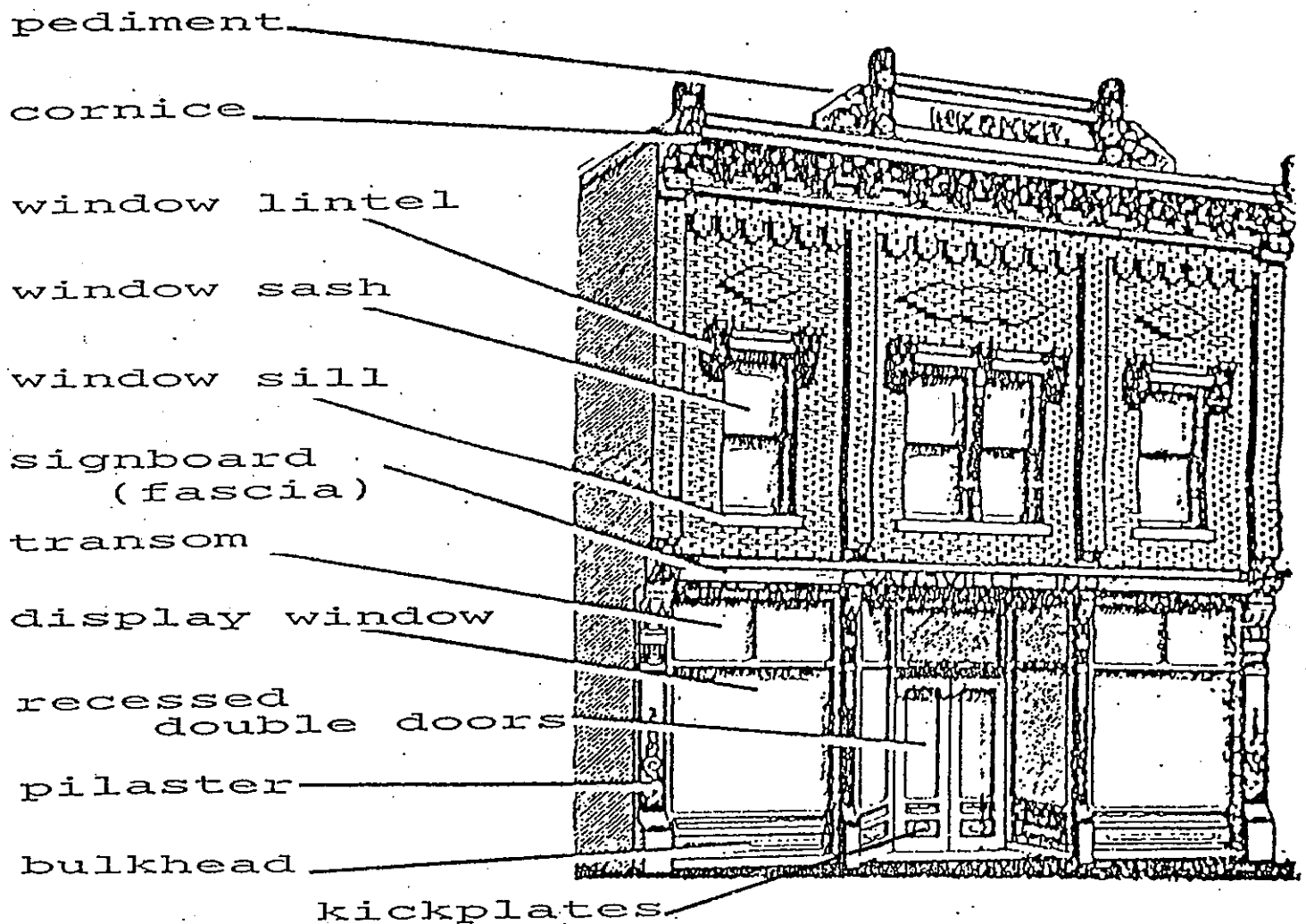


PASO ROBLES
MAIN STREET

DESIGN GUIDELINES



Become familiar with the architectural features typical of historic commercial buildings.

INTRODUCTION

PURPOSE:

These design guidelines have been developed by the Main Street Design Committee in accordance with the committee's goal which is: TO REVITALIZE AND ENHANCE THE APPEARANCE, ATMOSPHERE, AND CONVENIENCE OF DOWNTOWN PASO ROBLES.

The guidelines provide preferred design directions for new construction and restoration or remodel projects so that they respect and complement the scale, proportion and tradition of the historic downtown area. The emphasis is on pedestrian-oriented buildings close to or at the sidewalks. Building materials, ornamentation and style should create harmony with the surrounding buildings.

APPLICATION:

The guidelines shall apply to commercial and public properties within the downtown area bounded by 16th St. on the north, 6th St. on the south, Riverside St. on the east, and Vine St. on the west.

DESIGN GUIDELINES

The following guidelines are presented to assist owners, contractors and architects in planning new or remodel projects which will enhance the image and design style of the downtown area.

1. HEIGHT:

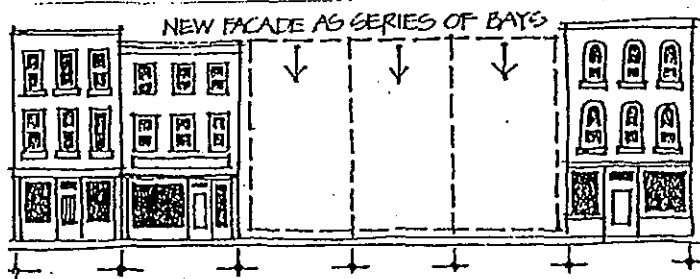
The proportions of height and width of buildings on a given block within the commercial district will remain constant.

a. Where buildings are essentially the same height, the alignment of cornices or rooflines shall be maintained.

b. Where slight (3') variations occur, additions or new construction will fall within a 10% variation of the mean building height.

c. Where significant variations occur, additions or new construction shall be within the range of buildings on that block.

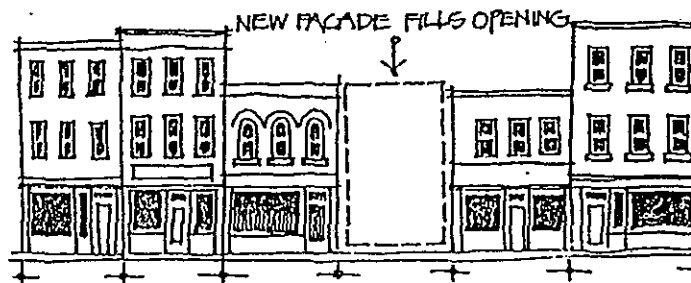
d. Buildings on ends of blocks will be similar in height to those on adjoining corners or within the mean height on that block. (See drawings a, b, c)



a.



b.



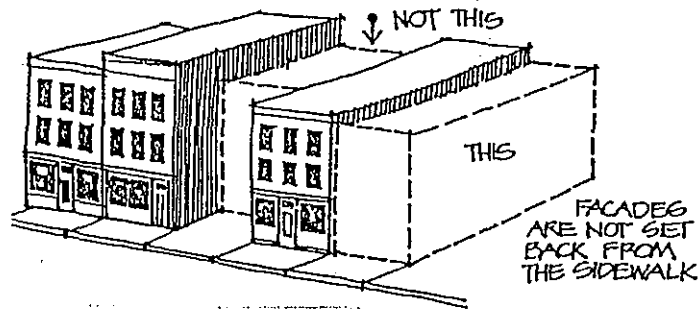
c.

2. WIDTH:

The proportions of width of infill construction buildings within a given block should maintain the existing building wall by building from side wall to side wall. New construction taking two or more lots should respect this width by designing a rhythmic vertical division of the facade to maintain this progression. (See drawing a & c above)

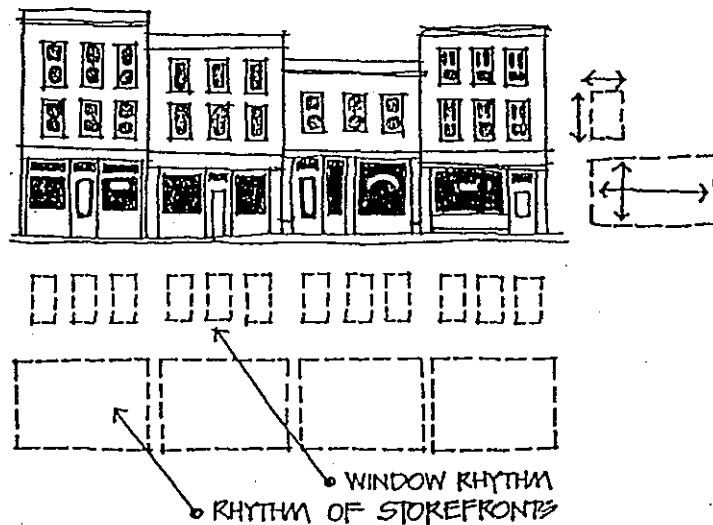
3. SETBACK:

Downtown buildings should maintain the alignment of facades along the sidewalk edge. Whenever possible new or additional construction will honor the existing setbacks of buildings within that block. (Spring Street has a 15' setback)



4. PROPORTIONS OF OPENINGS:

The size and proportion of window and door openings will be compatible with adjacent buildings to maintain continuity within the block. Upper floor window placement should also be compatible with size and harmony of neighboring buildings.



Windows and Doors

a. The size and proportions of window and door openings of an infill building should be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole.

b. When remodeling, existing window and door openings including window sash, glass, lintels, sills, frames, molding, shutters, doors, steps, and all hardware should be retained and repaired wherever possible. Introducing new window or door openings which alter the scale and proportion of the original building is discouraged.

c. Inappropriate new window or door features are discouraged. These include plexiglass, aluminum storm and screen windows,

and combinations that require the removal of original windows and doors. The installation of plastic, canvas, or metal strip awnings that detract from the character and appearance of the buildings is discouraged.

d. Recessed entries are encouraged and should be minimum depth of 3'.

e. The size, shape, and division of display windows within overall storefront should be compatible with adjacent buildings. Clear untinted glass is encouraged.

Storefront

a. Owners are encouraged to preserve original materials or details and shapes of original openings when remodeling.

b. Solid or residential type doors with small areas of glass to be avoided.

c. Openings containing double entry doors should be retained.

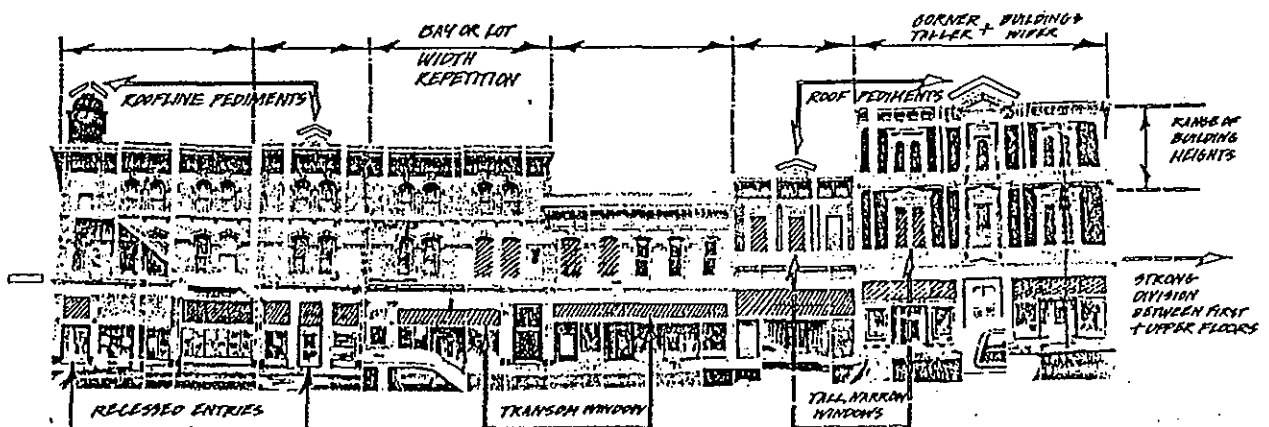
d. Strong horizontal relationship between upper story windows along the block should be maintained.

Kickplates and Bulkheads

a. Original material should be maintained or similar material and style encouraged where replacement or new construction is necessary.

5. HORIZONTAL RHYTHMS:

Maintain a clear visual division between street level and upper floors. Observance of scale, detailing, materials and embellishments of existing buildings should result in designs blending harmoniously with the downtown image. Imitations that do not incorporate appropriate construction techniques and do not blend or are not harmonious, are discouraged.



Second or Third Story Additions

a. Preserve significant (from street level) historic materials and features. Preserve the character of the building by keeping scale and proportions of original building. Avoid phoney historical look.

6. ROOFS:

The original roof shape should be preserved.

a. Sloped, mansard, or residential type roofs are discouraged. The roof plane should be hidden from view by the front facade.

b. Decoration of roofline by use of materials, forms or decorative details using examples from surrounding buildings as a guide is encouraged.

7. MATERIALS:

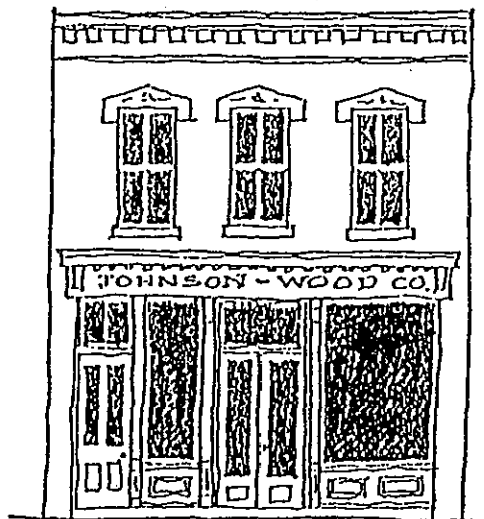
Use of high quality facing materials that are compatible to the downtown area is encouraged. Materials like Cedar Shakes, Molded Stone, Roughcut Logs, Slump Blocks and Stained Wood are discouraged. (For preservation and maintenance of materials, detailed information is available from the Main Street Office.)

8. COLOR:

Painting should utilize colors appropriate to period (style). The use of historical colors is preferred. Three colors are sufficient to cover the facade including highlighting major and minor trim features. (See example for description of major and minor features)

MINOR TRIM

- WINDOW SASH
- DOORS
- STOREFRONT FRAME
- SMALL DETAILS ON CORNICES, WINDOW HOODS AND BULKHEADS



MAJOR TRIM

- CORNICE
- WINDOW CAPS
- WINDOW FRAMES
- STOREFRONT CORNICE
- STOREFRONT COLUMNS
- BULKHEADS

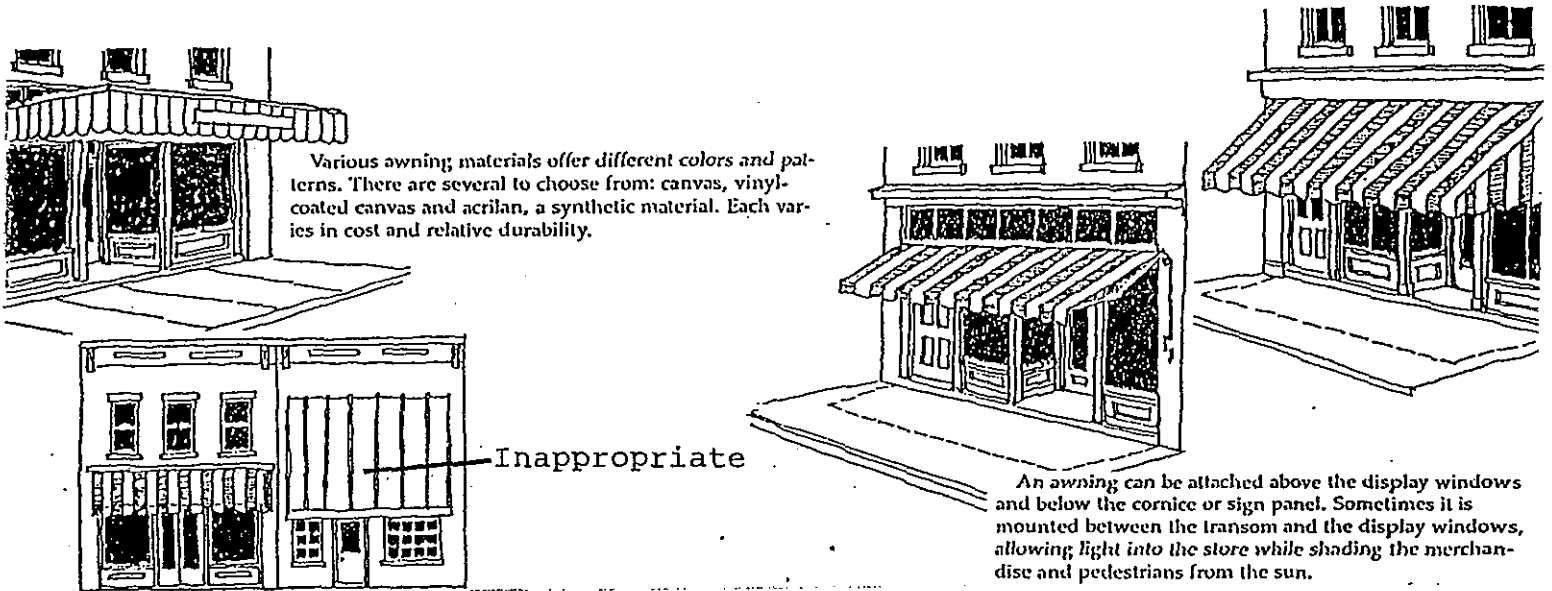
BASE COLOR

- WALL SURFACES
- STOREFRONT PIERS

9. SIDEWALK COVERINGS:

Traditional style canvas awnings or canopies already in place should be retained.

- a. Aluminum awnings or canopies detract from the historical character of downtown and are discouraged.
- b. If awnings are added, those made of soft canvas or vinyl materials are recommended. Placement should not obstruct distinctive architectural features.



10. PARKING AREAS

This section covers public and privately owned parking areas which provide vehicle parking space for owners, employees, vendors, customers, and loading and unloading areas. Such parking areas shall satisfy the following criteria:

- A. Parking shall be oriented away from major streets and pedestrian ways and shall be located behind buildings where possible.
- B. Parking areas shall not interfere with the alignment of building facades (street walls). Where access through a street wall to rear or side parking is necessary, architectural or landscape screens shall be provided.
- C. Parking areas visible from principle thoroughfares shall have landscaped or architectural screens to soften the presence of vehicles from view. The average height of these screens shall be at least 36 inches.
- D. Parking areas shall allow safe transition to and from streets with a minimum of delay to normal traffic flow. To reduce obstruction of traffic flow, parking area access routes should not feed directly into major thoroughfares such as Spring St. or 13th St.

RESOLUTION NO. 94-122

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PASO ROBLES
ADOPTING THE PASO ROBLES MAIN STREET PROGRAM
DESIGN GUIDELINES

WHEREAS, the City's General Plan, the Redevelopment Agency's Redevelopment Plan, and the City's Economic Development Strategy all focus on downtown revitalization; and

WHEREAS, through the four point program of the National Trust for Historic Preservation, the Paso Robles Main Street Program is dedicated to both historic preservation and economic development in downtown Paso Robles; and

WHEREAS, "design" is one of the four points in the program recommended by the Nation Trust for Historic Preservation; and

WHEREAS, the Paso Robles Main Street Program has prepared a set of Design Guidelines for use within the Main Street Project Area and in areas that would impact upon the Main Street Project Area; and

WHEREAS, the Main Street Program Design Subcommittee and Main Street Board of Directors have requested that the City consider formal adoption of the Main Street Design Guidelines; and,

WHEREAS, the Planning Commission has unanimously recommended that the City adopt the Main Street Design Guidelines.

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the City Council of the City of Paso Robles that the City hereby supports the purpose and intent of the Main Street Program Design Guidelines and hereby approves the use of said Guidelines in considering infill, new construction, and design details for structures with the Main Street Project Area and nearby locations that impact upon the project area.

PASSED AND ADOPTED THIS 6th day of September, 1994, by the following roll call vote:

AYES: Heggarty, Iversen, Martin, Picanco, and Macklin

NOES: None

ABSENT: None


MAYOR WALT MACKLIN

ATTEST: 
CITY CLERK