

ARCHITECTURAL DESIGN GUIDELINES CHECKLIST
LEMOORE DOWNTOWN

Buildings in downtown Lemoore should reflect the early American Commercial style of architecture. The checklist below identifies characteristics of this architectural period and should be referenced when designing a new building or remodeling or renovating existing buildings in the downtown area. Please check all the characteristics that have been incorporated into the design of the project.

ROOF FORM

Preferred design:

- Flat roof with parapet wall
- Low-pitched gable roof
- Mansard roof
- Cap and corner detail on parapet wall

Inappropriate design:

- High-pitched roof
- Flat roof

ROOF MATERIAL

Preferred design:

- Built-up or performed moldings on parapets
- Barrel vault mission or concrete tile in natural terra cotta or clay tile earth tones
- Terra cotta Spanish tile (Spanish style buildings)
- Concrete or stucco corbels
- Exposed wood structural members, including rafters, tails, roof beams and corbels
- Copper accents, including gutters, downspouts and scuppers

Inappropriate design:

- Wood shingle or shake roofs
- Brightly colored roof tile

BUILDING FORM AND MASSING:

Preferred design:

- Building elements create rhythm of bays between 20 ft. and 30 ft. wide
- Building located against and parallel to the street
- Building is setback for seating, entries, arcades or courtyards
- Angled corner or walk-through arcade in corner buildings
- Architectural elements such as towers, arcades and balconies on two story corner buildings

Inappropriate design:

- Building elements do not break down building into smaller parts or are wider than 30 ft.
- Building is located in an irregular manner on the lot
- Building is setback for parking or other inappropriate use
- Building contains 90-degree angle at street intersection
- Corner building not two story or adorned with elements to distinguish it as an important structure

BUILDING WALLS

Preferred design:

- Stucco, adobe, brick or cut stone
- Lap siding and board and batten, when consistent with Architectural character
- Tile, wood, brick and glass block used as trim or accent around building base
- Split-faced block used on unexposed sides and rears of building
- Colored concrete block resembling brick or old masonry

Inappropriate design:

- Reflective or dark glass
- Synthetic materials resembling brick or masonry
- Unfinished concrete and split-faced block
- Coarsely finished or unfinished plywood and shingles
- Metal siding, T-111 siding, slump stone and corrugated fiberglass

BUILDING COLOR:

Preferred design:

- Light, subtle colors; light gray, cream, white, pale flesh, pale yellow, light beige
- Bright colors; forest green, deep blue green, brick red, deep blue and sea green

Inappropriate design:

- Bright or neon colors

WINDOWS AND DOORS:

Preferred design:

- Vertically oriented windows
- Windows with a base
- Multi-paned windows and door designs
- Awnings and/or canopies
- Window and doorframes consistent in treatment and type throughout structure
- Transom windows located above storefront windows
- Recessed windows and doors

Inappropriate design:

- Horizontally oriented windows
- Windows extending to floor level
- Single paned windows and doors
- No exterior adornment
- Window and doorframes unmatching or inconsistent with the 1900 time period

ARCHITECTURAL FEATURES:

Preferred design:

- Molding, ornamental tile, built-up stucco or tile relief bands and preassembled moldings around windows, doors, parapet caps and building bases
- Tile accents, decorative lights, pots attached to walls, fountains and planters against walls and recesses in walls
- Balcony, balcony-type features and window boxes in two story buildings

Inappropriate design:

- Building accessories and adornments inconsistent with the 1900 time period.
- Blank walls facing the street.
- Featureless, second story facades.

SIGNAGE:

Preferred design:

- Freestanding monument sign
- Window sign(s) not more than 25% of window area
- Wall-mounted and hanging signs oriented to pedestrians
- Awning and pin-mounted letter signs oriented to automobiles
- Sign integrated with building design and compatible with color and materials

Inappropriate design:

- Sign inconsistent with the City's Sign Regulations or with the 1900 time period
- Sign not compatible with the building design and color
- Pole sign

LIGHTING:

Preferred design:

- Subtle, directional, non-glare lighting, installed so source is shielded from view
- Lighting integrated into building design
- Accent lighting used to illuminate building detail and landscaping

Inappropriate design:

- Flood lighting
- Lighting not integrated into building design
- No accent lighting

LOW WALLS AND FENCES:

Preferred design:

- Brick or stucco masonry wall
- Brick or stucco masonry base with wrought iron above
- Wrought iron fence
- Minimum 2.5 ft. high, maximum 4 ft. high
- Walls capping and pilasters at entry points

Inappropriate design:

- Chain link
- Welded wire fencing
- Unfinished materials; concrete block or plywood

SCREENING:

Preferred design:

- Parapet walls used to screen rooftop equipment and solar collectors
- Loading areas located at rear of building
- Landscaping and walls used to screen undesirable areas

Inappropriate design:

- No screening of rooftop equipment
- Loading area located within view of street
- Ugly areas seen from street

PARKING:

Preferred design:

- Parking located behind building
- Low wall at sidewalk edge to screen parking adjacent to street
- Access to parking lot from alley and/or side street
- Clear, well-lit directional signs for pedestrians and vehicles
- Enhanced paving on walkways, trellis structures, landscaping and low scale lighting to distinguish pedestrian routes
- Accent trees at ends of parking aisles
- One tree per three parking spaces

Inappropriate design:

- Parking located in front of building
- No lighting in parking areas
- Access to parking lot from main street
- No directional signs for parking area
- Parking lot with no amenities
- No landscaping within parking lot