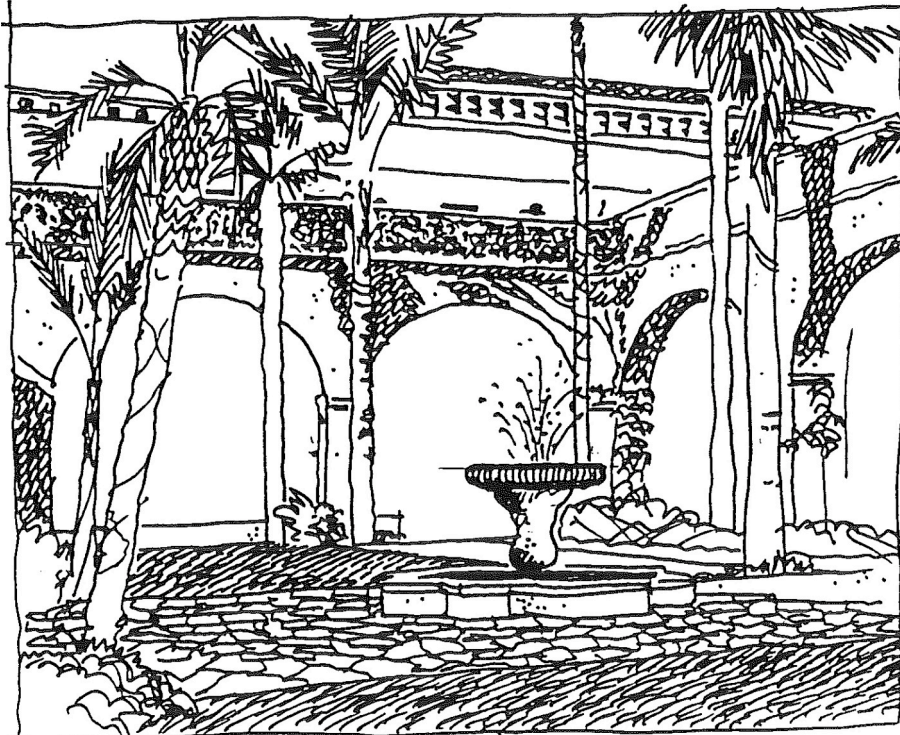
-  Historic Core Pedestrian Plaza
-  Major Pedestrian Circulation

EXHIBIT 48
PEDESTRIAN CIRCULATION

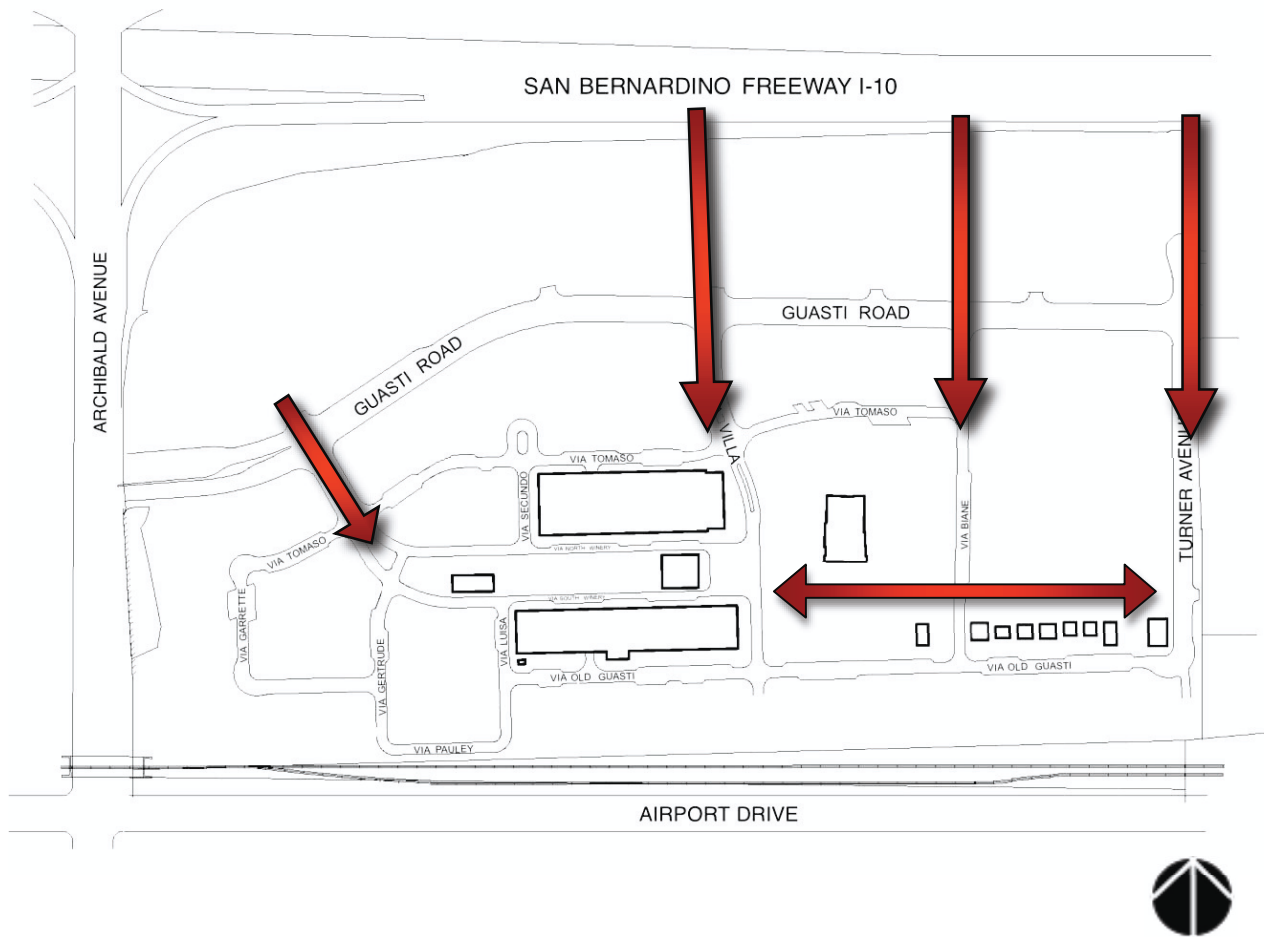


PERGOLAS



COURTYARDS, FOUNTAINS

EXHIBIT 49
PEDESTRIAN ACTIVITY



LEGEND



VIEW CORRIDORS

EXHIBIT 50
VIEW CORRIDOR

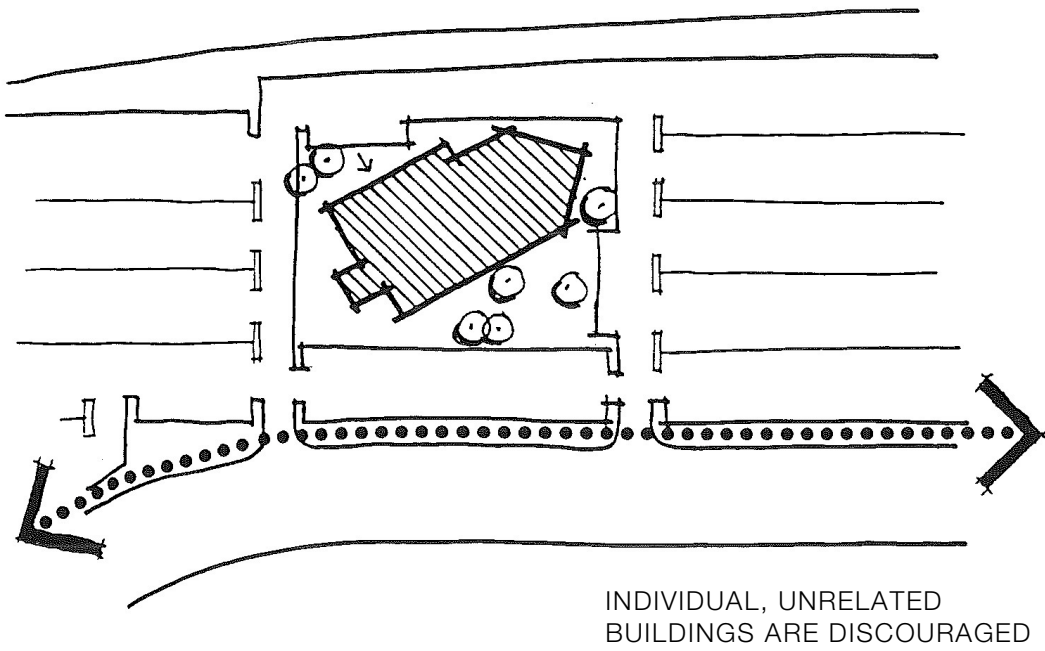
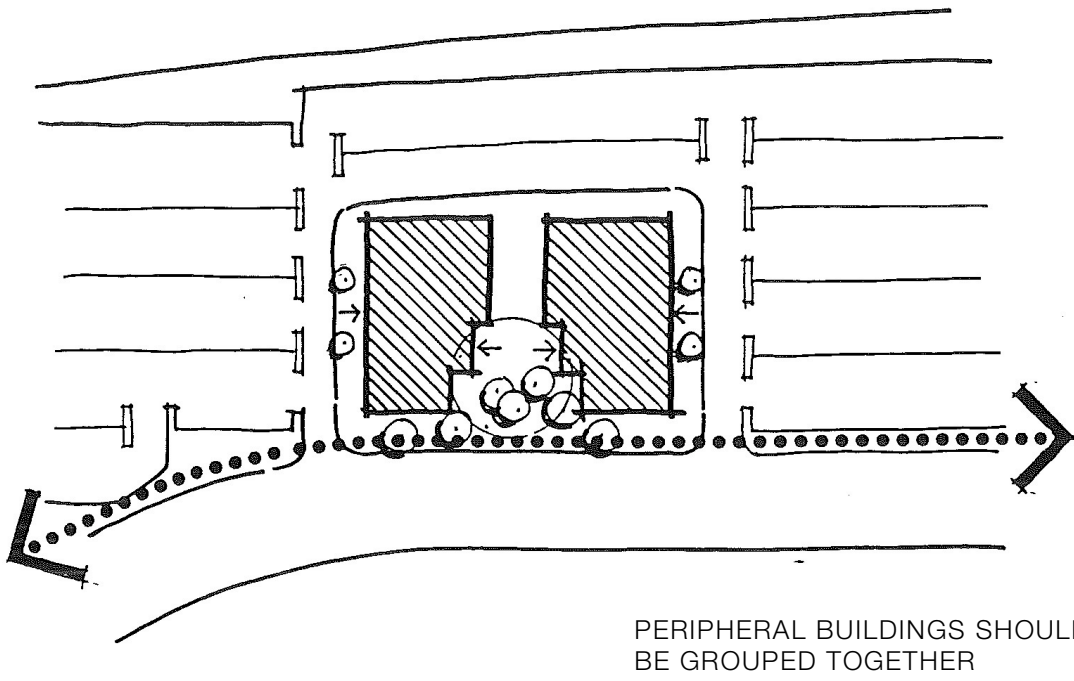


EXHIBIT 51
GROUPING OF BUILDINGS-
CONCEPT DIAGRAM

C. ARCHITECTURAL GUIDELINES FOR HISTORIC PRESERVATION

1. General Approach

It is the intention of this Specific Plan to encourage the preservation, enhancement and documentation of major historic structures within the original Guasti community. This effort is to be implemented via a four part approach.

- a. The Specific Plan shall include the retention and the rehabilitation of the following major existing historic structures in the Guasti community:

#38	Guasti Mansion
#19	Firehouse
#49	Warehouse
#50	Warehouse
#52	Warehouse
#54	Warehouse

The Specific Plan shall include the retention, possible relocation and the rehabilitation of the following major existing historic structures in the Guasti community:

#47	Foreman's Residence
#48	Cooper's Residence
#11	Guasti Market
#13,15,16,21,23	Workers' Cottages
#55	Powerhouse

The rehabilitation or relocation of an existing historic structure may occur where:

- The proposed structure is reasonably compatible to the proposed new use.
 - The proposed reuse of the existing structure is structurally feasible.
 - The proposed reuse of the existing structure is economically viable or marketable.
 - The proposed relocation of an existing structure is viable. See Exhibit 52b, page 116 for guidelines for retention, relocation, or removal of site structures.
- b. The preservation and enhancement of major character-defining landscape and hardscape features. See Tree Preservation Priority Plan, Exhibit 26, page 61 and updated Tree Protection Plan and Tree Inventory in

Appendix C, for trees anticipated to be preserved.

- c. The on-site interpretation of the heritage of the Guasti community, via exterior exhibits and an on-site enclosed museum depicting key aspects of the history of the site and its relationship to the growth and development of the local community. See the Interpretive Plan in Section IV of this document.
- d. The documentation via photographs, drawings and written descriptions according to Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) standards of any significant historic structures or site features to be removed. This document is part of the Conservation Plan and under separate cover.
- e. Conduct additional research of the significant historic buildings in Guasti Plaza to be retained or relocated as shown on Exhibit 52a, page 115. Proposed treatments to the building should be based on a clear understanding of the buildings condition and the feasibility of retaining or restoring its significant architectural features.

2 Additional Research

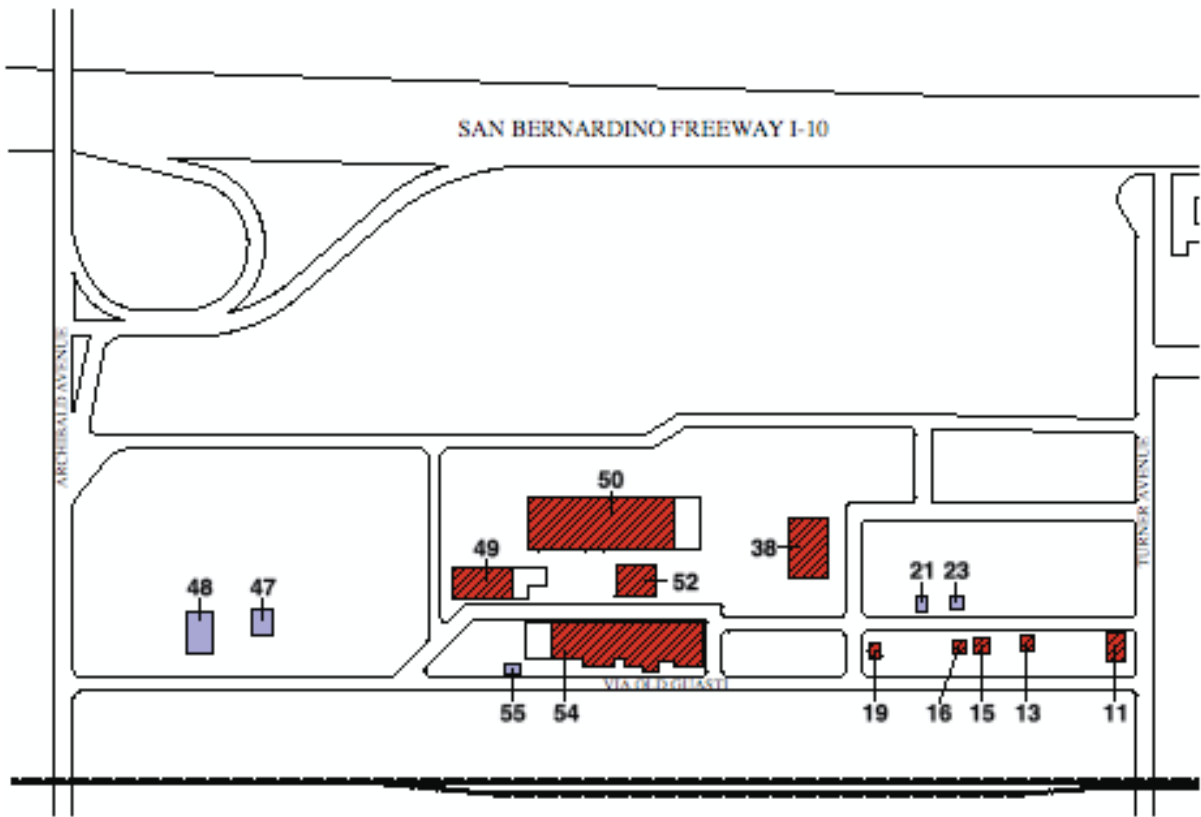
The existing buildings to be retained or relocated buildings should be researched before designs for alterations, additions, or rehabilitation are prepared. Research should include investigating the buildings appearance at the time it gained significance and a physical examination to determine if the significant historic features are recoverable or restorable.

The following is a summary of the additional research and field conditions assessment that has been completed since the original Guasti Plaza Specific Plan was approved in 1996.

a. Conditions Assessment

Worker Cottages - #13, 15, 16, 21, 23

The existing Worker Cottages have deteriorated significantly since the Specific Plan was approved in 1996, primarily due to rainwater infiltration through the roofs. The intent of the Guasti Plaza Specific Plan was to save a sampling of a minimum of five (5) of



SITE PLAN
(2011)



LEGEND




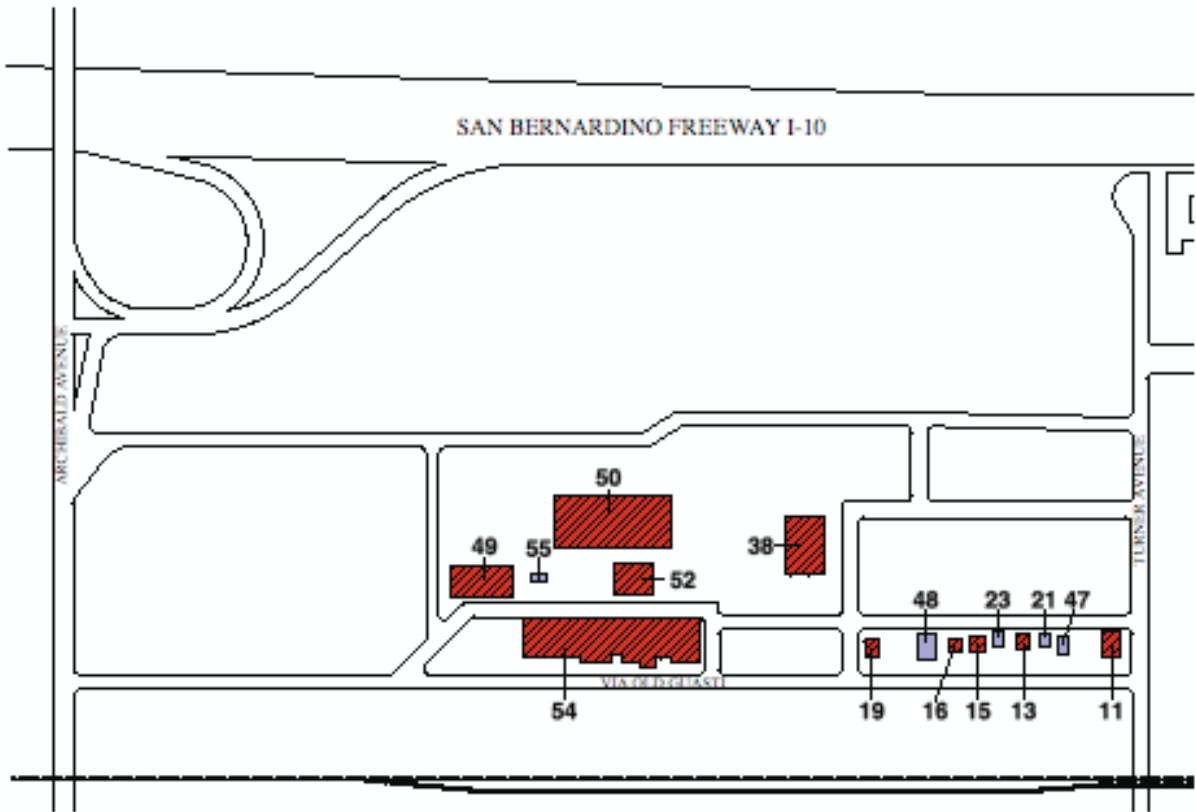
-  Retention of entire or partial structure
-  Structure to be relocated
-  Non-significant additions to be removed

EXHIBIT 52a
EXISTING STRUCTURES TO BE
RETAINED OR RELOCATED



SITE PLAN
(Future Final Building Location)



LEGEND



-  Retention of entire or partial structure
-  Relocated structure

EXHIBIT 52b
FINAL LOCATION OF EXISTING STRUCTURES
TO BE RETAINED and RELOCATED

these structures. The proposed project will conform with this requirement, although the structures

selected to be retained vary from those designated in the Specific Plan based on current conditions. The following exhibit shows the cottages that have been retained. Some of these structures will remain in place on Parcel No. 8, while others will be relocated to Parcel No. 8 to recreate Pepper Tree Lane.

Mansion - #38

The existing Guasti Mansion is currently not occupied, is in good condition and is being well maintained. It was renovated about seven years ago. A new electrical service and HVAC mini-duct HVAC system was installed as part of this renovation. An underground drainage system and drywell have also been added near the northeast corner of the residence to remove water that collected at a low point in grade that had caused some differential settlement of the foundation and cracking of exterior stucco. The building also has a partial basement that was used for family wine storage.

The Guasti Mansion was seismically retrofitted in 2011 and the tile roof was reinstalled.

The Guasti Mansion is arguably the most significant architectural resource on-site and retains most of its original historic fabric including purple hewed stucco that was actually stained with grape skins during construction. It is important that any future rehabilitation of this structure respect and conserve areas of historic fabric, as well as address fire sprinklering, and attic and crawlspace ventilation issues.

Foreman's (#47) and Cooper's (#48) Residence

The existing Cooper's Residence is currently in fair condition. The Foreman's Residence has deteriorated very significantly since the Specific Plan was approved in 1997, primarily due to rainwater infiltration through the roofs. This structure likely has significant dryrot and mold issues. Both of these structures were relocated to their current location. Both will again be relocated to Parcel No. 8 to facilitate the development of the site.

Firehouse #19 and Market #11

The existing Guasti Market and Firehouse are currently in good condition and appear to be unaltered. Both of these structures are unoccupied and constructed with hollow clay tile bearing walls and wood frame roofs. Existing roofing appears to be in fair condition and there are no visible areas of rainwater infiltration. There are no visible signs of foundation settlement or wall cracking due to seismic activity. Built up roof beams in the market appear to be over-spanned for their size.

Hollow clay tile structures are difficult and very costly to relocate. Any new use will also require seismic retrofit to provide adequate tensile strength to resist earthquakes. New building systems will also be required.

Both of these structures appear to be unaltered and without external additions.

Stone Structures #49, 50, 52, 54, 55

The five stone structures on-site include the Wine Tasting Room (#49), the Powerhouse (#55), the South Warehouse (#54), the North Warehouse (#50), the Burned Out Warehouse (#52) and significantly vary in their conditions.

The Wine Tasting Room is in good condition and was in continuous use until the summer of 2008. Although it has been altered and expanded over time, most of these changes are not significant and reversible. It is particularly significant because of its use as a wine tasting room and wine sales store. This building was the last remaining remnant of the winery operation on-site.

The Powerhouse is a very small stone structure located near the west end of the south warehouse. It is in fair condition and is the smallest structure to be retained. The stone bearing walls have been repointed with modern Portland Cement mortars. To allow the construction of a new private street, it shall be relocated to the plaza area of the Historic Core.

The southerly Warehouse is the largest building on-site at over 650 feet in length. It was incrementally enlarged over time from

the east to the west. It is in fair to good condition except for the westerly bay where the roofing has completely deteriorated. Here rainwater has damaged the wood trusses and first floor framing. The most recent addition at the west end of this structure has been removed.

This Warehouse is very solidly built, but does show some signs of seismic cracking at the southeast corner. The easterly bay has a steel truss roof, but the balance of the structure has large wood trusses. All of the floors are very well built and can support huge live loads that will accommodate any new proposed use.

The northerly Warehouse has been altered over time with a block addition at the east end that is in poor condition. Much of the original easterly stone gable end wall has been altered or removed, is badly deteriorated and has lost its structural integrity. It is likely that the east addition and east stone gable wall of the original warehouse will have to be removed to facilitate the rehabilitation and adaptive reuse of warehouse #50.

At some point in time, the warehouse walls were extended in height, transom windows were added and new roof framing was installed. Transom windows were later infilled with CMU to apparently improve lateral strength in the raised portion of the walls. This structure is in fair to poor condition and has not been well maintained. As a result, the wood trusses and purlin roof system is very deteriorated and in poor condition, particularly at the east end of the original structure. The northeasterly end of this structure has two very large concrete wine tanks. It is very likely that the easterly addition and fermenting tanks will be removed and that much of the existing roof framing will need to be replaced.

The Burned Out Warehouse is actually composed of a smaller stone warehouse with an easterly stone gable end and a very large concrete tank attached to the west. The wood frame roof of this structure was completely destroyed in a fire during the 1980's. The stone and concrete shell relic remains. The reinforcing steel inside of the concrete tanks got very hot during the fire and expanded,

spalling off chunks of concrete. It cannot be effectively retrofitted and will have to be removed. The stone portion of this building is in stable condition and will be retained.

Buildings No. 13, 15, 16, 19, 21, 23, 47, and 48 have been mothballed and are protected against further deterioration from weather.

2. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are recommended for all identified historic buildings which are to be rehabilitated or restored. However, the changes which may occur to Warehouses Number 50 and 54 require removal of historic materials, which is discouraged under the Standards. These Warehouses are discussed in greater detail after the Standards, which are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual

qualities and, where possible, materials. replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. Additional Rehabilitation Guidelines

a. Shortening of Warehouses #50 and #54

Due to their extensive length, Warehouses Number 50 and 54 may be shortened to create an economically feasible rehabilitation scheme (as described in Section 3.g below and illustrated in Exhibit 54, page 125. Although this would result in the removal of historic fabric and materials (as discouraged in Standards #2 and 5), the historic character of the buildings and major character-defining features and elements would be retained and preserved. The maximum portion allowed for removal is 20 percent of each building. The portion for removal may be increased to a maximum of 33% if a Certificate of Appropriateness is approved by the Planning/Historic Preservation Commission. Since the buildings are, at present, between 400 and 500 feet in length, removal of this amount would still preserve the appearance of immense length which is one factor in defining the character of these buildings. Any of the field stone removed during this process will be salvaged and

retained for repair and restoration work throughout the remaining buildings.

If the buildings are to be shortened, the stone gable end walls may only be removed and relocated with the Planning/Historic Preservation Commission approval of a Certificate of Appropriateness. Gable end walls to be removed will be documented and accurately reconstructed on the end of the shortened warehouse to retain the quality and continuity of the structure. For exceptions to this requirement, see page 121.

b. Respect the Significant Design

- Buildings should be recognized as products of their own time and should not incorporate alterations that create a historic appearance unrelated to the significant design of the building. Building design represents the design philosophy and technology of a specific time.
- Rehabilitation of a historic building should not strive to create a preconceived concept of a "historic building" but should reuse the existing materials and design.

c. Identify Significant Additions

- It is not recommended that buildings with altered facades that have attained historical importance be returned to their original form. Buildings which have been altered as a part of a natural evolution are evidence of the history of an area. Often these changes have a significance of their own, especially where the changes were made over 50 years ago.

However, many of the historic buildings at Guasti (particularly the Warehouses) contain additions which are not architecturally or historically important and which post-date the period of significance for each buildings. See Exhibit 53, page 124 for a graphic analysis of the Warehouse additions. In cases where the additions are established as not contributing to the significance of the building on the whole, the additions should be removed during any rehabilitation work.

d. Approach Code Requirements with Sensitivity

- Comply with code requirements in such a manner that the essential character of a

building is preserved intact. Work with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building. If the properties are designated local historic landmarks by the City of Ontario or listed on the National Register of Historic Places, utilize the California Historical Building Code (CHBC) to obtain reasonable alternatives from compliance to current California Building Code.

- Install fire sprinklers as required during renovation in a manner that does minimal damage to the appearance or historic fabric of the property.
- Meet Americans with Disabilities Act (ADA) requirements utilizing the CHBC.

e. Retain and Restore Significant Elements

- Distinctive features that exemplify the style should be retained, uncovered and restored. If restoration is not possible or feasible due to damage or deterioration, original elements of the design that define the style should be recreated. In the event that signs or previous renovations have covered these elements, they should be uncovered.
- The stone gable ends of the existing warehouses are character defining elements of primary importance and shall be preserved with minimal alteration. Relocation of these stone gable ends requires Planning/Historic Preservation Commission approval of a Certificate of Appropriateness. They should be carefully documented and accurately reconstructed.
- Additional research and field reconnaissance has determined that the easterly gable end of Warehouse #50 has been badly altered, is very deteriorated and has lost its structural integrity. Based on this assessment at this time it appears to be unfeasible to stabilize this wall and it should be removed along with the brick addition to the east. The reconstruction of the stone gable end is not required. However, the new easterly elevation of this building should reflect and/or be reminiscent of the original stone gable end profile.
- The elements to be retained or restored include such items as original wooden double

hung or casement windows, decorative railings, moldings or trims, and field stone walls.

- Retain original masonry and mortar, wherever possible, without the application of any surface treatment. Repoint only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Duplicate old mortar in composition, color and texture; and in joint size, method of application and joint profile.

f. Replace Lost Features

- Damaged architectural features should be repaired rather than replaced whenever possible. The repair of historic materials begins with the concept of minimally affecting remaining original historic materials. Patching, piecing-in, and splicing should be performed when possible rather than replacement.
- If replacement is necessary, the new materials should match the material being replaced in terms of color, texture and other important design features. Replacement of historic elements should be made with the original material when possible. Substitution may be made when necessary, in form, design and material when the substitute materials convey the visual appearance of the original feature. When an entire feature is missing, it should be replaced by researching historic plans or photographs. If accurate data is not available, a new design that is compatible with the remaining features of the building may be used. This newly created element should be designed to work with the size, scale and material of the entire building.

g. Alterations

- The removal of portions of the existing warehouse structures to make the buildings more marketable is allowed. This should not exceed 20% of the existing length. Removal of up to 33% of the existing length of the warehouse structures and/or removal and relocation of the gables end walls may be allowed if the Planning Commission approves a Certificate of Appropriateness. See Exhibit 54, page 125.

- New intermediate floors and mezzanines shall be allowed to be added to the existing warehouse structures, providing that the total new floor area of each new level does not exceed 50% of the existing ground level enclosed floor area; and that the sense of the original volume, floor plan and space of the existing structure is maintained and perceivable from the interior and new opening. See Exhibits 55 & 56, pages 126 & 127.
 - If alterations to a historically significant building are necessary to insure its continued use, these changes should not alter, obscure, or destroy historically significant features, materials, forms, or finishes which are unique or not found elsewhere in the building. Such changes may be necessary to provide additional access, natural lighting, or to structurally reinforce seismically unsafe buildings.
 - Maintain the original roof forms, heights and materials where possible. Replace deteriorated roof coverings with new material that matches the old in composition, size, shape, color and texture. Preserve or replace where necessary all architectural features that give the roof its essential character, such as cornices, brackets, chimneys, weather vanes, gutters, and downspouts.
- h. Additions**
- No new additions shall be permitted along the primary facade of the mansion or the stone warehouses (gabled ends) with the exception of Building 50 east end.
 - Additions to the stone warehouses, Buildings No. 50 and 54 on the non-gabled sides, should be set back a minimum of twenty five feet from the gabled ends to avoid conflicting with the form and design of these ends. See Exhibit 54, page 125.
 - Additions to historic buildings should be complementary (not identical) to the original. While an addition may be necessary to provide the floor area needed for a new use, such additions should complement the original design in mass and scale, but should not be so similar as to be confused with the original. Whenever possible, the connection between an addition and a historic building should be designed to be “reversible”, so that the addition may be removed at a later date without destroying any original material.
- New additions to existing historic structures shall have complementary roof forms, slopes and materials but shall be distinguishable from the existing original structure.
 - New roofs over additions should match the original pitch and form of the existing roof but shall not exceed the height of the existing roof for the first 25 feet of the proposed addition. See Exhibit 53, page 124, Section A.
 - All new mechanical equipment shall be screened from view both from the ground and from any proposed new higher adjacent structures.
- Exceptions to the height limit for additions to historic buildings shall be evaluated on a case-by-case basis.
- i. Special Additions and Roof Forms for Warehouse #50**
- Due to the existing low roof height and deteriorated condition of existing roof trusses, the existing roof height and roof form may be modified to accommodate new, economically viable uses. Portions of the existing roof shall be retained along the south façade that is visible from the Pedestrian Plaza.
- Prior to consideration of a roof alteration for Building #50, all efforts to remodel non-character defining interior spaces as to accommodate the new proposed use shall be made. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed.
- Roof alterations shall not cause a radical change to the overall character-defining features as a result of incompatible design.
- Roof alterations shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and building.
- Roof alterations and addition shall not be designed in a manner that over powers, diminishes, or detracts from the historic building, material, design, and features.

Roof alterations should not project above the historic west end stone gable end so that this character-defining feature is not detracted from or diminished.

j. Use Recommended Methods for Cleaning Facades

- The cleaning of historic facades should always be approached by employing the most gentle method possible first and then increasing the severity of treatment as necessary.
- Brick and stone masonry, wood, and terra cotta should never be sandblasted to clean or remove paint. Sandblasting destroys the protective fired face of bricks leading to water damage, while sandblasting of wood alters its texture. Exterior facades of historic buildings generally need only cleaning to halt deterioration or to remove heavy soiling. However, many owners wish to create a "new" clean look after investing in the rehabilitation of their building. Often simple water, mild detergent, and bristle brushes will provide adequate cleaning of brick and terra cotta. If these methods are inadequate, pressurized steam, and (if necessary) a mild solution of muriatic acid with the steam cleaning may be used.
- Paint can be removed from wood by sanding, scraping, chemical solutions, or with a heat gun. Metals on historic buildings should be carefully cleaned using gentle methods if possible, but hard metal may be lightly sandblasted if necessary to remove accumulated paint. All methods of paint removal should meet Federal, State and Local codes.

k. Match Original Windows

- The proportion, size, and location of existing window openings should be respected and maintained.
- The rhythm of solid-to-void of the character-defining stone gable ends of the existing warehouse structures should be maintained

where possible, and the total percentage of facade glazing in proportion to solid wall mass should not be significantly altered.

- Since the longitudinal elevations of the existing warehouse structures are less significant than the ends, and secondary in importance, they may be modified with the addition of window and door openings consistent with the original structure. The total opening area, including any new openings, is not to exceed 25% of the total wall area (per facade). See Exhibit 55, page 126.
- Glazing should not incorporate mirror reflective glass.
- Windows in historic buildings were generally wood sash and sometimes metal sash. A common problem in historic building rehabilitation occurs when windows are replaced with aluminum-framed or other easy-maintenance windows.
- Double-hung or casement type windows should not be replaced with fixed windows -- alternatively, the operable windows can be rendered fixed.
- A change in window material, depth of opening, horizontal or vertical emphasis has a significant effect on a historic building. Therefore, it is very important that the original historical window type, style and material be retained in rehabilitation. When a window is very deteriorated or missing, replacement windows should match the original.

l. Match Awning Design to Building Style

- Awning design should be sensitive to the overall facade that it is to be placed in terms of size, scale and color.
- An awning should not be the predominant element of the facade. Historic commercial buildings often had retractable awnings placed at the transom level that could be extended to create a sun barrier and which served to reduce the perceived height of the building to a more intimate scale. The use of

retractable awnings is recommended when historically correct, but not mandatory. Historic buildings traditionally had sloping shed style awnings of one or two colors that complemented the overall color scheme of the entire building. In rehabilitation, the shape of the awning should be designed to fit the architecture. Old photos or drawings should be consulted to determine the type and shape of awnings originally used.

- New awnings on historic buildings should be of canvas or acrylic coated canvas. Aluminum, shiny vinyl or back-lit awnings are not suitable for historic buildings.

m. Colors

- Historic buildings should be painted in colors appropriate to the architectural style of the building. Bold primary colors such as pure reds and yellows were not historically used partly because of the paint pigments available at the time. The actual colors originally used on a particular building can be determined by a paint analysis; however, such research is not a requirement of these guidelines.

n. Historic Signs

- Existing signs that are part of the historic fabric of significant buildings are allowed as described in the Sign Guidelines.
- Existing signs that are not a part of the historic fabric of the building and that do not meet the Sign Guidelines shall be removed.

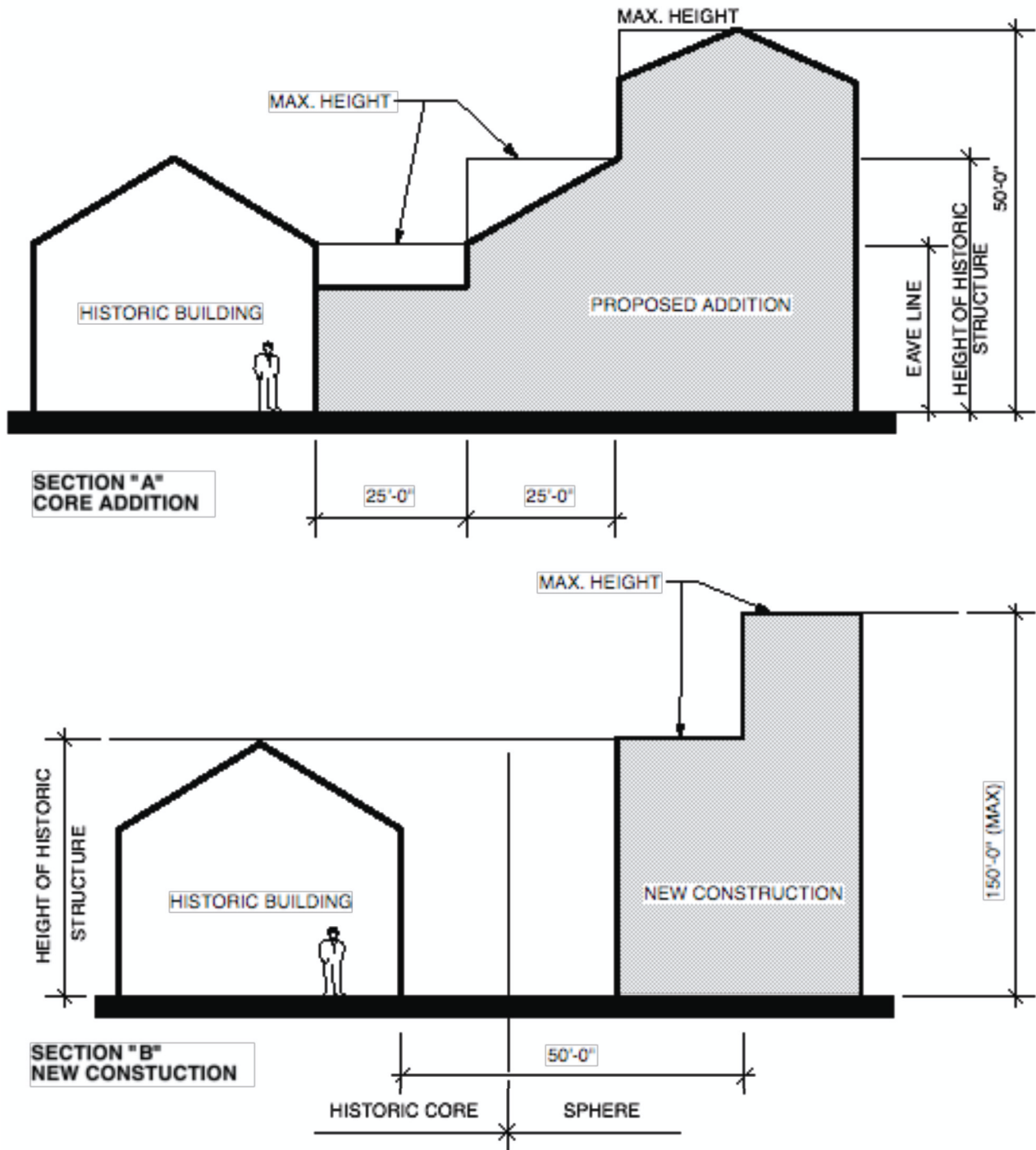
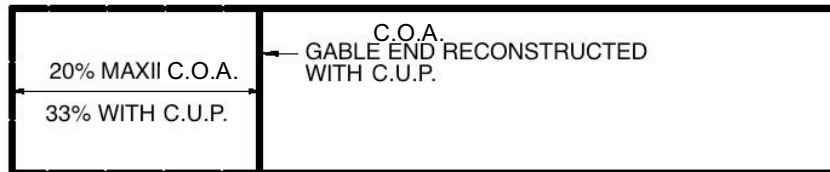
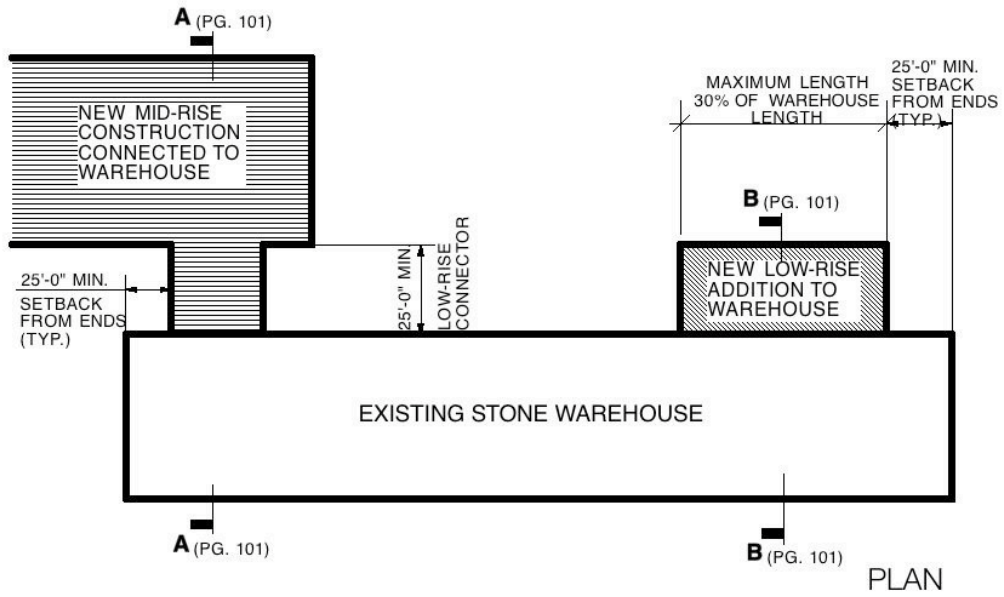


EXHIBIT 53
SETBACK DIAGRAM ADJACENT
TO HISTORIC BUILDINGS



MAXIMUM REMOVAL PLAN



MAXIMUM REMOVAL PLAN: ALTERNATE

C.O.A. - Certificate of Appropriateness

EXHIBIT 54
DEMOLITION/ADDITIONS/
CONNECTIONS TO WAREHOUSES

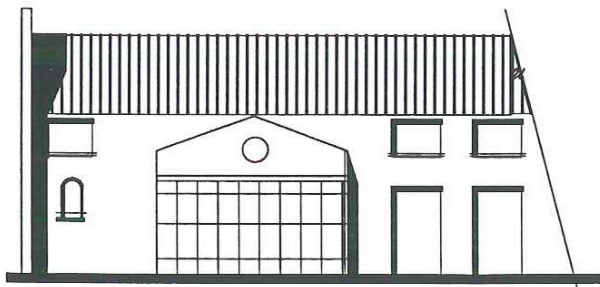
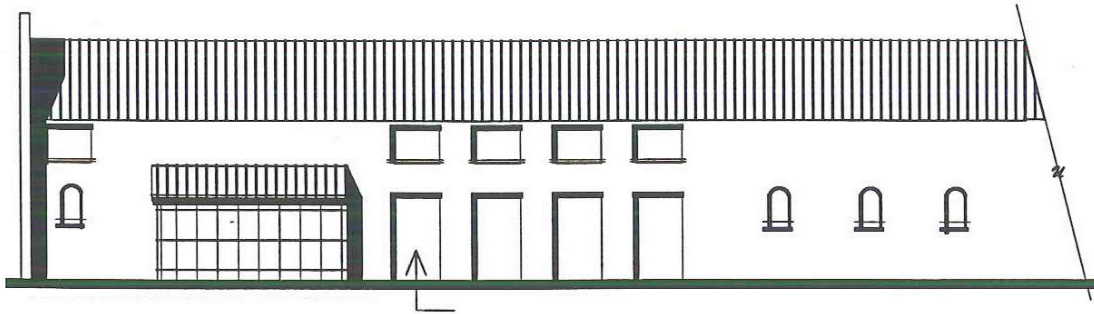
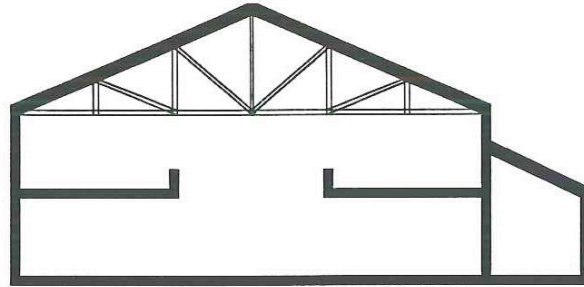


EXHIBIT 55
WAREHOUSE ELEVATION

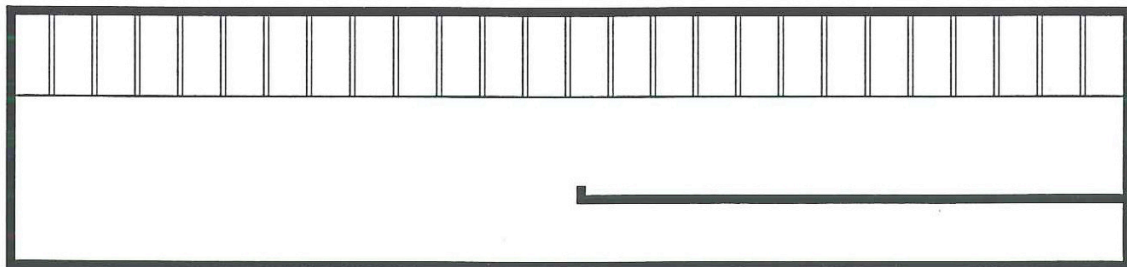
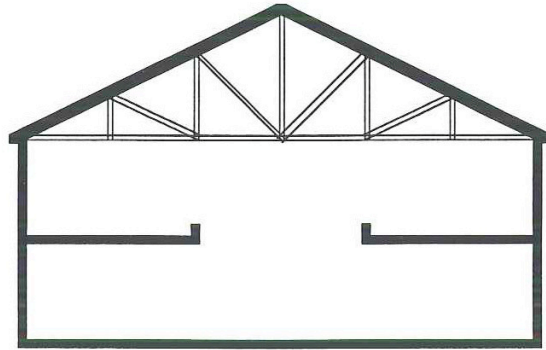


EXHIBIT 56
WAREHOUSE SECTIONS

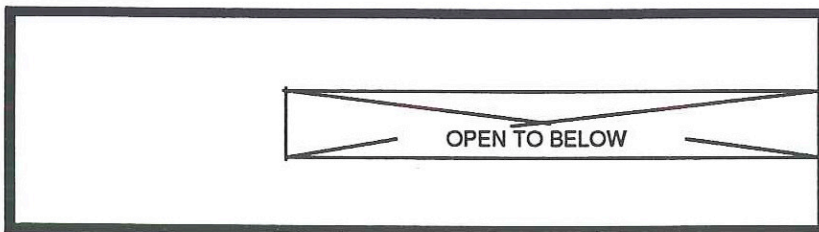
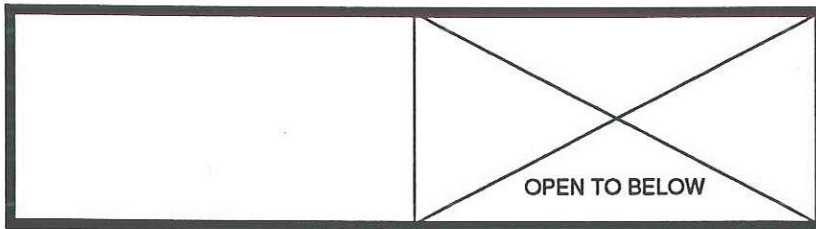
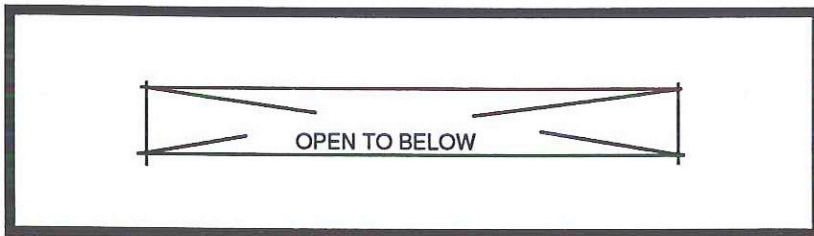
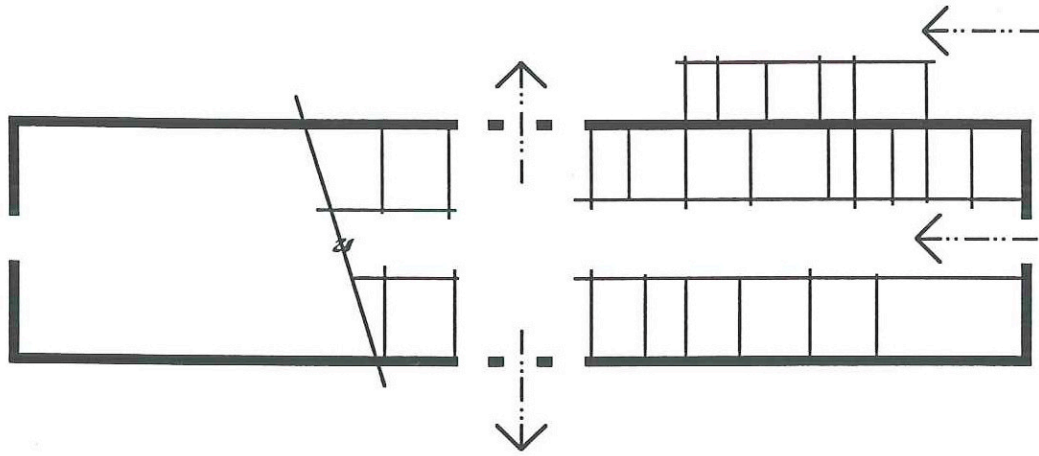


EXHIBIT 57
WAREHOUSE PLANS

D. ARCHITECTURAL RECOMMENDATIONS FOR NEW CONSTRUCTION

1. Guidelines for New Construction

The architectural character of new structures shall be high quality, contemporary architecture that relates in some way to the existing traditional historic buildings to be retained in terms of form, mass, scale, rhythm, materials and textures.

- a. New buildings shall be adequately setback from existing or relocated historic buildings to help visually distinguish the old from the new where possible.
- b. New buildings shall not exceed the height limit established by the ALUCP.
- c. High quality, timeless and distinctive contemporary design is encouraged for all new construction in all zones. New buildings should act as mediators and respond emphatically to adjacent site influences. Massing of new construction should be appropriate for scale of the site and frontages. Offsets and changes in plane or building materials are encouraged to reduce building bulk and mass.
- d. Buildings should be articulated to have a base and ground plane that relates to the pedestrian at the lower level.

The mid level of or body of the building façade shall be distinguished from the base by a change in materials, fenestration pattern or rhythm or other architectural treatment.

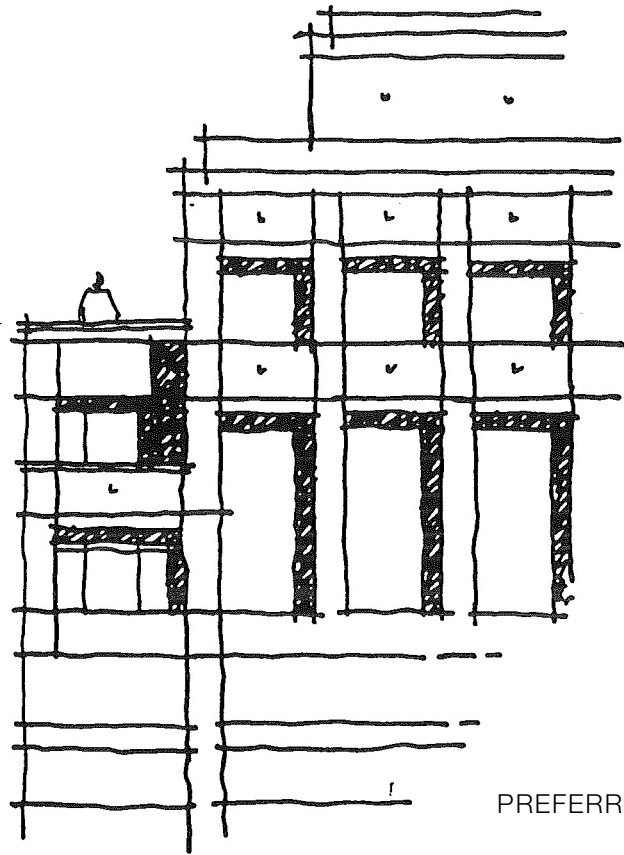
The top of the building shall be “articulated from the body of the facade” with a visible roof, special parapet or other type of architectural treatment.

- e. The use of some stone (salvaged from site, if possible), or masonry in the base or adjacent site walls or special features of new construction is encouraged.
- f. The use of arcades, arbors or trellises to help shade pedestrian walkways is encouraged.
- g. Entries should be readily identifiable and articulated.

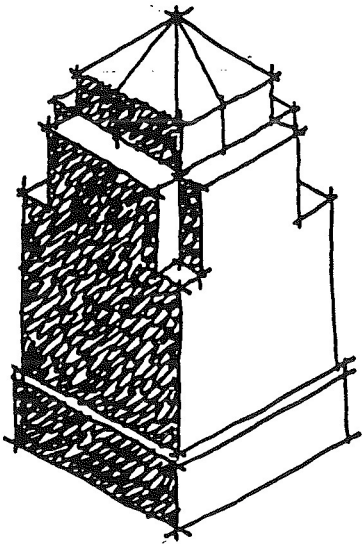
- h. The use of highly reflective or mirror glass is discouraged.
- i. The screening of portions of parking structures with landscaping or vertical gardens is encouraged.
- j. Mechanical equipment shall be screened from view.
- k. Sustainability – new buildings should be designed to be sustainable and LEED certified, if possible.

See Graphic Exhibits 58-68, pages 130-141.

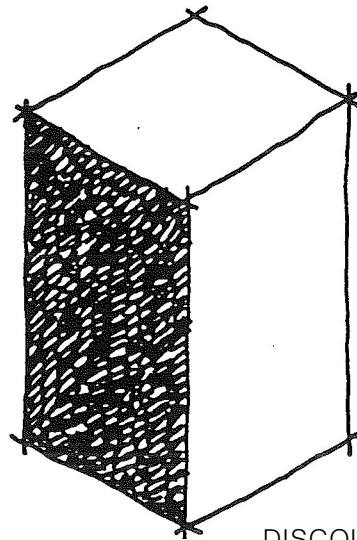
For Architectural Guidelines for residential new construction, see Appendix G, GMA-1, Section VI, pages 12-19.



PREFERRED

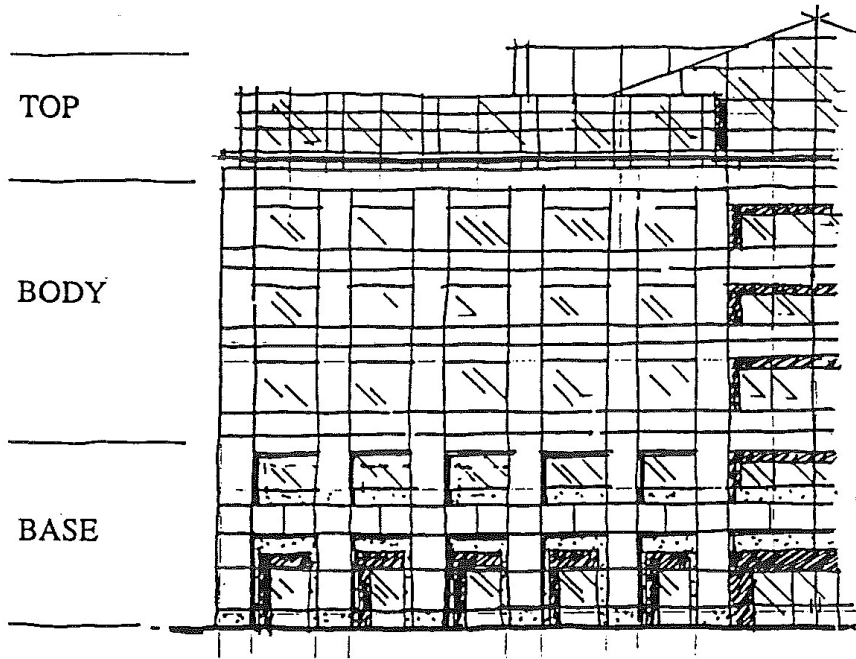


PREFERRED

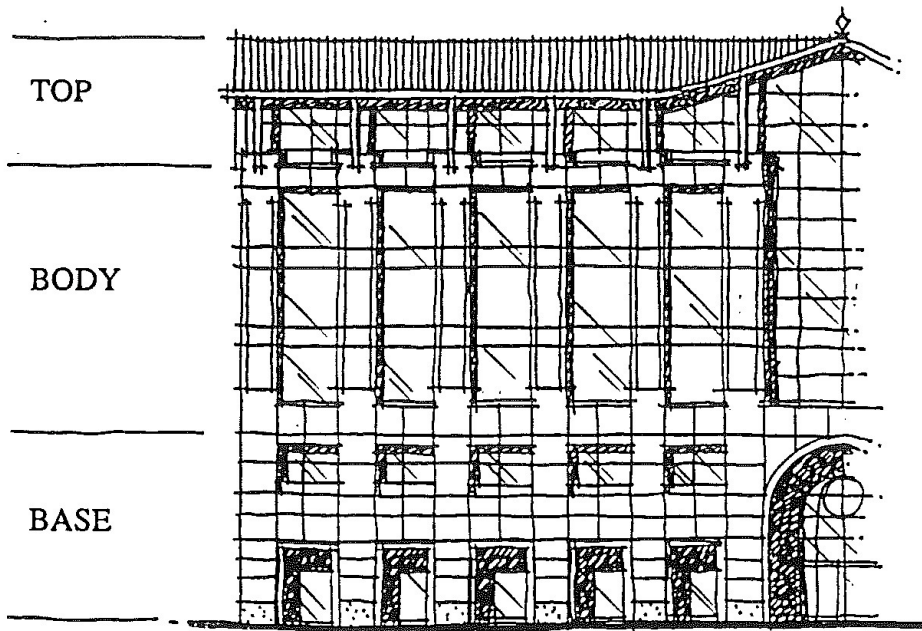


DISCOURAGED

EXHIBIT 58
MASSING - TERRACING AT UPPER LEVELS



VARIATION 1



VARIATION 2

EXHIBIT 59
BUILDING COMPOSITION,
PREFERRED VARIATIONS

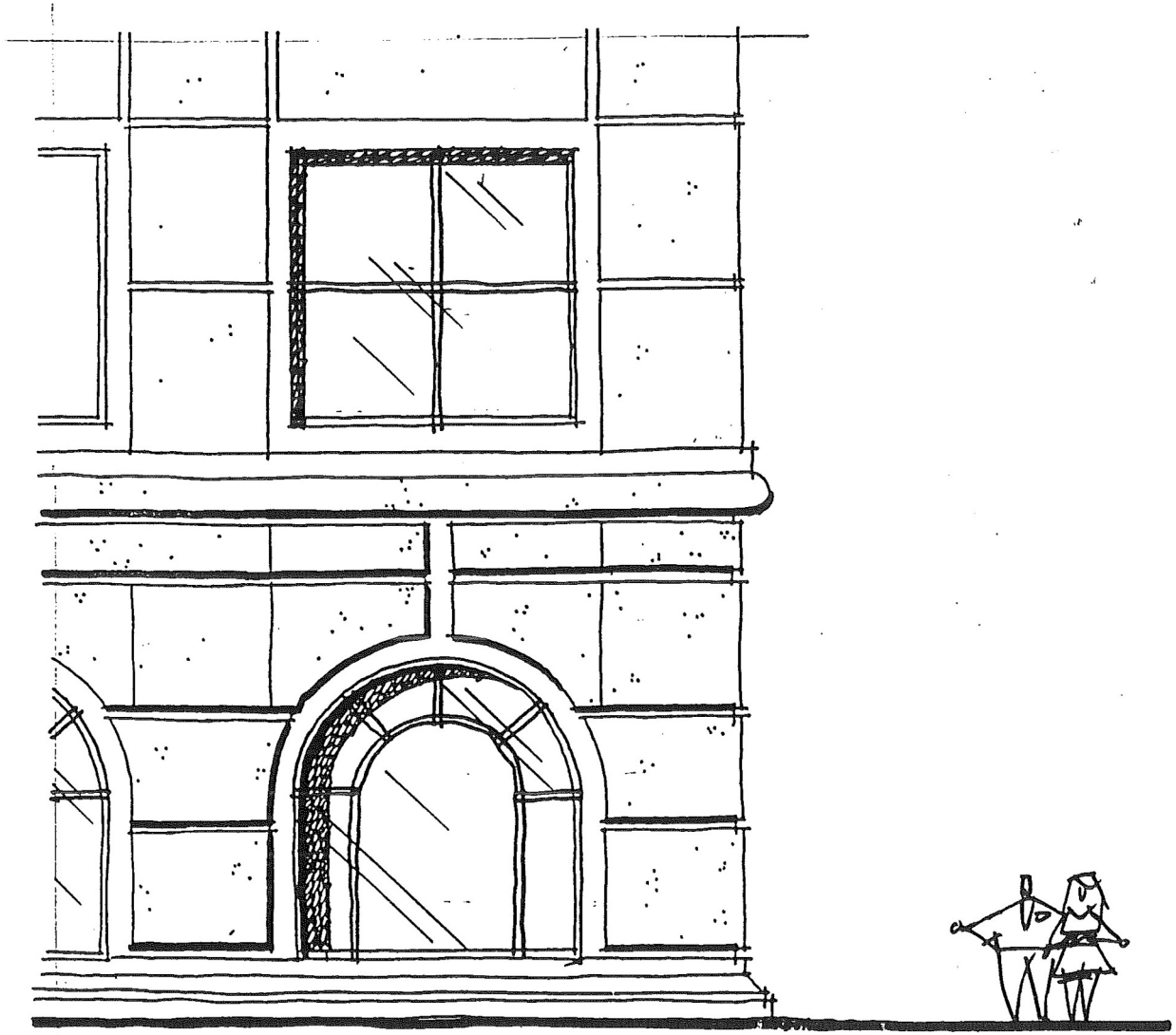
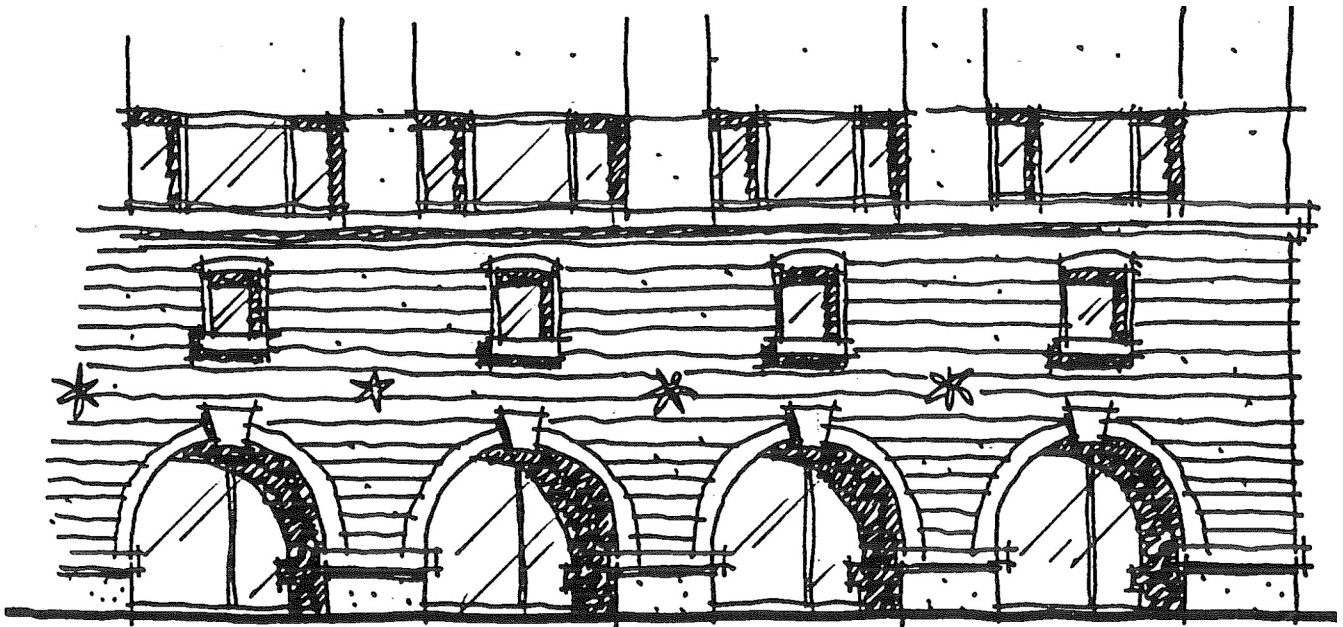


EXHIBIT 60
RUSTICATED BASE



MASS THICK WALLS

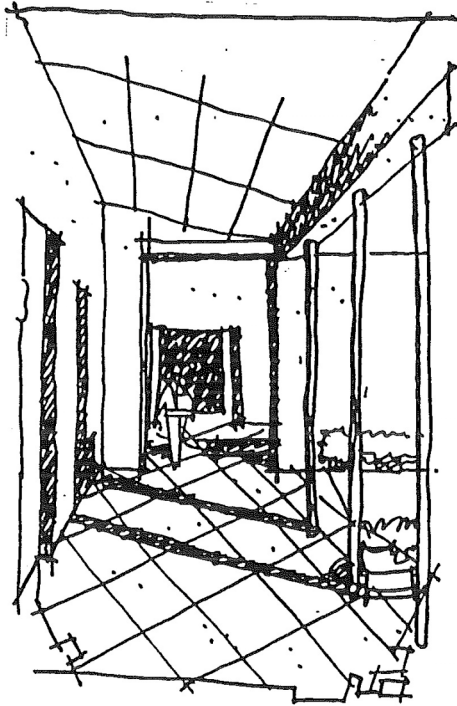


EXISTING DOMINANCE OF
SOLID STRUCTURE

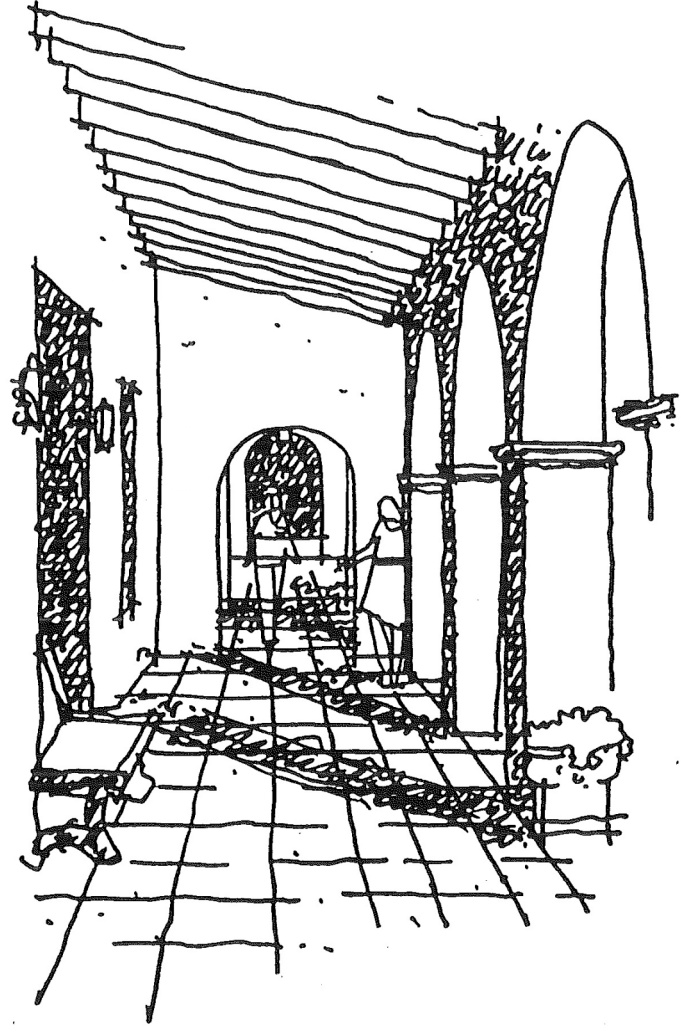
EXHIBIT 61
MASS AT THE BASE

2. Parking Structures

- Parking structures shall be designed to be visually compatible in color and material to the adjacent building architecture
- Parking structures may be wrapped with commercial uses at the lower level where visible from major pedestrian areas.
- Exterior spandrel panels shall be opaque and as large as code restrictions allow to visually conceal the cars. Cable restraints will not be permitted on the exterior.
- The use of different materials and reveal lines are strongly encouraged on the exterior panels to add texture and depth.
- Lighting should be shielded on the perimeter to avoid glare.
- Exterior ramps on the perimeter should be avoided or concealed by straight horizontal spandrel panels.
- Strong consideration should be given to providing shading devices on the top deck.

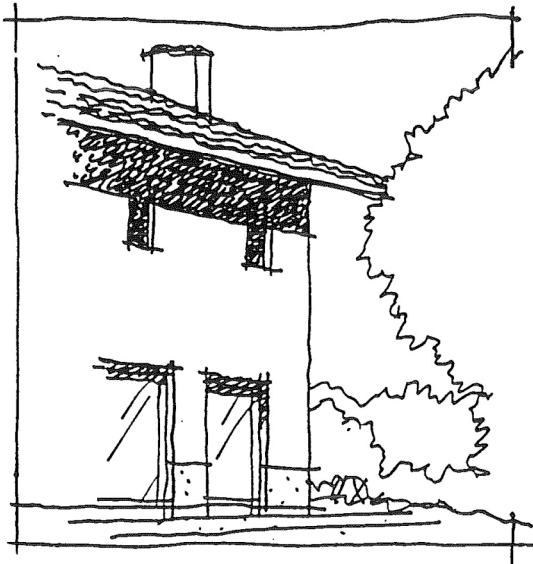


DISCOURAGED

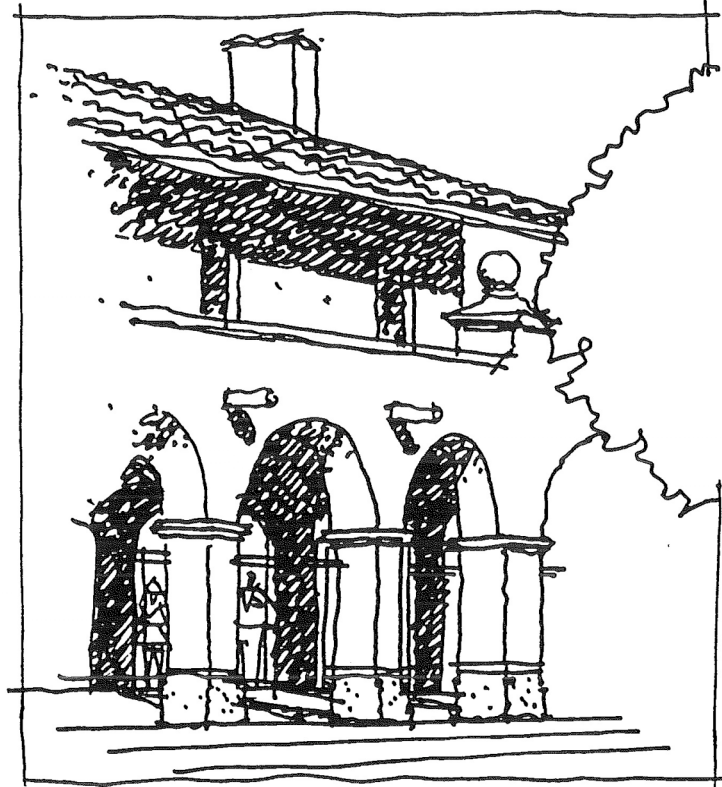


PREFERRED

EXHIBIT 62
ARCH FORMS - BUILDING MASS

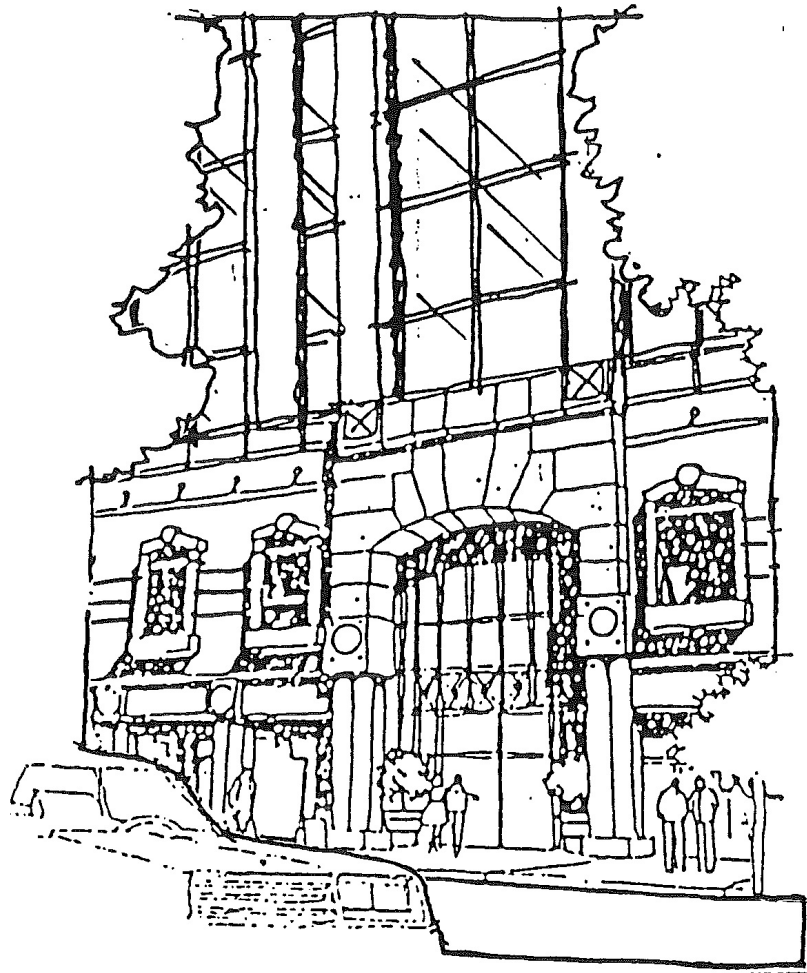


DISCOURAGED

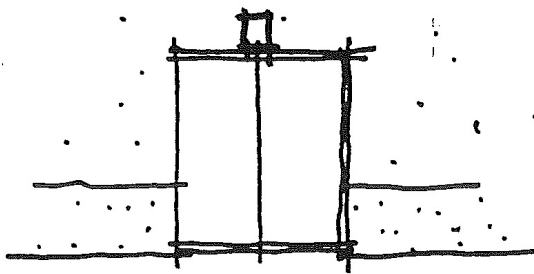


PREFERRED

EXHIBIT 63
ARCADES



PREFERRED



DISCOURAGED

EXHIBIT 64
ENTRANCES

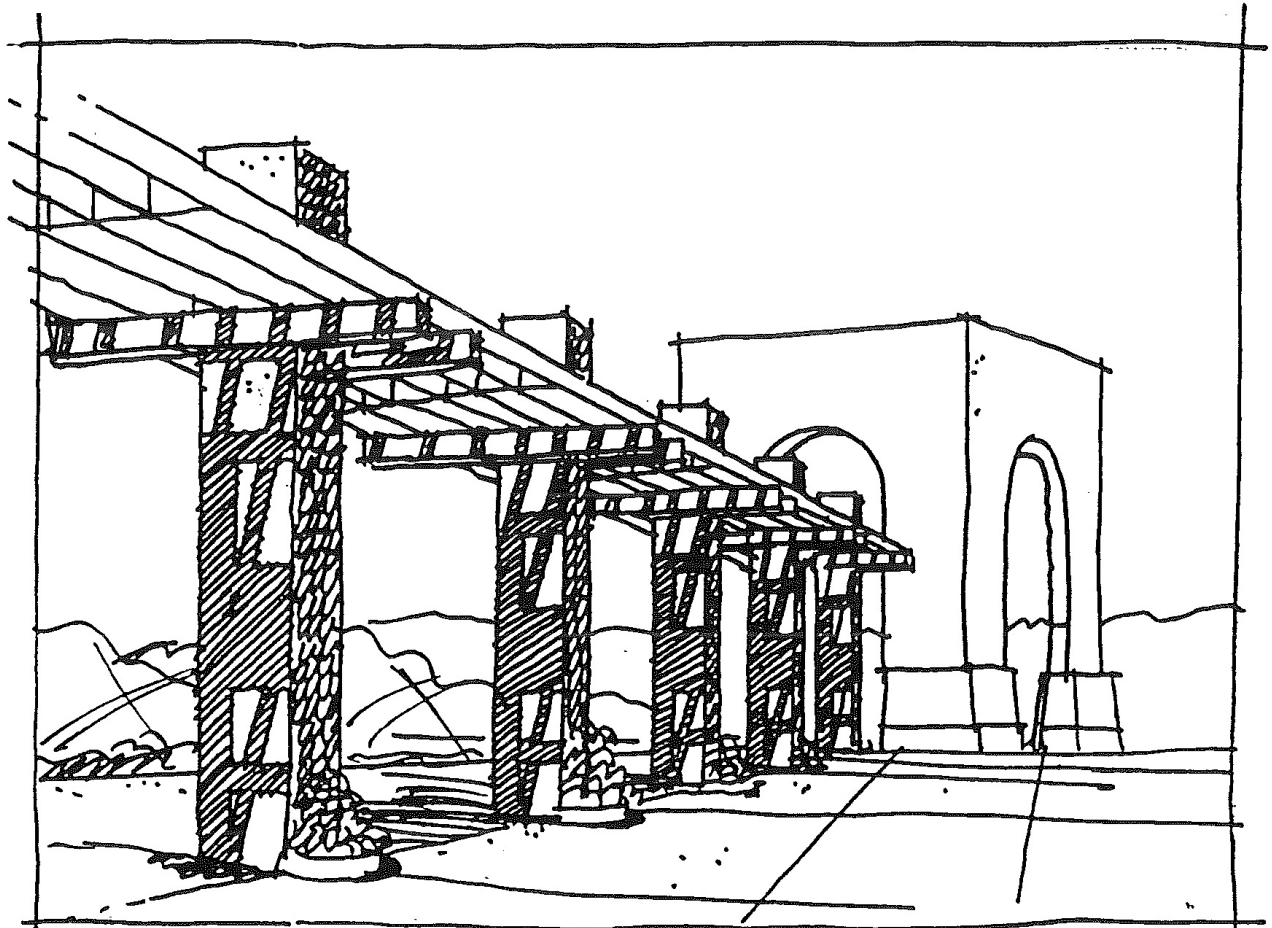


EXHIBIT 65
SHADE STRUCTURES

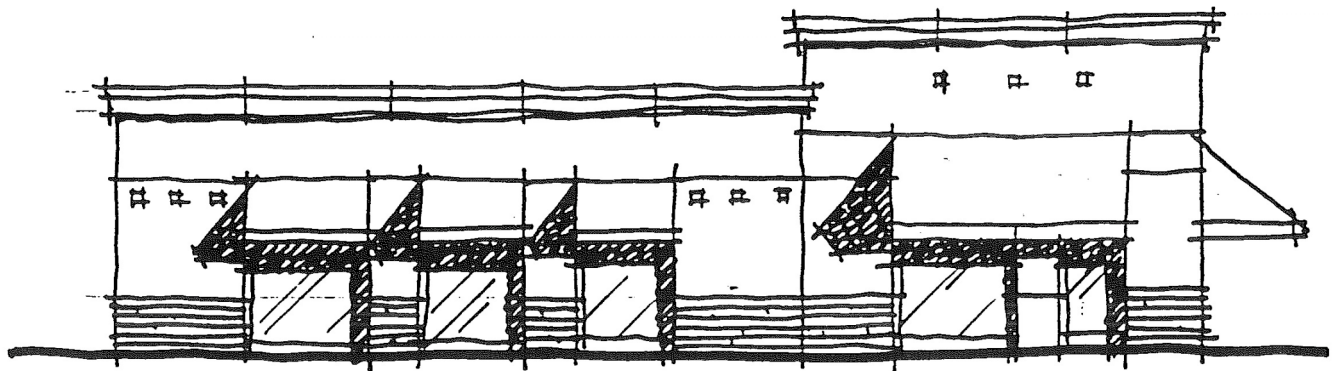
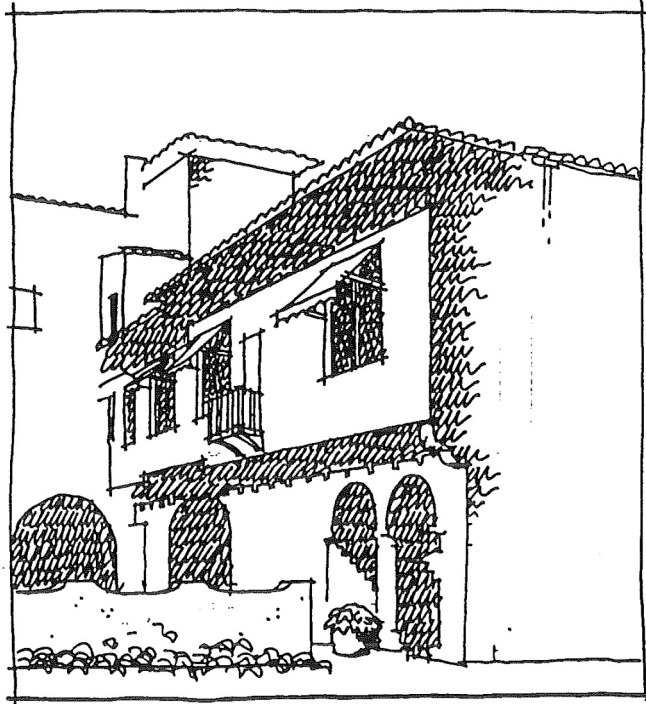


EXHIBIT 66
AWNINGS- PREFERRED

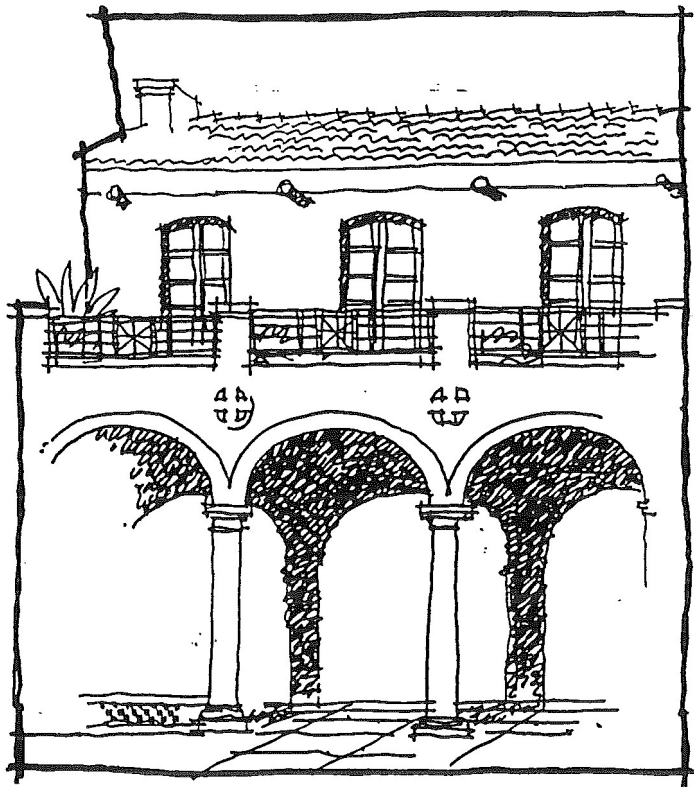


EXHIBIT 67
BALCONIES AT UPPER LEVELS-
PREFERRED

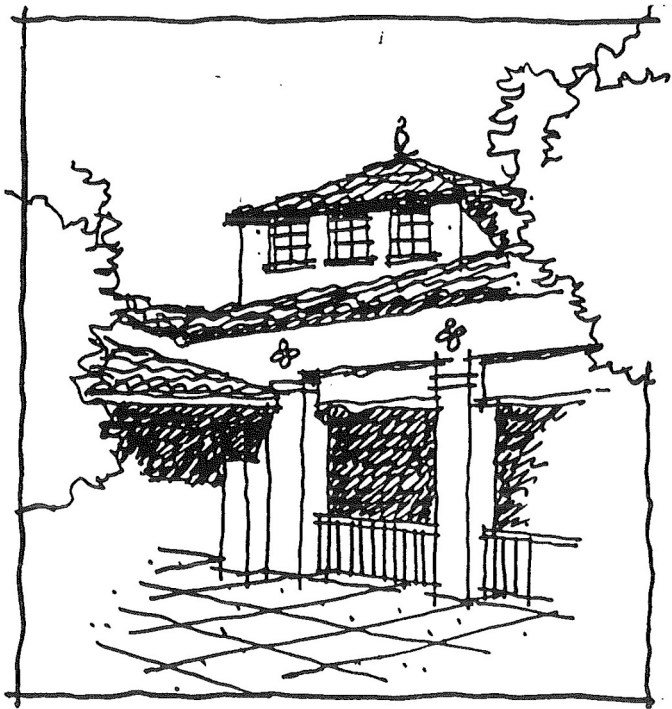
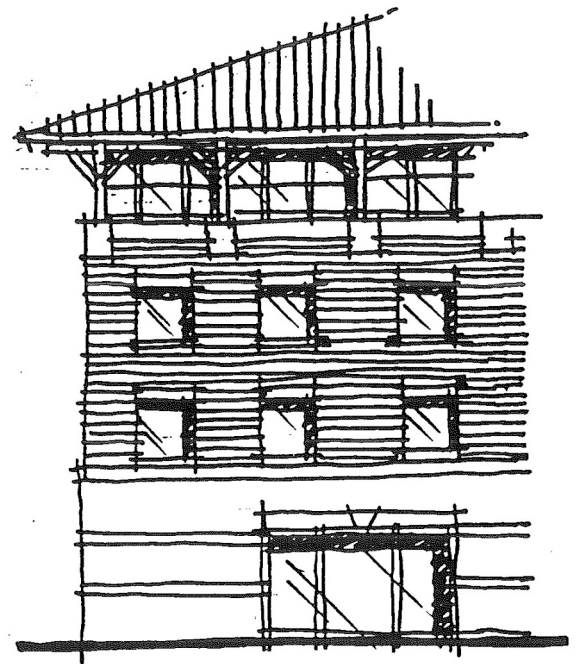
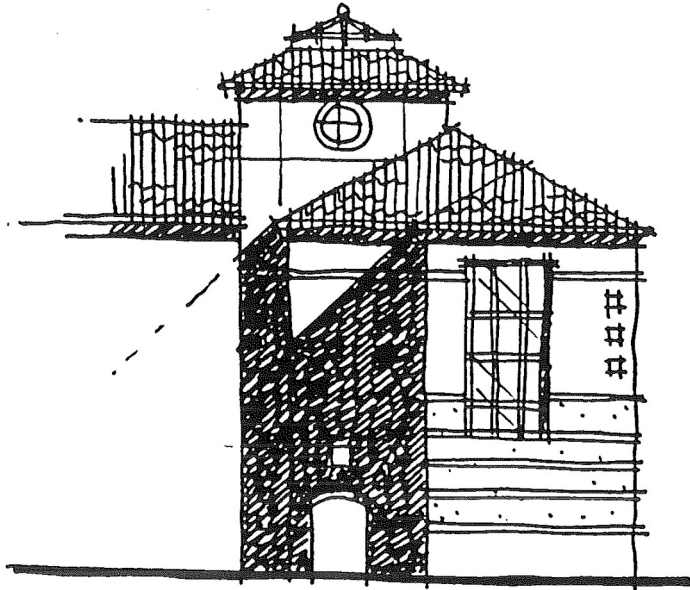


EXHIBIT 68
VISIBLE ROOF FORMS- PREFERRED

