

## IX. HISTORIC PRESERVATION



*Historic  
Buildings*

The rich character of Downtown Pleasanton stems from its abundance of historic buildings that have been constructed over the past 150 years. The architectural styles, small-town scale of buildings, and tree-lined streets all combine to create a setting unique to Pleasanton. Unlike many other communities in the Bay Area where old town areas have long since been replaced with newer and more intensive urban development, Pleasanton's Downtown has remained substantially intact. This character is highly valued by the community and desired to be preserved and enhanced wherever feasible.

The following chapter presents an overview of the historic resources in Downtown Pleasanton and provides guidance for protecting and enhancing these resources.

### **INVENTORY OF HISTORIC RESOURCES**

The Downtown has played a vibrant role as a center of commerce in Pleasanton for over 150 years. It originated on one of the main routes to the gold fields in the Sierra Nevada mountains and quickly became a mercantile stopover for miners seeking their fortune in the Mother Lode.

In 1863, John Kottinger subdivided a small portion of his land holdings at the north end of Main Street into three “downtown” lots. Another property owner, Joshua Neal, began to subdivide his adjacent land at the south end of Main Street in 1867. Lots were quickly developed, and commercial activity began to flourish. With the coming of the Central Pacific Railroad in 1869, the Downtown area soon became a shipping center for agricultural and manufactured products. Many of the Chinese workers that helped build the Railroad through the valley settled here and established laundries and stores along north Main Street. Numerous tunnels were built under Main Street to transport and store foods from their various businesses.

From a handful of business establishments in the 1870’s, Main Street grew to include hotels, general stores, blacksmith shops, professional offices, warehouses, and several saloons by 1894. After the turn of the 19th century, many more buildings were constructed from revenues generated by the hop industry located north of the Downtown. In 1927, Pleasanton was chosen as the background for the movie “Rebecca of Sunnybrook Farm” starring Mary Pickford. As a result, Pleasanton became a favorite filming location in the late 1920’s because of its historic downtown and rural environs which led Pleasanton to be called “the Hollywood of the North.”

In addition to the historic Downtown commercial core area, residential neighborhoods sprung up in the outlying area to house local merchants and other workers. Homes were designed using a variety of architectural styles including Victorian, Queen Anne, Colonial Revival, and Mission Revival. Neighborhoods were laid out using the typical grid pattern with tree-lined streets. A “small-town scale” resulted which is still largely intact today.

During the ~~current-2000-2001~~ Specific Plan update process, a Preliminary Historic Resources List and Map of the Downtown historic resources (Technical Supplement) ~~were-was~~ developed which identify the individual sites and neighborhoods that contain outstanding examples of heritage structures within the Plan Area. ~~These documents are intended to expand the City data base for implementing the currently proposed Historic Preservation Ordinance.~~ The list ~~identifies~~ identified: (1) specific sites containing structures of at least 50 years in age which possess outstanding architectural and/or historic quality; and (2) five neighborhoods (residential and commercial) which contain a significant collection of historic buildings. In 2012, an updated “Historic Context” document was prepared to further establish the connection between the City’s history and the built environment, and to establish which components of the built environment are historically significant.

The high number of historic sites and neighborhoods that were identified underscores the significance of historic resources in the Downtown. Several of the prominent individual Main Street sites include:



*Johnston Building*

- The **Johnston Building** located at 465 Main Street is a fine example of brick construction using Romanesque-style architecture. This two-story building was constructed in 1896 as one of Pleasanton's first commercial speculation buildings.
- The **Kolln Hardware Store** at 600 Main Street is an example of Victorian Revival-style architecture. It was constructed in 1890 and has been used as a hardware store since 1905. Through the years, it has maintained much of its original character including oak floors and many of the original store fixtures. The store was extensively remodeled in 2008 and converted to a bank and retail stores but retains its historical significance.
- The **"Pleasanton" Arch Sign** has been identified as the gateway to the Downtown since 1932 when it was constructed for \$538 from funds donated by the Women's Improvement Club.
- The original Pleasanton Town Hall located at 603 Main Street was designed in the Mediterranean style in 1915 on land donated by the Women's Improvement Club. The building has also housed the City library and in later years served as the headquarters for the Police Department. In 1984, after extensive historic renovation, the building became the current home of the **Livermore-Amador Valley Historical Museum**.

- The original Farmer’s Hotel at 855 Main Street was constructed in 1864 by town founder John Kottinger. The hotel was the scene of many gala events and was later renamed the **Pleasanton Hotel**. It has twice been destroyed by fire and most recently rebuilt in 1915 to appear as it did in 1898.



*St. John Street House*

The five heritage neighborhoods identified on the Historic Resources List and Map include the following:

- The **St. Mary Street and St. John Street** neighborhood consists of many fine examples of period revival and cottage-style architecture and represents a strong collection of similarly scaled and styled homes. Its tree-lined streets, front-yard landscaping, and generous setbacks between buildings further add to its historic quality. Many of the Downtown’s early merchants and civic leaders had homes located in this neighborhood.
- The **neighborhood on the south side of Stanley Boulevard** consists of modest vernacular residences. All of the homes back onto the Arroyo del Valle, thus giving the neighborhood a uniquely unified theme. Originally called Livermore Road, this street was sparsely developed until the early twentieth century due to its distance from the Downtown commercial area.
- The **First Street, Second Street, and Third Street** neighborhood presents a variety of architectural styles with homes been built over an 80-year time period. Many of the homes on First Street serve as fine examples of Victorian-style architecture. Homes located on Second and Third Streets vary from small cottages built by the Southern Pacific Railroad to more stately homes on the south end of Second Street built during the early 20th century.



*Variety of  
Architectural  
Styles*

- The **Spring Street and Ray Street** neighborhood was developed generally between 1920 and 1940. The building designs range from bungalow cottages on Ray Street to Mission Revival architecture on Spring Street. These groupings of small residential buildings share consistent scale, height, setbacks, and massing characteristics that further their unique character. ~~The Spring Street neighborhood is considered to be the City's first "modern subdivision tract."~~
- The **Downtown Commercial Center** consists of a variety of architectural styles with many buildings retaining a high degree of integrity. It possesses a series of commercial storefront buildings running nearly the entire length of Main Street, with only a few modern buildings dispersed within. The side streets in this area generally have a more modest scale but also contribute to the historic character of the Center. The historic character of Downtown Pleasanton is further enhanced by the "Pleasanton Sign," which caused Pleasanton to receive the nickname "P-Town" during World War II when all of the lighted sign letters except the "P" were turned off in the event of air raids. The Main Street portion of the Downtown is one of the best preserved of its type in the East Bay, thus heightening its regional significance as a center for tourism.

## HISTORIC PRESERVATION GOAL

The primary Specific Plan goal for historic preservation is to provide for the protection and enhancement of the historic and “small town” character of the Downtown Plan Area.

## HISTORIC PRESERVATION OBJECTIVES

1. ~~To complete a thorough inventory of the Plan Area’s historic resources, implement a program of designating such resources, and~~ To take the necessary measures to protect and preserve significant historic resources in the Downtown Specific Plan Area. them through a historic preservation ordinance.
2. To establish a clear regulatory process to ensure that additions, remodels, and new development in the Downtown Specific Plan Area are designed and constructed such that they are compatible in scale, massing, height, setbacks, architectural style, architectural features, level of detailing, and materials with the historic character of the Specific Plan Area.
- 2.3. To prevent the demolition of appropriately-designated historic resources which can otherwise reasonably be preserved.
- 3.4.—To ensure that the design of new buildings and modifications to existing heritage buildings and heritage neighborhoods are compatible with the Downtown’s traditional design character and scale.
4. ~~To implement a comprehensive system of incentives to assist in the preservation of the Plan Area’s historic resources.~~

## HISTORIC PRESERVATION POLICIES AND PROGRAMS

Major attention is given throughout this Specific Plan to the preservation and enjoyment of historic resources (i.e., land use, design and beautification, circulation, and economic vitality). The primary purpose of this Chapter is to provide specific standards, and incentives, and procedures for achieving historic preservation. ~~In addition, a major focus of the Specific Plan process was to provide guidance for the preparation of the City's proposed Historic Preservation Ordinance. This Ordinance is intended to enable the formation of a new City process to facilitate the identification, designation, and preservation of major historic resources throughout the Plan Area as well as the remainder of the City.~~

The following policies ~~and programs constitute the action plan to implement the~~ will guide City decision-making in implementing achieving the historic preservation goal and objectives outlined above.

### ~~MODIFICATIONS TO HISTORIC BUILDINGS~~ HISTORIC RESOURCES POLICIES

Preservation of the Plan Area's historic character will generally rely upon protecting historic buildings from demolition and minimizing exterior changes to significant original architectural features ~~whenever feasible~~. In addition, modifications to these buildings will need to closely reflect the existing architecture, and the construction of new ones in historic areas will need to be consistent compatible with the Downtown's traditional design character and scale. ~~This will require greater focus on these items in the future.~~

- ~~1. Identify all properties with buildings older than 50 years on a list to be updated every two years by the City.~~
1. Prohibit the demolition of any building found to be historically significant with regard to the City of Pleasanton criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 180-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation. Demolition shall be defined as the removal of the front façade or the most visible façade from the street, including changes to the roof and roof line. The front or most visible façade shall be considered the forward most ten feet of the structure.
- ~~2. Require the completion of the State of California Department of Parks and Recreation Survey Form 523 to develop and document a statement of historic significance prior to the issuance of demolition permits for any historic resource older than 50 years. Evaluate these properties using the State of California criteria for the California Register of Historic Resources. Using the "Pleasanton Downtown Historic Context~~

Statement” as a framework, evaluate the resource’s eligibility for the California Register, and status relative to local significance criteria.

~~3. Prohibit the demolition of any building found to be historically significant with regard to the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 45-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation.~~

~~4. Prohibit the demolition of primary buildings located in the Ray Street/Spring Street Neighborhood unless such buildings are considered to be unsafe or dangerous and if no other feasible means of rehabilitation can be achieved. These buildings may be retained in residential use or may be converted to another permitted or conditionally-permitted use as long as the primary building’s exterior is preserved.~~

3. Permit historic houses to be relocated within the Downtown where: (1) the new neighborhood contains older homes; (2) the replacement home is consistent with the design quality of the relocated home; and (3) the replacement home is compatible with the neighborhood’s architectural styles and scale.

~~5. S~~ New building design, including the design of replacement buildings for buildings constructed before 1946 ~~older than 50 years~~ which are approved for demolition, should draw upon the primary exterior features of the Downtown’s traditional design character in terms of architectural style and materials, colors, details of construction, height, floor area, bulk, massing, and setbacks. These building elements should be consistent with those elements of buildings in the immediate neighborhood (i.e., homes on lots within 200 feet of the subject lot), and the design of new/replacement buildings should not represent a significant departure from the existing neighborhood character. Buildings should be designed to ~~reflect be~~ compatible with, but not necessarily replicate, the architectural time period of the immediate neighborhood ~~they represent~~.

~~6. 5.~~ Additions and other modifications to the exteriors of buildings considered to be a historic resource exceeding 50 years in age should match-complement the original building exterior in terms of architectural style and all other exterior design elements, and should be consistent with the Secretary of the Interior’s Standards for Rehabilitation.

6. Compatibility of new homes or modifications to existing homes with the immediate neighborhood (i.e., homes on lots within 200 feet of the subject lot) relative to height shall be assumed if the proposed height of a structure is five feet or less higher than the average maximum height of homes in the immediate neighborhood.

Compatibility in mass and bulk with the immediate neighborhood shall be assumed if the proposed FAR does not exceed the average FAR of the homes in the immediate neighborhood by more than 25 percent.

Exceptions can be granted to these two compatibility standards if the specific house design is determined to offset issues created by height and FAR above these standards. In no case shall exceptions be granted to exceed zoning restrictions on height and FAR. However, variances may be granted subject to required findings and established processes.

7. Future residential development (i.e., when additional dwelling units are being proposed on a property that has existing homes) should generally provide for the preservation and rehabilitation of existing on-site street frontage homes built before 1946 which exceed 50 years in age or which otherwise substantially contribute to the “small town” character of the neighborhood in terms of architecture and scale. Exceptions may be permitted to: (1) relocate such homes to other appropriate Downtown locations for permanent preservation and rehabilitation; or (2) demolish and replace such homes which are specifically found by the City to demonstrate minimal redeeming lack historic and/or architectural significance.
- ~~8. Permit historic houses to be relocated within the Downtown where—(1) the new neighborhood contains older homes; (2) the replacement home is consistent with the design quality of the relocated home; and (3) the replacement home is compatible with the neighborhood’s architectural styles and scale.~~
- ~~9. Specify individual City staff representatives from the Building Inspection, Planning, and Fire Departments to review development permit applications relating to historic resources. These individuals should further be provided with the technical education adequate to perform high-level review.~~
- ~~10. City departments responsible for the review of projects involving modifications to historic buildings should prepare and distribute a public informational flyer that details the application submittal requirements, step-by-step review process, and available historic preservation incentive programs.~~
8. Comply with all relevant policies of the Design and Beautification Chapter of this Specific Plan and the Downtown Design Guidelines.
9. Actively monitor and prevent the loss of historic resources through neglected maintenance.

## ~~HISTORIC BUILDING PRESERVATION INCENTIVES~~

~~The success of historic preservation in the Downtown will rely substantially upon the implementation of a program of incentives for the owners of heritage buildings. This will allow for the historic character of the Downtown to be more readily preserved in the face of market demands for more intensive development.~~

### **IMPLEMENTATION PROGRAM**

1. Complete Historic Context Document to identify what physical features of the built environment are important reflections of Pleasanton's history.
2. Prepare Comprehensive Historic Resource Survey in Downtown Specific Plan Area.
3. Specify individual City staff representatives from the Building Inspection, Planning, and Fire Departments to review development permit applications relating to historic resources. These individuals should further be provided with the technical education adequate to perform high-level review.
4. City departments responsible for the review of projects involving modifications to historic buildings should prepare and distribute a public informational flyer that details the application submittal requirements, step-by-step review process, and available historic preservation incentive programs.

~~II Undertake the following historic preservation incentive measures:~~

- ~~A. Develop and routinely update a comprehensive list of historic preservation incentives to assist the owners of historic buildings and to encourage investment in historic properties (such as tax incentives, streamlined permit processing, etc.).~~
- ~~B. Establish a National Register Historic District in the Downtown and encourage participation in the Federal Historic Preservation Tax Certification program when eligible properties are upgraded or rehabilitated.~~
- ~~C. Provide application assistance to property owners who wish to certify their rehabilitation project for the Federal Historic Preservation Tax Certification Program.~~
- ~~D. Assist the Pleasanton Downtown Association in its efforts to implement the "Main Street Program."~~

**E A.** Implement an award program for the rehabilitation of historic structures.

5. Amend Property Maintenance ordinance to prohibit loss of historic significance of a property or structure through neglect of maintenance in all zoning districts in the Specific Plan Area.

## **X. DESIGN AND BEAUTIFICATION**

(page 76 of Downtown Specific Plan)

14. Preserve and protect the character of the East Side neighborhood around Second Street from tear-downs, large-scaled and inappropriately-styled additions, and lot consolidations. Preserve and encourage similar architectural elements and details such as porches, picket fences, and flower boxes. Preserve the neighborhood's orientation of street-facing entrances and windows.
15. Protect the character of the West Side neighborhood around St. Mary Street and Division Street from inappropriately-scaled additions or new construction unrelated to the density, size, and character of the neighborhood.
16. Enhance the charm and diversity of the West Side neighborhood around Rose Avenue. Protect its cottages; encourage second units in the rear of existing homes and the construction of duplexes instead of multi-story apartment buildings.
17. Protect the established size and spacing of buildings in residential neighborhoods by avoiding excessive lot coverage and maintaining appropriate separations between buildings.
18. Foster harmonious visual transitions between apartment buildings and single-family homes with the stepping-down of forms, spacing, and landscaping.
19. Maintain the original character of homes by encouraging additions at the rear of the site, where possible.
20. Encourage garages at the rear of lots when lots exceed 45 feet in width. Provide screened rear parking for multi-family units.
21. Prevent the use of industrial or commercial building elements and materials in residential areas.
22. Discourage the demolition of single-family homes which exceed 50 years of age. The replacement of any single-family home should be compatible with the neighborhood scale and architectural style.

# DOWNTOWN DESIGN GUIDELINES - RESIDENTIAL GUIDELINES

## General Criteria

### Siting

- Merging lots is not encouraged unless the combined lots are in scale with the neighborhood.
- Continue the existing density and spacing of homes. Match the side yard setbacks of surrounding homes.
- Generally align homes with adjacent houses.
- New homes should face the street.
- Place garages in the rear of lots when lots exceed 45 feet in width.

### Height & Mass

- Design two-story homes and additions to fit into predominantly single-story neighborhoods using techniques such as hip roofs and dormers to minimize building height.
- Floor area of new homes and additions to existing homes are to be compatible with surrounding houses. homes in the immediate area (i.e., homes on lots within 200 feet of the subject lot). Compatibility in floor area with homes in the immediate area shall be assumed if the proposed FAR (floor area ratio) does not exceed the average FAR of the homes in the immediate area by 25 percent.
- Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies.
- Reduce mass through roof forms such as hips, dormers, small gables, and articulations such as balconies.
- Integrate additions into the existing massing of the house to avoid a ‘tacked-on’ appearance.



### Design

- New construction, additions, and remodels should reflect the architectural style and detailing of the surrounding immediate neighborhood. The immediate neighborhood is defined as homes on lots within 200 feet of the subject lot.
- Additions should also match the original home’s architectural style. Details such as existing roof lines and forms, window design and trim, wall materials, and level of craftsmanship should be addressed by the addition’s design.
- ~~Additions to and r~~Remodeling of the exterior of heritage buildings should replicate the existing structure in terms of architectural style and exterior design elements and details. Additions to the exterior of heritage buildings should complement the original building in terms of architectural style and all other exterior design elements, and should be consistent with the Secretary of the Interior’s Standards for Rehabilitation.



## Building Elements

Regardless of architectural style, all homes have common elements:

### Roofline

*What sets neighborhoods apart from commercial districts is the characteristic peaks and slopes of residential buildings.*

- Mirror roof form (hip, gable, shed), slope, and material of original home in additions. New homes should use roof forms and materials of similarly styled homes in the immediate neighborhood.
- In additions, match roof trim, eave design, gutters, and down spouts of the original home.
- Coordinate roof material with the architectural style of the house, i.e., tile roofs on Spanish- or Mediterranean-style homes.



### Materials

- Install the highest quality materials.
- Use materials appropriate to the architectural style of the home: stucco for bungalows and Spanish or Mediterranean homes, horizontal wood siding for Victorians, etc.
- Use natural exterior materials. Fake stone, rough-hewn wood or plywood, metal, or plastic should not be used as exterior siding. Use of green construction materials is encouraged.
- Simulated materials may be used if determined to have an authentic appearance.
- Commercial or industrial materials are not appropriate in residential areas.
- Metal roofs are discouraged; however, metal shingles the resemble shake or tile with dull finish may be approved if proposed to be part of a water recycling system.



### Windows

*Windows are the eyes of the house and the eyes on the street. They determine the character of the home, inside and out.*

- The shape, materials, and placement of windows should be appropriate to the architectural style. Various architectural styles require different window details. For example, windows on stucco exteriors must be recessed. For wood clad exteriors, windows do not need to be recessed provided there is substantial trim separating the windows from the wall and have window sills that cast a shadow on the wall.
- ~~Do not use~~ Thin profile aluminum or plastic windows or dark glazing are not permitted. If used, simulated mullions must appear real and be on both sides of the glass.
- Whenever possible, maintain and repair original windows. If replacement is necessary, replacement windows conforming to the style of the building are recommended.

## Entries

*The entry is how visitors approach and enter the home. In the Second Street neighborhood, the front door is generally visible from the street; there is a direct connection. Along St. Mary and St. John Streets, entrances may be more private, parallel rather than perpendicular to the street.*



- New homes should reflect the predominant entry style of the immediate neighborhood street, direct or private.
- Front porches are strongly encouraged. Use them on new construction. Retain or enhance on building remodels.
- Design porches or protected entryways to recall those elements found in surrounding homes. They should be a minimum of six feet in width.
- Front doors should be of highest quality material and hardware and should be consistent with the architectural style of the home.
- Special shapes and designs of front doors are encouraged to personalize the home.

## Architectural Details

*The trim and architectural accents of a house are the fine details that make each home unique from all others, even those of the same architectural style. They are the home's signatures.*



- Retain the building's original architectural trim and details and match those details in new additions.
- Whenever possible, repair rather than replace deteriorated trim and architectural details when remodeling.
- Reconstruct missing original details or trim on heritage homes. Match material, size, shape, joinery, and placement.
- Use masonry chimneys (brick or stone).
- New construction is to use a rich variety of detailing appropriate to the style of the building and that found in similar homes in the neighborhood. This includes elements such as roof eave, door and window trim, balconies, railings, and material accents such as tile or shingle patterns.

## Site Elements

Landscaping and accessory structures help determine a home's look and feel. These elements should relate to the main residence they serve and complement the prevailing pattern of similar surrounding elements to strengthen the neighborhood's visual cohesiveness.



### Garages and Second Units

*Garages and second units are accessory to the main residence.*

- Locate detached units to the rear of the single-family homes.
- Detached garages are preferred and should be located to the rear of the site when lots exceed 45 feet in width.
- Landscape areas adjacent to driveways.
- Minimize driveway width; 10 to 12 feet is adequate.

### Front Yards and Fencing

*Ample, well-designed landscaping is attractive, provides privacy, and allows each family to project its unique identity.*

- Retain front yard landscaping and existing trees.
- Solid fences may be a maximum of 30 inches in height. Open fencing is encouraged and may be 42 inches high.
- ~~Do not use~~ Industrial or cyclone fencing is prohibited.
- Window flower boxes are encouraged.



## Multi-Family Zones

Multiply-family housing should be sited and designed to fit in with the character of the single-family neighborhood.

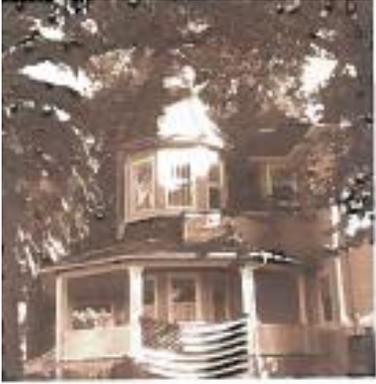
- Duplexes or triplexes located behind single-family homes are preferred over large-scale structures to maintain the small-town character of Downtown neighborhoods and to retain the single-family residential streetscape.
- Duplex or triplex units behind single-family homes are to match the materials, elements, and architectural style of the front home. Single-story units are preferred where feasible.
- Transition from multi-story, multi-family housing to adjacent single-story, single-family homes can be made with the stepping down of building forms. Dormers, articulated chimneys and stairways, landscaping, architectural molding, and window bays that reduce the mass of the building wall can also be helpful.
- Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.
- The architectural style of the development should match an existing style in the immediate neighborhood. If many styles exist, select the one which is most appropriate for the development.
- Groupings of townhomes are preferred in multiple-family developments instead of large continuous monolithic buildings with little distinction between residential units.

### Off-Street Parking

- Parking should be located at the rear of lots.
- Screen parking areas located along the street.
- Provide landscaping within parking areas and between paved areas and buildings.
- Carports should be of substantial construction and architecturally compatible with the residential structure.



## Heritage Neighborhoods



The following guidelines apply specifically to new construction and remodeling in Downtown's four heritage neighborhoods:

### First, Second, and Third Streets

- The front door should be visible from the street.
- Elements such as front porches, picket fences, and window boxes are encouraged; existing elements are to remain during remodeling.
- Architectural detailing consistent with that used on houses in the neighborhood should be used for new construction; detailing consistent with the existing home should be used in remodeling.
- Windows, if added or replaced, are to match the original windows in material, operation, profile, height, width, and glazing pattern. Replacement of wooden windows is discouraged but allowed if other components of this guideline are achieved regarding operation, profile, height, width, and glazing pattern.
- Particular attention is to be paid to the scale and height of adjacent homes.



### Spring and Ray Streets

- Retain original porches and entryways, roof form, wall materials, trim, and architectural details.
- If remodeling, match original window material and pattern.
- Maintain front and side yard landscaping.

### St. Mary and St. John Streets

- Entrances may be more private, parallel rather than perpendicular to the street.
- New homes or additions are to be the same or lower height than other homes in the neighborhood.



### South Side of Stanley Boulevard

- To maintain the street's rural character, avoid excessive building coverage.
- Maintain existing separations between neighboring buildings.
- Additions should be in scale with neighboring buildings.