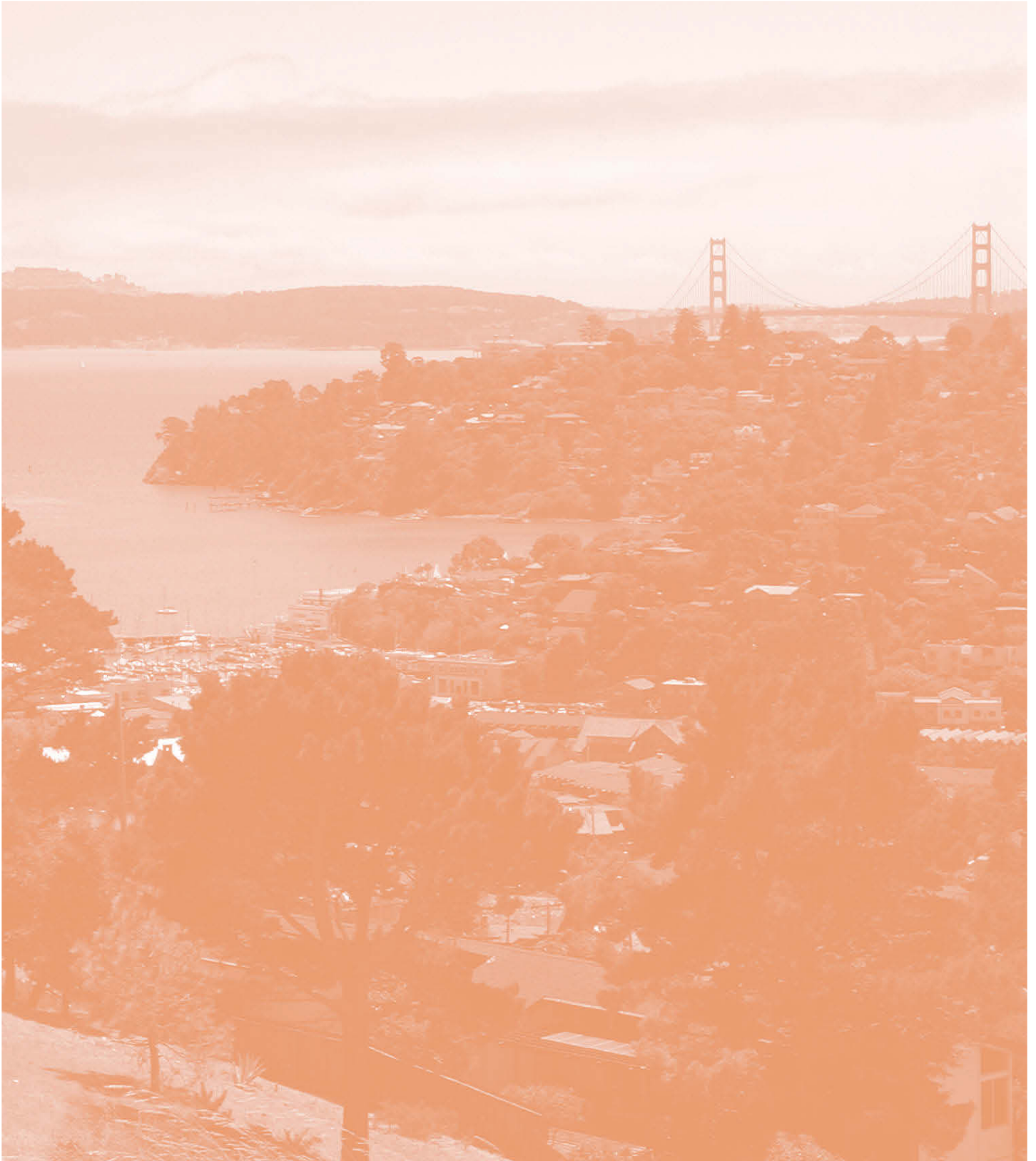


D O W N T O W N

T I B U R O N

D E S I G N
H A N D
B O O K



Downtown Tiburon Design Handbook

A handbook containing design concepts and guidelines for revitalization and new construction of buildings, storefronts and streetscapes within Downtown Tiburon

Town of Tiburon

Adopted by the Town Council May 1, 2002

THE DESIGN HANDBOOK		3
	Overview	4
	Intent and Use of Design Guidelines	5
DOWNTOWN TIBURON		7
	Downtown Tiburon's Three Districts	8
	Design Goals for Downtown Tiburon	8
	Design Concepts for Downtown Tiburon	9
	The Streetscape Throughout Downtown	10
DESIGN GUIDELINES FOR MAIN STREET		11
	Streetscape	12
	Buildings and Storefronts	13
	Facade Design	13
	The Storefront	15
	Facade Building Materials	16
	Use of Color	17
	Window and Door Openings	18
	Trim and Ornament	20
	Illustrative Examples	21
DESIGN GUIDELINES FOR ARK ROW		25
	Streetscape	27
	Buildings and Storefronts	29
	Main Street / Ark Row Parking Lot	31
DESIGN GUIDELINES FOR TIBURON BOULEVARD		33
	Streetscape	35
	Buildings and Storefronts	38
	Pedestrian / Vehicular Orientation	38
	Building Height	40
	Building Shape and Massing	40
	Building Facades	42
	Doors and Windows	43
	Building Materials	45
	Building Color	46
SIGNS AND AWNINGS		49
	Building and Storefront Signs	50
	Main Street	50
	Ark Row	50
	Tiburon Boulevard	51
	Awnings	56
	Public Area Signage	57
SOURCE MATERIALS		61
APPENDIX		63
ACKNOWLEDGEMENTS AND CREDITS		65

**THE
DESIGN
HANDBOOK**

Parade on Main Street, ca. 1970



THE DESIGN HANDBOOK

This design handbook is intended to serve as a guide for retention, revitalization and new construction of buildings, storefronts and streetscapes in Downtown Tiburon. It is designed to address the needs of many players and users: property and business owners, developers and investors, architects and designers, vendors, contractors, Town officials and staff, and other interested parties who make the key decisions and all-important improvements to the character-defining features of Downtown Tiburon's built and natural environments.

The design handbook consists of goals, basic design concepts and design guidelines. The text and graphics are intended to be both informative and suggestive. While the design guidelines apply primarily to buildings and storefronts located on private property, other sections of the handbook address public sector improvements and the interrelationships that clearly exist between public and private sector interests. The goals and basic design concepts for Downtown Tiburon are applicable to the improvement of buildings, storefronts and streetscapes just as the specific design guidelines are; changing a building façade or a business sign is not isolated and severable in its potential effect on other building facades, business signs and the streetscape.

Overview

Building, storefront and streetscape design in Downtown Tiburon will directly contribute to, define and enhance the village character of Downtown Tiburon from three perspectives:

A sense of place is achieved when a good “fit” or “balance” is obtained between the natural landscape and the built environment. In their visual image of the town, residents and visitors alike are drawn to buildings, streets, and public spaces that are responsive to the local climate and waterfront environment.

A sense of identity is achieved when there is a consistent presence of elements in the townscape that share historical significance or are communally understood as naturally belonging to Tiburon. A consistent use of building materials, such as wood siding, can be a distinctive feature of buildings that, over time, becomes directly associated with Tiburon's identity.

A sense of community is fostered by making public buildings and spaces an integral part of daily life. It is possible to make the streets, sidewalks, plazas and setback areas attractive and convenient for pedestrians. Storefronts, too, can be made inviting for those with business purposes, those running daily errands, and those who just want to window shop. Parking can be made to be conveniently accessible while remaining unobtrusive.



Left: The waterfront park has a strong sense of place; it is recognized by residents and visitors alike as one of Downtown Tiburon's most valuable resources.
Opposite page: The Tiburon Ferry Landing, ca. 1920.

Intent and Use of Design Guidelines

Design guidelines, by their very nature, cannot ensure attainment of “good design” of buildings or storefronts. An understanding of their intent, as well as exercising some manner of discretion in their application, are just as important as the actual content of their text and graphics. Perhaps the best that they can do is to encourage good design by conveying the Town’s design objectives, or to discourage inappropriate design by setting explicit limits. Clearly the Town’s Design Review Board and staff will play a major, if not decisive, role in both their interpretation and their application.

While the design guidelines address many specific elements, they nevertheless differ from absolute standards found in ordinances, in that they are non-prescriptive in nature. They do not dictate design. By contrast, one might say that they are suggestive in providing structure and direction for design decision-making geared to specific settings, building types, architectural styles and materials.

A major objective of the design guidelines is to engender the kind of genuine building design that one can recognize in some of the town’s historic buildings. Contemporary design is appropriate, but it should be compatible with historical precedent, rather than the import of foreign architectural styles. Design compatibility can be achieved by recognizing the established scale, proportions, opening patterns, roof forms, and use of materials of neighboring buildings. Moreover, new development should avoid use of gratuitous waterfront and nautical motifs, such as ship railings, flags and masts.

The design guidelines effectively ask of any applicant who is requesting approval for alterations to the exterior of an existing structure, or who is proposing design of a new structure, the following question:

How are the proposed improvements likely to enhance the existing character of both the streetscape and overall setting of Downtown Tiburon and, with respect to those properties that enjoy prime Bay frontage, how will the proposed improvements contribute to the distinctive character and ambience of Downtown Tiburon’s waterfront environment?



View of Main Street, ca. 1900. Most of these buildings were lost in the fire of 1921. Main Street is occupied primarily on the north side, with a continuous row of two-story facades and projecting canopies. At the far end of Main Street is the Sonoma Hotel, and the railroad yard and roundhouse lies beyond. The large building on the waterfront (center, right) survives today as 15-17 Main Street, but its original facade has been altered substantially by an addition of a one-story storefront.



**DOWNTOWN
TIBURON**

Aerial view of Main Street, ca.
1950.



DOWNTOWN TIBURON

The human scale and intimacy generally associated with small towns in America is a character-defining feature of major significance to Downtown Tiburon. Although few fragments remain from Tiburon's origins as a California railroad town, its long-standing associations with maritime activity and its fortuitous possession of a magnificent waterfront setting are both highly valued by residents and instinctively attractive to visitors. All of these qualities deserve some degree of recognition in the design and use of materials in the buildings, storefronts and streetscapes of Downtown Tiburon.

Downtown Tiburon's Three Districts

Downtown Tiburon consists of three areas or districts that possess building types, architectural styles, periods of development and settings of individual distinction. The distinctive, character-defining features of each area are summarized below as orientation to Downtown Tiburon's three commercial districts.

Main Street, in many respects, is a traditional small town, American Main Street commercial district, in terms of its scale, proportions, building types, architectural styles and features, and phases of development. At the same time, it exists as a "shoreline" Main Street, that is, the rear areas of buildings which line one side of Main Street "front" directly onto San Francisco Bay. With two exceptions, there are no front or side yard setbacks to the buildings on Main Street. The front facades of the buildings define the character and function of the street, and the storefronts, as the prominent element, are open and inviting. Business signs are secondary to the storefront and building. Building ornament and trim are authentic, and materials are genuine. The period of historical significance for Main Street has been defined as 1870 to 1921.

Ark Row, for the most part, exists as an informal, historically-significant collection of several arks and cottages which once served as summer homes on Belvedere Cove. Together with some newer buildings, Ark Row today consists of shops and small offices. Ark Row's buildings are separated from the street and from one another with front and side yard setbacks. Side-yard steps exist in many cases to address grade-separated front and rear areas. Two-story rear facades "front" onto a large, centrally-located parking lot. Terraces, planter boxes and trees augment Ark Row's buildings and storefronts, and the use of building materials, colors and landscaping along Ark Row reflects its residential origins. The period of historical significance for Ark Row also has been defined as 1870 to 1921.

Tiburon Boulevard, as a strip of contemporary commercial development, is, in direct contrast to Main Street and Ark Row, strongly oriented to the motor vehicle. As Downtown Tiburon's "Main Drag," it makes a dramatic transition from its civic and office buildings and resident-serving convenience shopping to a waterfront park that affords magnificent views of Angel Island, Raccoon Straits and the San Francisco skyline. Many of its larger parcels accommodate a single use or tenant housed in a relatively large building. Most of the postwar and newer buildings tend to be decidedly horizontal in shape and proportions, with site development that generally includes generous front and side yard setbacks, some use of plant materials, and highly-visible on-site parking. Buildings and uses that line Tiburon Boulevard vary considerably in street orientation, including some whose rear areas "front" onto Juanita Lane.

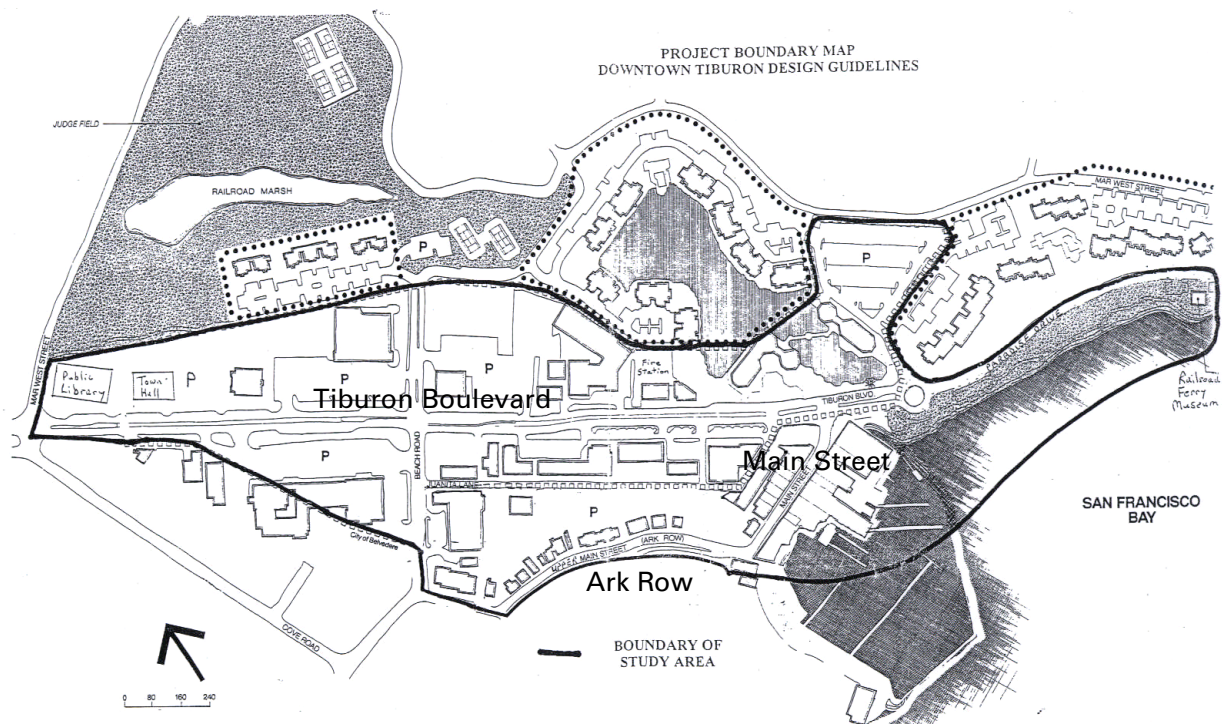
Design Goals for Downtown Tiburon

- Retain and enhance the existing small town, village character of Downtown Tiburon.
- Cultivate an understanding and appreciation of Tiburon's railroad and maritime past.

- Encourage greater pedestrian activity and enjoyment of life on the street, especially along Tiburon Boulevard. Establish more attractive and usable pedestrian accessways that connect the three Downtown districts.
- Sustain and reinforce the distinctive character-defining features of Downtown Tiburon's three districts: Main Street, Ark Row and Tiburon Boulevard.
- Promote improvements to the areas in between the three districts in order to create a more integrated Downtown as a whole.
- Recognize the valuable contribution that good design makes to Downtown Tiburon, and promote thoughtful integration of contemporary design elements that add to its vitality.
- Implement public and private sector improvements that will strengthen the coherence and overall functioning of Downtown Tiburon.

Design Concepts for Downtown Tiburon

- Three guiding themes or concepts apply to all work in Downtown Tiburon, whether it consists of restoration, rehabilitation or new construction:
 1. *Consistency* in architectural character, design quality, and use of building materials. There may be some design elements that are identified as being indigenous to Tiburon, and are repeated across different building types;
 2. *Compatibility* with neighboring properties; and
 3. *Authenticity* in the use of design elements and building materials.



Map of the Project Area by the Town of Tiburon, defining the areas of Downtown affected by the Guidelines.

- New construction should emphasize design compatibility with existing design elements, rather than imitation of other periods or styles.
- Main Street's buildings, storefronts and setting are derived from Tiburon's railroad, maritime and waterfront environments.
- Many of the shops and small offices that line Ark Row today occupy historically-significant arks and cottages that once served as summer homes on Belvedere Cove.
- Tiburon Boulevard is recognized as the commercial area that is most amenable to architectural change through new development, particularly in terms of building shape, facade treatment, street orientation and public sector improvements.

The Streetscape Throughout Downtown Tiburon

Realization of the design goals and design concepts for Downtown Tiburon is dependent, in large measure, upon discreet and consistent application of the following streetscape guidelines.

Guidelines:

- Use of a consistent palette of street furniture on Main Street, Ark Row and Tiburon Boulevard will help Downtown Tiburon achieve greater coherence and cohesion. Street furniture includes items such as street lights, seating, trash and ash receptacles, bike racks, news racks and kiosks.
- The Victorian-style light fixtures on Main Street and Tiburon Boulevard have established a precedent for the type of street light to be used on all of downtown's public streets. The guidelines do not recommend that other elements of the streetscape necessarily follow this period motif.
- Ferry Plaza, the arcades and decks serving the ferry docks, and off-street parking lots should use light fixtures consistent with the function of each type of activity and the character-defining features of each place. In no case is the use of such lighting to create ambient glare.
- Any illumination of building exteriors should be limited to civic buildings, such as the Town Hall and the Library, and to buildings or structures of major historical significance, such as the Peter Donahue building.
- Internal illumination of storefront display areas is encouraged, as it both welcomes the passerby and adds a special dimension to life on the street. Nighttime illumination of entries to buildings and shops also is encouraged, so long as it does not intrude upon the streetscape.
- The use of street trees in Downtown Tiburon's three districts is not intended to be uniform: the recent Main Street beautification project included installation of small-scale, decorative street trees; Ark Row possesses several mature, handsome conifers; and possible future improvements of Tiburon Boulevard may include use of a single-species, moderately-tall deciduous tree that lines both sides of the street. Lower-scale plantings need to fit the distinct character and scale of each district.
- Paving solutions in each district will reflect the particular needs and distinctive character of each place. Main Street's sidewalks recently were repaved with red brick. At present, Ferry Plaza is being redesigned to improve pedestrian access to the ferry docks; installation of new unit pavers is anticipated. Future improvements to Tiburon Boulevard may include changes to the existing concrete sidewalks. And Ark Row possesses a variety of paving materials—concrete, aggregate and wood.

**DESIGN
GUIDELINES FOR
MAIN STREET**

Main Street, ca. 2000



DESIGN GUIDELINES FOR MAIN STREET

Streetscape

The principal attractions of Main Street are its collection of historic buildings and storefronts and its dramatic setting on the San Francisco Bay waterfront. Although many things have changed on Tiburon's Main Street since its beginnings in the late 19th century, it nevertheless has retained its finely-scaled texture and its orientation to a maritime environment. Tiburon's Main Street streetscape, as is true of the streetscape of the classic American Main Street, is one where street furniture, paving materials and planting clearly are secondary to the street's building facades, storefronts and overall setting. In a word, things on the street purposely are kept simple and functional.

Guidelines:

- Items of street furniture should be consistent with the palette established for Downtown Tiburon. Street furniture should be kept to a minimum, and placement should not interfere with or impede pedestrian use of sidewalks, plazas or passageways. Outdoor seating is available at both Ferry Plaza and Fountain Plaza, and additional outdoor seating is planned for the arcades that lead to the ferry docks.
- Main Street presently is illuminated by Victorian-style fixtures that are wall-mounted to front facades of buildings on the south side of Main Street. The lamps of these fixtures are identical to those that are pole-mounted and placed along Tiburon Boulevard.
- Ferry Plaza, the arcades that connect Main Street and the ferry docks, and the deck that connects the two ferry boat operators should use light fixtures appropriate to a maritime environment.
- The use of planting materials along Main Street should be kept to a minimum or used in a manner that is compatible with the historical character of the street. Existing street trees, as part of the recent Main Street beautification project, should be retained, but no additional trees should be installed.
- Main Street's sidewalks recently were repaved with red brick. Replacement paving in the future needs to carefully match this treatment, both in spacing and use of material. Transitional paving at building entrances should be simple and should not compete with the red brick. At the same time, it should be compatible with both the color and the texture of the brick. Sandblast concrete would be an appropriate material. At present, Ferry Plaza is being redesigned to improve pedestrian access to the ferry docks, a project that includes installation of new unit pavers.



North side of Main Street, ca. 1910.



North side of Main Street, ca. 2000.

- A very important character-defining feature of Main Street is the absence of front setbacks; with only two exceptions, Main Street's front facades uniformly are located on a property's front line. This feature, when coupled with Main Street's relatively narrow sidewalks, limits opportunities for exterior display of merchandise. Accordingly, exterior displays of merchandise on sidewalk areas should be restricted to special occasions, such as festivals or street fairs, when all merchants can participate and Main Street can be closed to vehicular traffic.

Buildings and Storefronts

Main Street, during its period of historical significance (1870-1921), was lined by narrow, one- and two-story wood facades, with boardwalks and arcades. Signage was simple and direct. Storefronts had few other embellishments. Facade colors probably consisted of whites and muted grays. Many of these original elements and features remain. However, some of Main Street's historic buildings have been "dressed up," and later ones have been altered with new materials, non-authentic design elements, and colors that are more intense or darker than the originals. The guidelines encourage use of original design treatments and restoration of original features on buildings dating from the period of historical significance.

Main Street is a public space that has a strong *sense of place*, which is largely due to the combination of streetscape and architectural elements. The relative proportions of the street, sidewalks, and building facades create just the right sense of enclosure, and the hillside views at each end provide a visual reference to the natural environment. Main Street has the character of a central, public space, where the community congregates in the course of daily life. The open, inviting storefronts, and the arcade links to the docks, are so attractive that citizens and tourists alike enjoy strolling on Main Street as a recreational activity.

The guidelines for Main Street are intended to encourage conservation and strengthening of the existing townscape and village character of Main Street. They call for continued use of contextual design themes and features rather than importation of design elements that are new, trendy, or foreign. They also treat Main Street's buildings and storefronts in a collective manner, that is, they stress the importance of compatibility, coherence and consistency within and among all of Main Street's commercial properties. They strongly encourage continued application of design concepts such as open storefronts, traditional facade composition, and straightforward, honest use of utilitarian building materials long associated with Tiburon's waterfront setting.

Facades of new buildings should be architecturally compatible with the village character of Main Street, the principal features of which are explained in this chapter. Buildings that date from the period of historical significance, and which retain their character-defining elements, should be treated as valuable resources. Their defining elements, including those identified in this chapter, should be retained, preserved, and restored as appropriate. Non-historic elements that convey the incorrect impression of authenticity should be removed and replaced with authentic elements.

Facade Design

Main Street is comprised of a collection of building facades with a high degree of architectural consistency. Taken as a whole, this group of buildings creates a unique environment, which is one of the most highly valued features of Main Street. The goal of the design guidelines is to preserve and reinforce the traditional character of Main Street, but at the same time, to discourage gratuitous re-creation of historical architecture. They recommend continued use of traditional design elements in order to enhance visual coherence amongst the facades on Main Street. Facades of new buildings should be architecturally compatible with, and contribute to, the village character of Main Street. New facades should also be recognizably contemporary, so that they are not misconstrued as historic.

The authentic, traditional facades on Main Street are typically planar, without projecting bays, and with recesses limited to the alcove in the storefront at the main entrance door. The upper stories do not have recessed balconies or terraces. Facades are typically narrow and vertically proportioned, with tall window openings arranged in a regular pattern. A gable or a raised parapet at the middle of the cornice is sometimes included, which emphasizes verticality. Alignment of elements from the street level to the second story further reinforces the verticality. Horizontal siding treatments add a smaller scaled, softening contrast to the overall vertical treatment.

Guidelines:

- Continue use of the typical street facade, which presents a relatively flat, vertical plane at the sidewalk's edge. Use recesses or setbacks only for storefront entrances, or for reducing bulk at the third storey.
- The shape of the front facade normally is flat or gabled at the top, with some edge or cornice treatment.
- Facade elements are symmetrically organized. Entrance doors are typically located roughly in the center of the facade. The overall proportions of the facade generally emphasize vertical shapes and alignment of openings.
- A separate entry door to a second-story space is typically located at one side of the storefront, and it should be designed to be unassuming and secondary to the storefront.
- The street facade completely shields the building's roof area from view.
- Maintain a minimum of two thirds of the street level portion of the facade as transparent opening area, measured from floor to ceiling, and including door lights. Also encourage high ceilings in street level spaces, in order to create tall openings and spacious interiors.
- The amount of window area should diminish at the upper stories, to less than one half of the interior wall area.



34 Main Street was built in 1921, during the period of historical significance for Main Street. In this conceptual sketch, the present day facade has been modified to illustrate appropriate kinds of alterations that are contained in these Guidelines.

Accessory elements such as mailboxes and light fixtures have not been shown here, in order to illustrate clearly the main architectural features. Actual facades would be more lively than indicated here, with the incorporation of signs and accessories and the use of color.

- Upper-story windows should be placed according to the structure's functional needs for climate control and daylight, as well as the enjoyment of views. They should be limited to one primary shape and size that is repeated in a regular pattern, as well as a second, complementary shape and size that is used as counterpoint.

The Storefront

The storefront is one of the principal elements that define the architectural character of Main Street. It lends attractiveness and vitality to the streetscape. It also conveys the nature and quality of the use “behind” the storefront. In some instances, a pedestrian has the delightful experience of a view from Main Street through a shop to the waterfront beyond. Accordingly, the best storefronts tend to be those that are highly transparent, so that life on the street can interact with activities that take place inside the building. Signage needs to be kept simple and to a minimum; the activity and uses inside, including goods and services for sale, are best able to speak for themselves.

Guidelines:

- Rehabilitate and repair existing storefronts that retain the elements associated with traditional Main Street facades.
- A recessed entrance door that is integrated with adjacent display windows is a primary element of the traditional Main Street storefront. Display windows frequently are angled or bowed at the corners, thereby shaping an entrance alcove.
- Encourage facades with storefronts that are transparent, permitting pedestrians to see the interiors and perhaps the waterfront view beyond. Maintain a minimum of two thirds of the street level facade as window area, measured from floor to ceiling, and including door lights. Also encourage high ceilings in street level spaces, in order to achieve a more spacious effect.
- Use traditional wood storefront windows adjacent to entrance doors, as an element that maintains consistency among Main Street's storefronts. Where a window occurs in the wall plane, not adjacent to an entrance door, use traditional wood windows that typically are double-hung or fixed. Discourage use of aluminum storefront windows. Discourage windows with a sill height lower than 12 inches or higher than 36 inches above the floor.
- In some instances, wood storefront windows are traditionally given special patterns in order to draw attention. Examples are an upper row of small lights over a larger, main light, divided by narrow muntins. However, dividing the storefront window into small lights is not encouraged, because it does not have historical precedent on Tiburon's Main Street.
- Storefront windows and entrance doors should be finished with either paint or varnish. Paint colors should be chosen according to guidelines for facade treatment and color. The varnish treatment is traditionally used in waterfront towns as a visual theme that has associations with nautical details. It is traditionally used, and is most visually appealing, when juxtaposed with bold white or other light hues, as typically used on boats, rather than with dark or pastel colors.



The storefront at 35 Main Street, ca. 2001.

Facade Building Materials

Traditional waterfront buildings in Tiburon were constructed with simple and utilitarian methods. Walls and roofs were stick-framed. Exterior wall cladding was limited to one material and pattern. Windows and doors were typically trimmed with flat wood boards and projecting sills. Light fixtures, hardware, flashing and other metal fittings were limited to one style and one metal finish.

In order to preserve a coherent character among Main Street's front facades, the use of horizontal, rabbetted wood siding is generally encouraged as the preferred cladding material. It was the dominant material treatment during the period of historical significance, and it has strong associations with simple waterfront structures as well as boat construction.

The Guidelines allow use of another historical wood siding pattern that was used during the period of historical significance. Profiled wood battens over vertical boards can still be seen on the Peter Donahue Building, and this pattern can also be identified in historic photos of other early structures, such as the Northwestern Pacific shops. It is distinctly different from the ordinary, square-edged batten and board pattern used for barns, and it should be used according to correct details.

Use of wood siding is generally diminishing for reasons of cost, maintenance, ecological concerns, and architectural trends. Therefore, alternative materials are acceptable when used in a manner that achieves the desired architectural character. Much of the appeal of wood siding on Main Street is its handcrafted feel and its associations with the local waterfront building tradition. Details of wood construction add to the rich visual effects. The lines of horizontal siding are accented by trim and openings, which in turn are accented by use of color.

Guidelines:

- Use of horizontal wood siding, such as boards with rabbetted or “shiplap” edges, is encouraged. Lapped siding is generally encouraged, because of its historical use, as well as its associations with ship cladding. One commonly used siding pattern in the region is referred to as “cove rustic,” or “drop siding,” which can be specified as Western Wood Products Association (WWPA), Standard Pattern 105. Other recommended lapped patterns include “Dolly Varden” and WWPA Standard Pattern 117. Another compatible siding type is “plain,” or “beveled” siding, which does not have a rabbetted edge, and therefore has a deeper reveal at the joint. Log cabin siding is not recommended. When these recommended types of siding are used, traditional details are also encouraged, such as:

Corner boards

At windows and doors, head and jambs are trimmed with flat boards. Windows typically have projecting wood sills with flat skirt boards below.

Cornices and gables articulated with millwork

- One siding pattern is typically used for the entire facade; there are no wainscot treatments at the base, and no change of pattern at the upper stories.
- Transoms for street-level doors and windows are optional
- Avoid rough-sawn wood surfaces
- Profiled wood battens over vertical boards are acceptable as an alternative wood siding pattern. Avoid square-edged battens.
- Stucco facades may be appropriate under the following conditions:
 - The facade is not identified as historically comprising another cladding material.
 - Wood siding continues to exist as the primary exterior cladding material on approximately 90% of Main Street front facades.
 - The stucco front facade achieves compatibility with neighboring front facades in its use of other elements, such as scale, pattern of openings, color and use of trim and other details
 - The stucco is used with traditional architectural details at windows and doors, so that there is strong association with other Main Street facades.
- For Main Street facades, the following are considered to be inappropriate as exterior wall cladding material:
 - Brick, stone masonry, or concrete
 - Wood or composition shingles
 - Any material, component, or finish that is designed to simulate a different material

Use of Color on Facades

Photographs from the period of historical significance indicate that most of the buildings on Main Street had horizontal wood siding painted a white or light color, usually with trim painted a similar light color and window sash painted a contrasting, darker hue.

It is not the intent of the design guidelines to return all historic facades on Main Street to their original

colors. While historical authenticity is encouraged, more variety is appropriate today. The design guidelines recommend use of a set of complementary and historically authentic hues derived from an established palette.

Guidelines for Facades with Wood Siding:

- Use paint schemes and hues based upon the palette of historical colors available from major paint manufacturers, such as the Benjamin Moore Historical Colors, or the Cabot O.V.T. Solid Color Stains.
- Allow variety where the applicant can demonstrate that the proposed color treatment contributes to the overall character of Main Street, resulting in no compromise to the integrity of Main Street's collection of historic and non-historic buildings.
- For the documented historic properties on Main Street, use a two-color palette, with light body color and a compatible, darker color for trim and/or windows and doors. "Compatible" is defined in this instance as a pair of related hues, such as light gray and dark gray, or off-white and whitish-blue. As with siding patterns, maintain one body color over the entire facade; do not break up the body of the building into different color zones.
- For non-documented properties on Main Street, allow use of a three-color palette, with the third color used sparingly for accent elements such as doors (not trim), window sash (not trim), fittings (mailboxes, etc.), and ornament.
- Opaque wood stains are also acceptable, with the same color requirements.
- Avoid transparent stains on wood cladding.

Guideline for Facades with Stucco and Cladding Materials other than Wood:

- Follow the same guidelines as those provided above for non-documented properties. Maintain a single body color with second, complementary color for trim, and a third, complementary color for doors (not trim), window sash (not trim), fittings (mailboxes, etc.), and ornament.

Window and Door Openings

The details of doors and windows should be designed to achieve consistency of architectural character among the historic facades. In contemporary facade treatments, details should observe the same design principles, so that a consistent character is maintained across all facades.

Traditional Main Street storefronts employ large display windows. Late 19th and early 20th century storefronts used multi-pane window patterns, whereas use of larger single-pane windows began to appear as early as the 1920's. Both treatments are considered appropriate in representing Main Street's heritage and in maintaining consistency of character.

Upper-story windows are typically limited to one simple shape, are regularly repeated, and employ materials and details that are similar to the storefronts. Colors are treated the same way on both street level and upper stories.

Operable windows in original Main Street facades were typically wood double-hung type, with one vertical muntin in both the upper and lower sash. The details of this type of window are important in imparting the original architectural character. While there are many factory-made double hung windows available today, most of them use details that differ significantly from those used in the original Main Street facades. The

most common difference is the use of plastic and metal in exposed parts of the frame, such as jamb and head. Double-hung windows and frames made entirely of wood that match the original design can still be obtained in Northern California. See the Appendix for a local source.

On Main Street's historic buildings, original doors have been replaced with ones that do not represent the original door designs. The guidelines intend to restore original door design in those properties, and to encourage doors in other facades to follow historical design character. Original doors were typically wood stile and rail construction with wood panels. Glass lights were sometimes used; they either matched the pattern of the panels, or they filled the full width between the stiles, and divided the glass with vertical muntins. Details matched both the wood panels and the adjacent windows. The doors used panel patterns typical of the period, such as 4-panel, 6-panel, 5-cross panel, and 2-panel with the upper opening treated as a window. Full-height glass is not an authentic period design.

Original entrances typically have single-leaf doors rather than double, probably due to the narrow facade dimensions. Transoms were sometimes used in order to expand the height of a storefront opening.

Guidelines:

- All windows and doors should have similar detailing, in order to achieve simplicity of design across the facade. Wood window sash and frames are strongly preferred over any other type. Use traditional window types as well as traditional detailing of wood windows when replacing original windows in listed properties.
- Where another window type is required, it is recommended to use solid steel factory sash, which is another traditional window type found in industrial and commercial buildings of the turn of the century. Hollow metal windows should be avoided, as they appear fat and heavy.
- The display windows and entrance doors of Main Street storefronts should be designed as one integrated assembly. Storefront windows should have a sill not higher than 30 inches, and not lower than twelve inches above the floor.
- The dominant pattern of single-leaf entrance doors should be maintained. Traditional panel patterns and detailing should be used. Glass treatment should be the same as, or similar to, that of adjacent storefronts. Dutch doors are acceptable as a traditional treatment.
- Painted windows and doors, and surrounding trim, are preferred in facades with painted wood siding. Colors should accent the opening and offer contrast to body colors. Varnished natural wood may also be used, where the design intent is to emphasize Tiburon's waterfront character.
- Glass transparency is essential, so that interior spaces are plainly visible and inviting to pedestrians. Reflective coatings or films are not recommended. The scale and transparency of upper-story windows are also important, but windows take up less wall area.
- Use of presumed and misunderstood period treatments, such as beveled glass and multiple small panes, is not recommended.

Trim and Ornament

Buildings from the period of significance drew upon a specific, limited collection of trim and ornamental details. Rehabilitation of historic facades should use these elements. The guidelines encourage limited use of these details in new construction, so as to maintain a distinction between historically authentic facades and later ones. These traditional elements include:

- Cornice articulated with profiled trim and decorative brackets
- Corner boards
- Arched trim at window heads
- Occasional use of belt course molding between stories

Traditional waterfront buildings employ a consistently “tight” set of details. That is, projections and overhangs are minimal or not used at all. This may reflect the desire to minimize wind-catching elements, as on ships. This design approach could also find modern expression in details that minimize recesses at window and door openings, and minimize roof edge projections.

Guidelines:

- Use traditional detailing for ornament and finish details, such as cornices, parapets and wall corners. Details should be simple and “tight,” in keeping with waterfront building tradition. That is, cornices and eaves should have little or no projection, and windows should not be recessed.
- In contrast, the use of flamboyant wood ornamentation presently is found on several buildings on Main Street. These elements should be retained and restored only in those cases where they represent genuine period detailing. New construction with such detailing, e.g., the movie theatre, is discouraged, as it blurs the critical distinction between authentic period design and use of materials and replication that is misleading and gratuitous.



The facade of 38 Main Street was re-painted during the Main Street Paint-up in 1955. Most of the facade's original, character-defining elements were still intact: wood siding, flat trim, wood windows and doors. No modern decoration is visible. The color appears to be a change from the original light hue to a much darker one.

Illustrative Examples of Restoration and Rehabilitation of Historic Buildings

Note: Signage, fixtures, and other improvements are typically omitted from these facade sketches, in order to illustrate architectural guidelines clearly.



Install square-edged wood rail and balusters

Option: Install painted, wall-mounted sign on facade to balance design

Replace original wood siding

Install entrance door to match historical precedent

Restore original windows and trim

Facade of 30 Main Street, which was constructed in 1916, during the period of historical significance for Main Street. This sketch illustrates the effect of implementing rehabilitation measures discussed in these Guidelines.



Remove non-original balusters

Remove non-original bric-a-brac trim

Remove non-original awnings

Retain blade sign above entrance

Remove non-original brick wall cladding

Remove non-original entrance door and false columns at entrance alcove

Facade of 30 Main Street, ca. 2001



Install double-hung windows with single vertical muntins

Retain original window trim

Retain original wood siding

Restore wood entrance doors with original glazing pattern and transom window where it occurs

Facade of 34 Main Street, which was constructed in 1921, during the period of historical significance for Main Street. This sketch illustrates the effect of implementing rehabilitation measures discussed in these Guidelines.



Replace windows at second floor

Retain blade sign.

Relocate streetlight to building corner.

Remove accent lighting.

Remove non-essential equipment to another location away from the facade.

Remove non-original decorative millwork such as balusters

Replace entrance doors to match originals

Facade of 34 Main Street, ca. 2001



Install wood double-hung windows

Install new entrance doors with upper light and lower panel and new side light to match storefront windows.

Facade of 31 Main Street, which was constructed in 1928. This sketch illustrates the effect of implementing rehabilitation measures discussed in these Guidelines.



Remove clay tile mansard roof if it is not an original design element

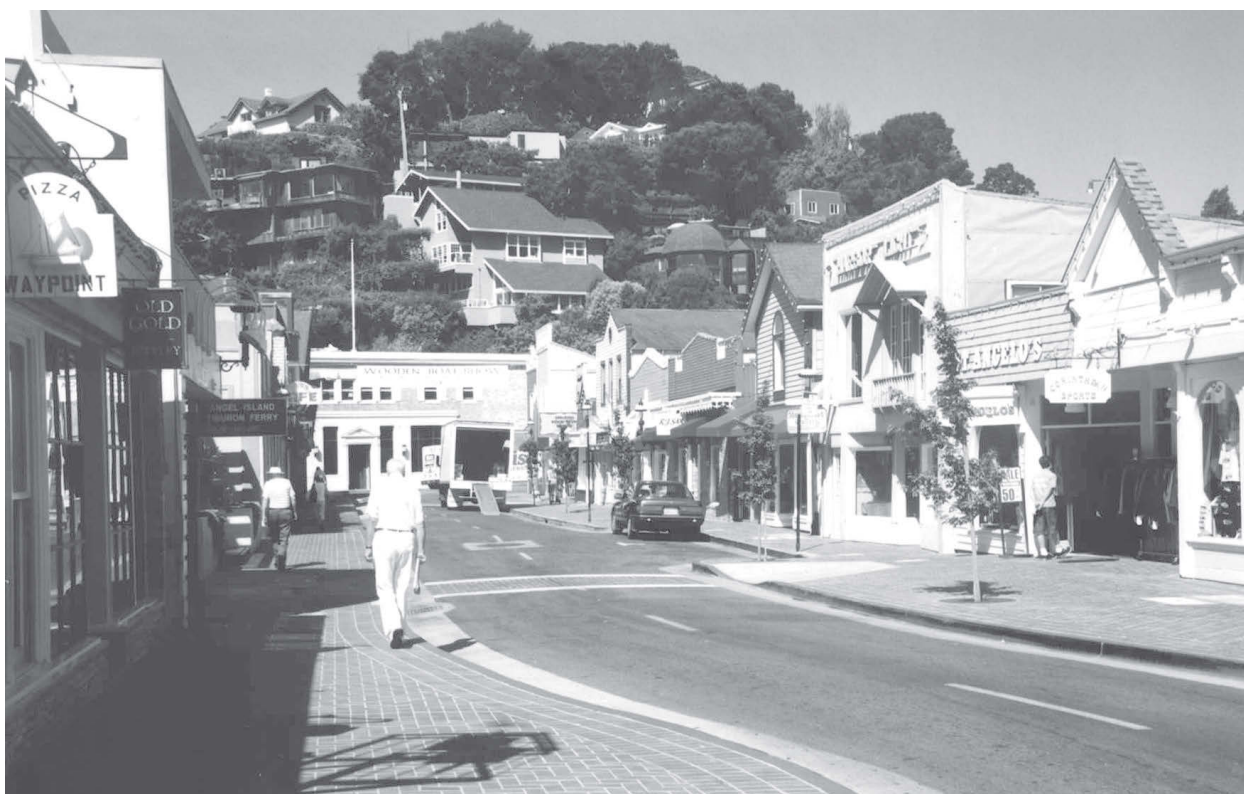
Replace second story windows

Replace entrance doors to match originals

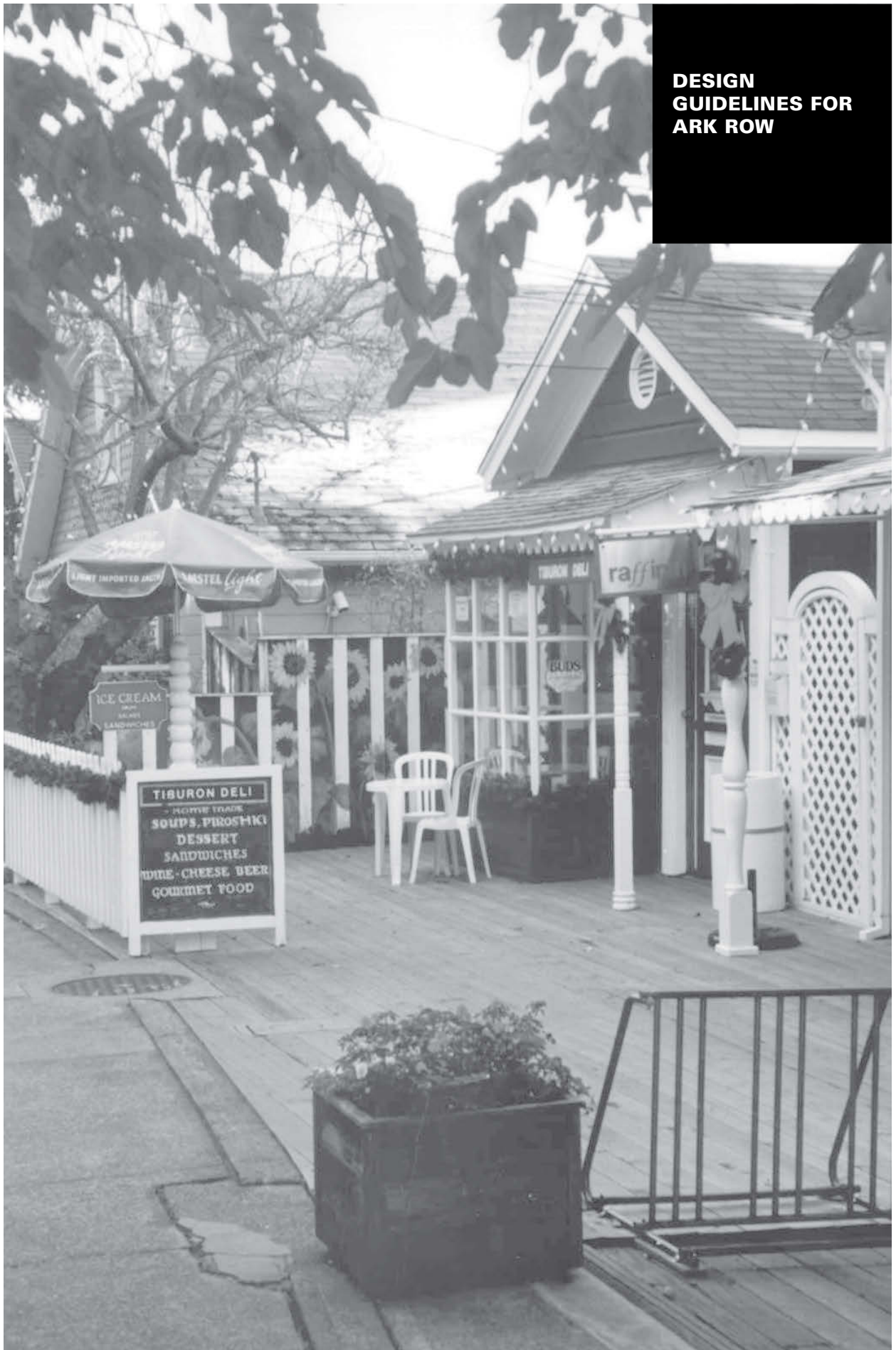
Facade of 31 Main Street, ca. 2001

Top: Main Street ca. 1925 (photo incomplete). 32 and 34 Main Street are seen at right.

Bottom: View of Main Street, ca. 2001. The facades on Main Street create the feeling of an “outdoor room,” by virtue of the proportions of street width and building height, as well as the rich detail and small scale.



**DESIGN
GUIDELINES FOR
ARK ROW**



DESIGN GUIDELINES FOR ARK ROW

Ark Row is an environment with a strong sense of place and a perceivable connection to Tiburon's colorful past. The delicate balance between natural features and man-made elements should be carefully tended so as to preserve this unique environment.

Recommendations for Ark Row focus specifically on the public area elements that comprise the streetscape. The topography is perhaps too easily overlooked, but it is an essential element in shaping space, along with the dense vegetation on the upper slope, and the planting along the Ark Row sidewalk. Trees combine with the slope to provide shade and a sense of enclosure, which contributes to the "village character," in a way very different from the enclosure formed by the building facades on Main Street.

Recommendations for buildings are intended to ensure that the integrity of historic structures is preserved and maintained, and that other buildings act as passive, "infill," so as to be perceived distinctly as non-historic, and not to compete with the genuine arks for attention.

The Streetscape of Ark Row, ca. 2001

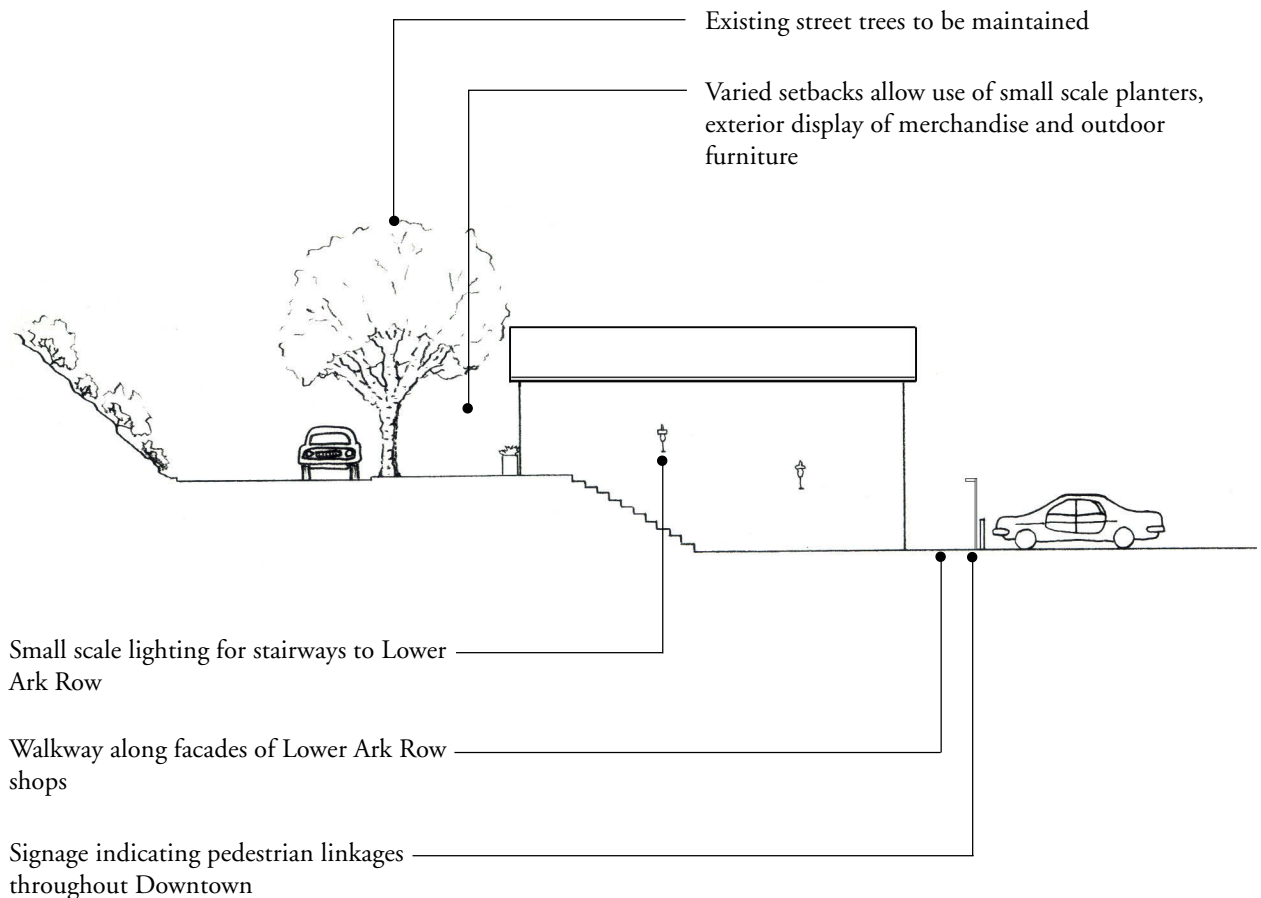


Streetscape

The streetscape of Ark Row is less ordered, less formal than that of Main Street, due in large measure to the presence of former houseboats and summer cottages adapted for use as galleries, small shops and offices. Many Ark Row buildings and storefronts continue to reflect their residential origins.

Ark Row's streetscape now possesses a charming informality that must be treated with care, as abrupt changes in landscaping, color palette or lighting patterns could be harmful to the somewhat delicate character of this special place. At the same time, opportunities exist to increase present patterns of pedestrian circulation within Ark Row; to establish new pedestrian connections to Juanita Lane and Tiburon Boulevard; and to develop a pedestrian environment at the lower, rear portions of Ark Row properties that border on the adjoining surface parking lot.

The passages and stairways that provide connection between upper and lower areas of Ark Row properties could benefit from installation of new lighting and discreet signage, both to expand present use and to increase appreciation of Ark Row's intimate spaces.



Conceptual Section through Ark Row

Guidelines:

- Street furniture and street lighting for the public right-of-way should utilize the items included in the palette established for Downtown Tiburon.
- Lighting of front setback areas, stairs and passageways is to be kept minimal and discreet, and is intended mainly to provide for the comfort and safety of pedestrians and customers.
- Existing street trees add a distinctive design dimension to Ark Row, and also provide shade and enclosure for front setback areas used by strollers and window shoppers. These trees should be retained and looked after with care. The use of small-scale planting, such as planter pots and window boxes, is consistent with Ark Row's residential building types and genial informality. Planters generally should be made of wood, cast iron or stone, consistent with planters found in residential environments.
- Ark Row's residential building types and materials allow for use of a wider range of paving materials. While sidewalks in the public right-of-way should have a simple sandblast concrete finish, private walks and front terraces, for example, can be paved with wood, cobbles, or concrete to match the public sidewalks.
- Ark Row's varied front and side setbacks allow for the exterior display of merchandise and decorative items, and for casual use and placement of basic items of outdoor furniture, such as tables and chairs. The selective, limited use of these elements can enhance the charm and informal character of Ark Row. Caution: Extensive use of exterior displays of merchandise is to be avoided, in order to keep Ark Row from looking like a permanent outdoor flea market.

View of the lagoon at the rear of the Ark Row cottages, during the 1890's.



Buildings and Storefronts

The significance of Ark Row's historic structures goes beyond the individual structures themselves. As an ensemble, Ark Row's historic structures collectively offer continuity with noteworthy individuals and important events that shaped Tiburon's early history and development. In addition, the surviving character-defining elements and features of this ensemble further enliven and embellish the distinctive character and charm of Ark Row.

Most of the original buildings on Ark Row initially were designed and used as residences. Today, virtually all of the buildings on Ark Row are devoted to small-scale retail and office uses. Accordingly, the front and lower rear facade areas of these former residential structures need to accommodate storefronts and small offices, yet in a manner that is respectful of Ark Row's remaining historic building fabric and unique setting.

The arks and cottages of Ark Row, where documentation of historical authenticity exists, are to be retained and rehabilitated consistent with recommended actions provided in applicable sections of **The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings** (hereinafter referred to as The Secretary's Standards & Guidelines). The specific sections of The Secretary's Standards & Guidelines directly applicable to Ark Row's historic structures include wood siding, roofs, windows, entrances, porches and storefronts of building exteriors; spaces, features, finishes, and structural and mechanical systems of building interiors; building site; new additions; and accessibility considerations.

The design of the historic structures on Ark Row includes the following character-defining elements:

- Overall building shape, scale and proportions
- Organization and floor-to-ceiling heights of interior spaces
- Relationship of building to setting
- Roof shapes and materials
- Siding patterns and materials
- Doors, windows, porches and decks
- Colors
- Ornamentation
- Details, such as railings, trim, millwork and awnings

Respect for the above design elements, including use of materials and craftsmanship, is essential if integrity of Ark Row's historic structures is to be retained. In situations where integrity of design, materials or craftsmanship has been compromised or lost, The Secretary's Standards & Guidelines provides specific procedures and recommended actions that can be especially useful when attempting either to restore integrity or to prevent further compromise to, or loss of, integrity.

Given the age and the comparatively delicate, if not fragile, nature of building materials present in Ark Row's historic structures, efforts aimed at preservation, protection, maintenance and repair of original character-defining features should be accorded very high priority. While replacement of damaged or missing historic features may seem desirable or even necessary, The Secretary's Standards & Guidelines never recommends removal and replacement with new material of a feature that, although damaged or deteriorated, could reasonably be repaired and thus preserved.

New construction should be allowed to exhibit some degree of contemporary expression, while at the same time ensuring that it achieve compatibility with existing buildings on Ark Row in terms of scale, shapes, use of openings and building materials, and orientation to street. In any case, new construction on Ark Row should not compete with, or compromise, the character-defining features of Ark Row's historic properties and its unique setting.

Guidelines:

- Maintain and enhance the less formal, residential character of Ark Row's streetscape.
- Actions to retain, preserve, maintain, repair, rehabilitate or restore the historic properties which exist on Ark Row, as documented by State forms, should observe procedures and recommended actions of The Secretary's Standards & Guidelines.
- Arks and cottages that lack integrity should make use of appropriate building materials, fixtures and hardware when exteriors are restored or rehabilitated.
- New buildings and additions should be designed to achieve compatibility with Ark Row's historic structures, landscape and overall setting.
- Encourage rehabilitation that regards all exposed exterior sides or facades as being equally important. Specifically, the side elevations along the alleys, and the rear facades on the lower side, should receive attention to detail in design, materials and craftsmanship equal to that given to front facades.
- Use of an exterior cladding material on Ark Row other than wood is inappropriate.
- Use of window and door sash material other than wood is strongly discouraged; use of faux or vinyl mullions or muntins is inappropriate.



Left: 110 Main Street, ca. 2001

Opposite page: The original arks were vacation houseboats. Much of the character of the arks is derived from their nautical origin. Specific features include the overall rectangular shape, the small scale and low story heights, continuous railings, and wood cottage detailing throughout the interior and exterior. This Ark is on exhibit at the San Francisco National Maritime Historical Park.

Main Street/Ark Row Parking Lot

At present, use of the surface parking lot adjacent to both Main Street and Ark Row is oriented to the lot's single point of control located at the "elbow" junction of Main Street and Ark Row. Buildings and businesses that line the edges of this parking lot experience considerable patronage from tourists and casual shoppers, who often come to Downtown Tiburon simply to enjoy the sights, wander through the small shops, celebrate an occasion, or perhaps just catch a bite to eat. Certain improvements to this central parking lot could definitely facilitate efforts to achieve improved pedestrian circulation within, as well as the functional coherence of, Downtown Tiburon's three districts.

Concepts:

- Creation of delineated walkways to encourage pedestrian circulation between Ark Row and Tiburon Boulevard. Such walkways also would encourage patrons of the parking lot to walk directly into Ark Row or over to Tiburon Boulevard, rather than walking back to the lot's control point.
- Development of an attractive pedestrian concourse along the edge of lower-level shops and businesses of lower Ark Row. This concourse would consist of a walkway that is a minimum of six feet in width, and would be separated from the parking lot with bollards, curb or low wall.
- Lighting of the parking lot with fixtures and levels of illumination that are pedestrian-oriented.
- Landscaping of the parking lot's perimeter and delineated walkways with regularly-spaced, deciduous shade trees.
- New elements such as storefront buildings, an entrance gateway to the parking lot, and streetscape improvements to the Ark Row sidewalk could establish a stronger connection between the two districts, and screen the cars from public view.



View of the railroad yard and the ferry landing, ca. 1899.



**DESIGN
GUIDELINES FOR
TIBURON
BOULEVARD**

The waterfront park, ca. 2001



DESIGN GUIDELINES FOR TIBURON BOULEVARD

Tiburon Boulevard, extending from Mar West Street to its intersection with Main Street, serves as the principal vehicular thoroughfare of Downtown Tiburon. As such, it also exists as the primary point of reference for all other streets, off-street parking areas and many other places in Downtown Tiburon. The boulevard is a corridor that affords magnificent views of Racoon Straits, Angel Island and the San Francisco skyline at one end, and of Mount Tamalpais at the other.

Tiburon Boulevard is decidedly different in character than Main Street and Ark Row. Its postwar commercial development reflects increasing accommodation of the automobile for the convenience of the town's residents wishing to transact business and maintain households. As such, most of the commercial properties situated along Tiburon Boulevard include visually-prominent, spacious on-site parking lots located within front setback areas. Tiburon Boulevard's right-of-way includes:

- A median, which in some portions consists of street lights, trees and plant materials, while in another portion simply consists of decorative paving material.

- An angled on-street parking zone with landscaping on the south side, starting at Juanita Lane and running halfway to Beach Road.

- Sidewalks of varying widths, some segments of which are four feet or less.

Improvements to Tiburon Boulevard and the commercial properties that line it in Downtown Tiburon have materialized incrementally over the past 50 years. Thus, the town's boulevard presently lacks a memorable image or distinctive character, consisting for the most part of an assortment of unrelated shopping centers, office buildings, surface parking lots, and several civic buildings. Changes are likely to occur in the coming years on several of the boulevard's commercial properties. It may be timely and appropriate, therefore, to give serious consideration to funding the design and construction of streetscape improvements to Tiburon Boulevard's public right-of-way. Such improvements, together with changes likely to occur to the boulevard's commercial properties, definitely offer the potential of deliberately creating a boulevard environment of true distinction and civic pride.

Arriving by vehicle or bicycle from the west, one clearly senses a change in the character of Tiburon Boulevard at its intersection with Mar West Street: land use changes from residential to commercial; a landscaped median separates opposing lanes of traffic; and the curves and oscillating topography of Tiburon Boulevard



Views following the axis of Tiburon Boulevard: looking northwest, toward Mount Tamalpais (left), and looking southeast, toward Angel Island (opposite).

give way to a comparatively level and linear roadway. This transition in land use, together with the physical changes to Tiburon Boulevard's roadway, provide a definite sense of arrival. However, with respect to a place that is referred to as Downtown Tiburon, the sense of arrival is tenuous, and the transition to what is unclear.

Streetscape

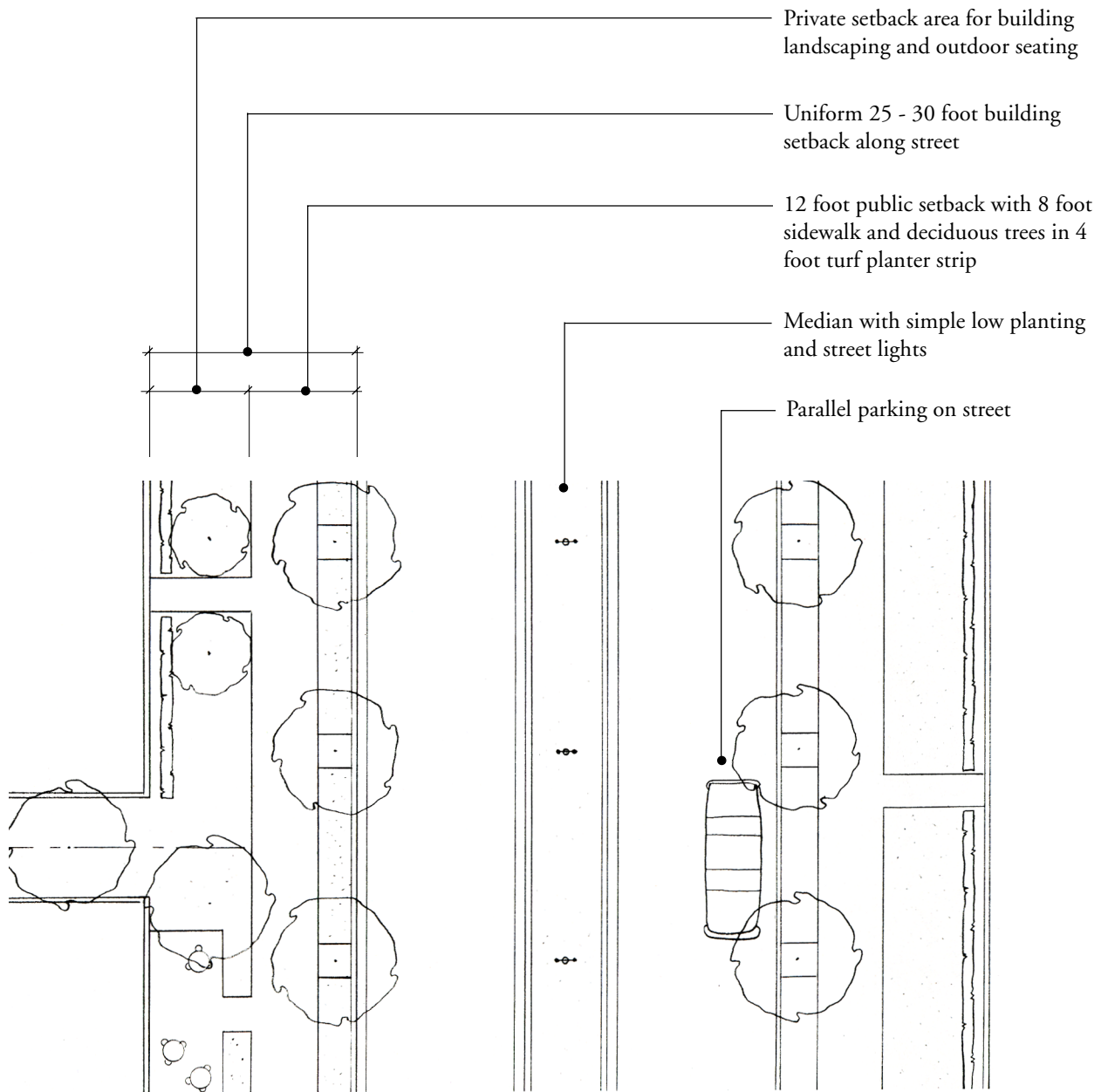
The guidelines for streetscape recognize the sharp disparity of character between Tiburon Boulevard and the other two downtown districts, Main Street and Ark Row. The potential for new development in this district offers many more opportunities, with which comes the need for careful decision-making. The intent of the guidelines is to establish a standard for development over time, that will direct improvements toward a revitalized townscape with a more pedestrian-friendly character, a place that is recognizably "modern Tiburon."

Guidelines:

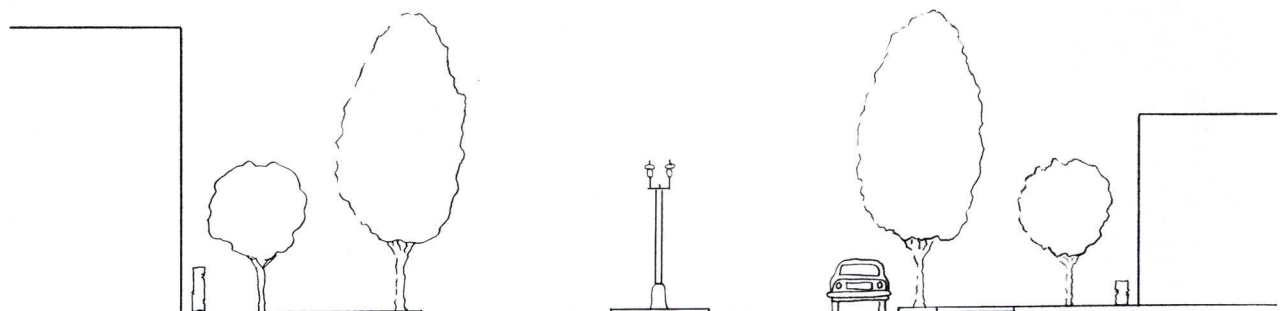
- Buildings should observe a setback of 25 to 30 feet from the back of curb, in order to create a coherent building massing along the street and to allow sufficient space for possible future 12-foot wide installation of new street trees, planter strip and sidewalks along Tiburon Boulevard. The remaining front setback area on private property would allow for development of a small landscaped or paved area between the sidewalk and the building facade. These private setback areas could accommodate outdoor cafés, kiosks and other uses to foster and augment pedestrian use and enjoyment of Tiburon Boulevard. Paving material that is used within the private setback areas can be somewhat decorative, but only to a degree that complements the architectural features of the building and the concrete sidewalk paving. Entries to buildings should face the street, be visible to the motorist and welcome the pedestrian.
- Items of street furniture for Tiburon Boulevard, such as street lights, benches, bus shelters, news racks and trash receptacles, need to conform to the palette established for all of Downtown Tiburon. All street furniture, including fire hydrants and utility boxes, are to be installed in locations that do not obstruct or impede pedestrian use and enjoyment of sidewalk and plaza areas. Outdoor furniture that is used in private setback areas should be made of substantial material, such as metal or wood, and should be simple in design.



- Screens should be used to hide or enclose building-related items, such as utility boxes, transformers, dumpsters and small sheds. Fences should be of simple design and constructed of wood or metal. Use of walls is discouraged. Fences or hedges should not be used in front setback areas or along side property lines where they would visually segment properties, as erection or installation of such screening treatments effectively would divide the street corridor and disrupt pedestrian flow along Tiburon Boulevard.
- The existing street trees, including those located in the median, eventually should be removed, and new trees should be planted along both sides of the roadway. No trees should be planted in the median. The new street tree is to be a single-species, deciduous variety, of moderate height and possessing an airy canopy. The trees are to be planted within a four-foot wide planter strip at regular intervals of 20-25 feet (depending on the species selected) and line each side of the roadway from Mar West Street to Main Street. Existing landscaping in the median should be removed and replaced with a simple, uniform planting of lawn, groundcover or low shrubs. The presence of the new street trees and accompanying changes to the existing median definitely will announce to those entering Downtown Tiburon that they have crossed a threshold, and thereby, have entered a place or district of deliberate design and substantial character.
- Sidewalks should be widened to a minimum width of eight feet, as many existing sidewalk areas presently are uncomfortable for pedestrian use; they are too narrow in width, and are adjacent to a lane of moving traffic. The choice of paving material could include use of an accent paver, which, if used with discretion, could both enliven and enrich the boulevard's pedestrian environment and Downtown Tiburon. Installation of a strip that separates the sidewalk from the curb edge, four feet in width and landscaped with turf or special paving, could further encourage pedestrian strolling and activity along the boulevard. Brick paving should be used at crosswalks to thematically link Tiburon Boulevard to the signature brick paving used on Main Street.
- Downtown Tiburon will benefit from implementation of a program that achieves increased patronage and more efficient circulation and use of public parking lots accessible from Tiburon Boulevard. Several lots exist in Downtown Tiburon for longer-term parking of motor vehicles. Two lots, one located at the junction of Main Street and Ark Row and the other behind the shops and offices of Point Tiburon, presently enjoy the most patronage. Other parking lots, located along or accessible from Tiburon Boulevard, enjoy comparatively less patronage most of the time. Especially on weekends and during the summer months, greater use of these "outer" lots could help to achieve two major objectives: 1) reduction of vehicular back-up and congestion along Tiburon Boulevard, on Main Street and Ark Row; and 2) getting patrons out of their cars sooner, in order to enjoy the experience of strolling down Tiburon Boulevard. Installation of signs of uniform design, placed at key locations to indicate the availability of off-street parking that is within walking distance for all of Downtown Tiburon, is seen as being instrumental in achieving these two objectives.
- The centrally-located intersection of Beach Road and Tiburon Boulevard warrants a special study, in order to establish specific design terms of reference for guiding future improvements on the four corner properties and at the intersection right-of-way. This intersection represents a pivotal opportunity to further define and set the tone for appropriate kinds of future development and pedestrian activity along Tiburon Boulevard. At present, the intersection right-of-way is improved with standardized traffic control equipment, crosswalks and paving materials, and development is defined by three corners used for parking lots and a fourth corner occupied by a building that turns its back to the intersection.



A Possible Long-Term Streetscape Concept For Tiburon Boulevard: Prototypical Plan



A Possible Long-Term Streetscape Concept For Tiburon Boulevard: Prototypical Section



The Waterfront in Copenhagen is much more urban than Tiburon, but the casual, friendly relationship between the streetscape and maritime uses offers a valuable lesson. The guidelines encourage contemporary design using the traditional elements associated with Tiburon. The buildings shown above have many of the recommended elements, such as simple overall shape accented with contemporary details, open arcades for pedestrian activity, large, regularly spaced window openings, and bold, white color. The limitation on roof overhangs is creatively exploited by canting the wall of the upper story in order to create an eave effect.

Buildings and Storefronts

The relationship between building facades and streetscape elements shapes the pedestrian's experience. The design guidelines for Tiburon Boulevard intend to promote a streetscape that has much of the village character found on Main Street, while at the same time allowing for contemporary designs that add vitality to Downtown Tiburon's everyday activities and its bustling mix of cars, bicycles, and pedestrians.

Guidelines:

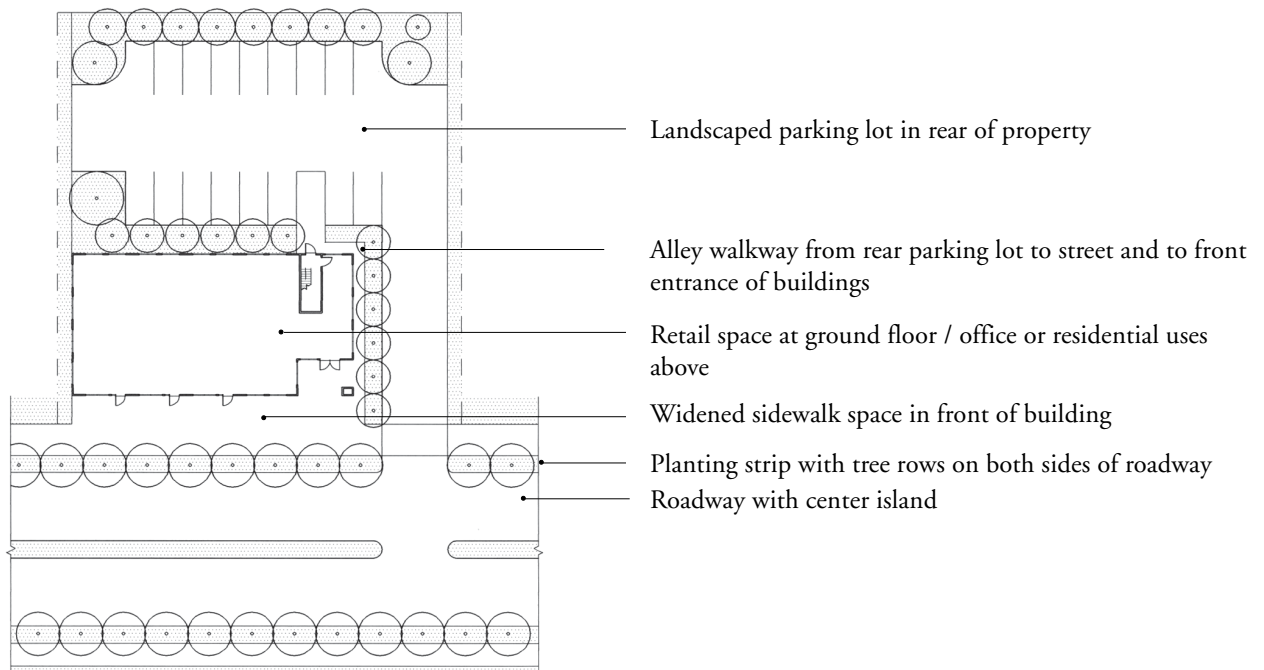
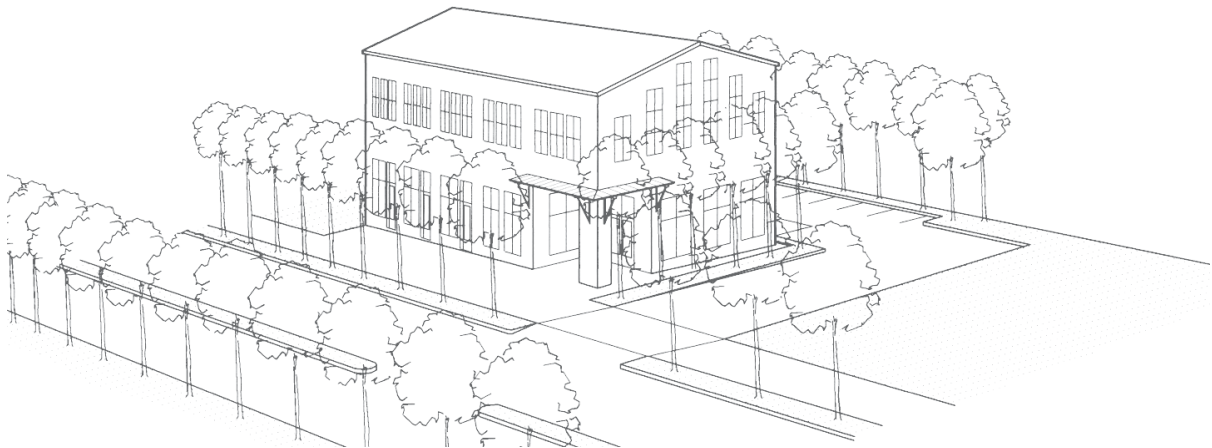
- Front facades should be kept close to the sidewalk in order to encourage and support pedestrian activity. Retail storefronts and active outdoor spaces and uses, such as sidewalk cafés, are strongly encouraged, in order to make strolling along Tiburon Boulevard a stimulating and enjoyable activity.
- Use of a minimal amount of low, trimmed planting that enhances the appearance of a property is welcomed, so long as it does not effectively discourage or prevent pedestrian enjoyment of ground-level uses or setback areas.
- Above all, the design of setback areas should achieve a coherent integration of the character-defining features of a property's building facades, setbacks, pedestrian areas and on-site parking.

Pedestrian/Vehicular Orientation

Pedestrian visibility of, and accessibility to, buildings and storefronts should be balanced with practical considerations of providing convenient, short-term customer parking. The visual presence and location of on-site parking spaces are to be made secondary to building storefronts, entrances and street orientation.

Guidelines:

- Large parking lots should be located behind buildings that shape the streetscape. Office buildings should have on-site parking only in the rear. Rear entrances should be clearly secondary to front entrances; they are intended for customer and tenant convenience, service personnel and deliveries.
- Buildings with storefronts should include special provisions to accommodate short-term, customer-only parking, such as locating spaces so designated adjacent to the building's rear facade or to passageways that lead to interior courtyards or the front facade of the building.



Top: Perspective sketch of a building on Tiburon Boulevard, illustrating guidelines for building design. The recommended features of a “warehouse-loft” building type include, setbacks at the street with open storefronts, simple gable building shapes, minimal roof overhangs, tall story heights, limited recesses or projections on exterior walls, and use of traditional facade composition, with regularly spaced windows. The tall windows at the gable indicate that the exterior wall is designed as a skin over a structural frame that is exposed on the interior, and that the second story has an open ceiling with exposed roof framing elements.

Bottom: Conceptual site plan, illustrating guidelines for pedestrian-vehicular orientation and for building design on Tiburon Boulevard.

Building Height

New buildings should be of a scale that is larger than that of Main Street, and more appropriate to a civic boulevard streetscape. The design of buildings with a simple, spacious “warehouse-loft” character, consisting of two- or three-story facades with generous openings, is particularly suitable for Tiburon Boulevard.

Guideline:

- Encourage a mix of two- and three-story buildings for new development.

Building Shape and Massing

The design guidelines aim to direct development toward a collection of contemporary buildings that share some design elements with more traditional waterfronts and maritime activities. Designers are encouraged to use traditional shape and massing, in combination with contemporary detailing.

Guidelines:

- Employ design elements of a “warehouse-loft” building, which generally include simple roof forms, planar facades, a “tight” exterior envelope (i.e., a light skin over a skeletal frame), exposed interior structural elements, and a prismatic building shape with regularly-spaced, flat openings.

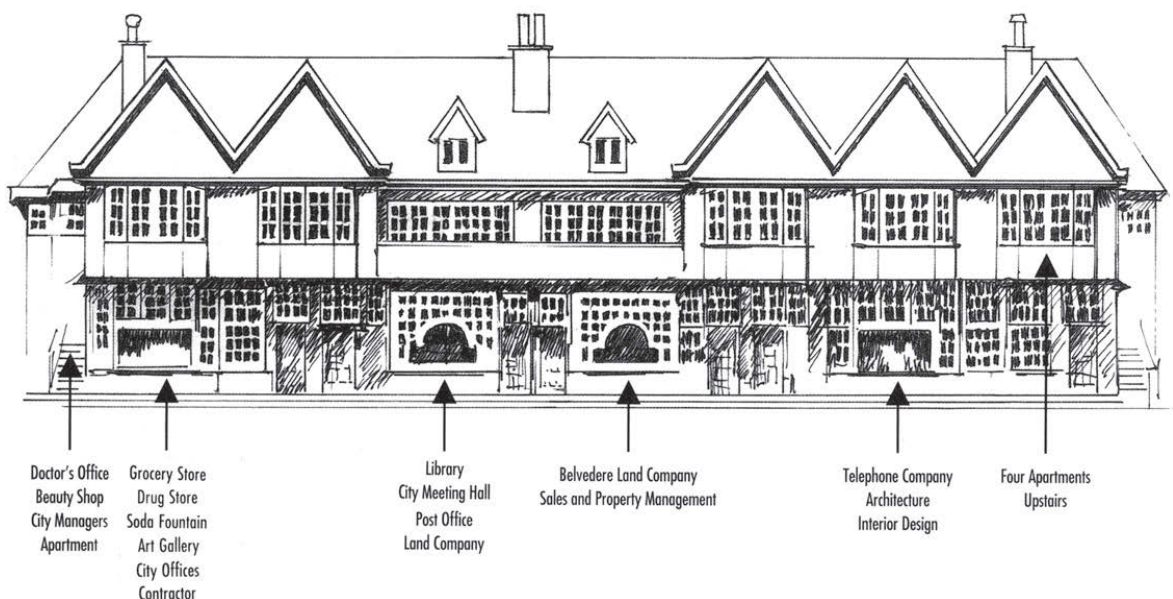
Bird’s-eye view from the west of the Belvedere Land Company building, taken in 2001, illustrating the skillful design of the massing and roof forms, which enable the large building to fit well with its residential surroundings. Note that the projecting entrance canopy is not an original design element. While it would not be a recommended alteration, the design approach is appropriate because the angular form can be clearly recognized as a modern addition to the original building.



- Facades should be planar, flat assemblies, with articulation of this approach in door and window details that show little or no recess at the wall plane. Use of terracing or vertical stepping is to be avoided. Projecting bay windows also are discouraged as a repeated design element, but could be used as individual elements in limited locations.
- The main roof should be flat or include a ridge element that is parallel to the street. Recommended roof shapes:
 - Low-pitch gables, not hipped
 - Bowstring truss or flat arched
 - Flat with parapet
- Asymmetrical building shapes usually reflect an approach to design that tends to be especially responsive to setting and local context. Examples include building design that is directly responsive to the strong presence of natural features, such as bay views, or recognition of pedestrian interests and activity, such as locating building and storefront entrances at prominent street corners. Thus, buildings with asymmetrical building shapes are welcome at sites that include strong contextual elements. By contrast, buildings at sites that possess little or no architectural context, such as those with empty lots on both sides, are encouraged to employ symmetry in shape and design of facades.

The Peter Donahue building was built in 1884 as the Railroad-Ferry Depot. It exhibits subtle refinements that are easily overlooked. The returns of the eave cornice are well scaled to the facade, and they add a modest sense of monumentality. The vertical battens are milled into a profile, rather than being square-edged. They are interrupted at each plate line by a belt course, and they terminate at a water table molding at the base. The exterior window trim is articulated with the arched tops and the widened ends. Even though the openings do not align vertically, the solid overall shape and the batten treatment hold the facade together as a composition.





The Belvedere Land Company, constructed in 1905, is one example of appropriate architectural character for future development on Tiburon Boulevard. While this building genuinely reflects the local architectural heritage, it also displays many features that are appropriate for contemporary buildings. It originally comprised apartments on the second story and commercial spaces at the street level.

The building has a strong street presence, derived from its attractive blend of residential and storefront design elements. The facade is composed of repeated elements with pleasing proportions, and has an off-center symmetry. There is an artful combination of steep gables, horizontal bands of windows, and storefront bays which set a domestic scale and create a village character.

Building Facades

The design guidelines encourage “authenticity” in new building design, to help achieve a thematic link between new development and Downtown Tiburon’s architectural heritage. “Warehouse-loft” buildings are being created under many guises today. What appeals to designers of these buildings is the simplicity of the building exteriors, and the large interior spaces articulated by exposed structural elements. The facades of these buildings are proportioned with tall windows so that daylight floods the loft spaces. The “plainness” of their presentation and character can offer a pleasing contrast to, and therefore grant relief from, embellished building and facade designs that seek to express individuality.

Guidelines:

- Use of large windows is encouraged; they should feature regular spacing and vertical alignment between stories, and use a limited number of shapes and sizes. The intent is a facade that possesses vertical articulation, wherein windows and other elements are used to create a series of vertical elements in a pleasing rhythm.
- Windows at street level should provide ample visibility of interior spaces, similar to Main Street.

- Use of street-level overhangs, such as arcades, awnings, and canopies is encouraged, when used to add comfort and interest to pedestrians and lend dimension and vitality to the facade.

Doors and Windows

The design guidelines encourage use of building details that respond to the elegant simplicity of waterfront loft buildings, yet which make use of building materials in a contemporary fashion.

The original waterfront buildings were constructed predominantly with wood stick-framed walls and wood horizontal siding. Doors and windows were typically wood, with wood frames and trim. Double-hung windows typically were the primary design element of the facade, and were organized in regular groups of repeated shapes and sizes. Windows were set plainly in line with the outside face of the wall. There was little or no use of ornament or other artifice in the railroad and ferry buildings. Steel “factory sash” windows also were commonly used in industrial and utility buildings of the period.

The intent of the design guidelines is to encourage use of these facade details, as well as to encourage designers to create contemporary architecture.

Guidelines:

- Use windows with wood or steel sash, and with solid rather than hollow sections. Operable windows are recommended in order to take full advantage of the waterfront climate.
- Detail doors and windows with trimmed openings. Design them with recognizable differences between head, jamb, and sill details.
- Avoid hollow metal assemblies and details that rely on caulked joints. For example, use of hollow aluminum storefronts is inappropriate.
- Avoid artificial treatments that are not related to Tiburon’s heritage, such as divided light windows with small panes, and architectural details that are reminiscent of, or try to emulate, periods and styles from other times and places, e.g., the Arts and Crafts Movement.



This building, located on Beach Road in Belvedere, displays many of the features recommended in the guidelines, including the simple roof form with minimal overhangs, wood siding, wood windows using one repeated shape, and a limited color palette using white and gray. Like the nearby Belvedere Land Co., the building has a village residential character that is compatible with its surroundings. The building's placement on a wood deck clearly defines it as a waterfront structure. The guidelines would typically recommend a lighter body color and a dark trim color, the reverse of what is shown here.



This buildings in this complex, located on Mar West, also has the character of a waterfront building, because the buildings are set on platforms above the ground. It shares many of the features of the building illustrated at the top.

Building Materials

Building materials are specified by designers for their functional properties as well as for their visual effects and the associations they create with a building's image. The design guidelines encourage use of contemporary materials that make some visual association with traditional waterfront buildings in Tiburon.

Use of any building material that contributes to the overall design concept and guidelines for Tiburon Boulevard is encouraged. Much of the appeal of traditional waterfront buildings is their consistent use of the simplest and most durable materials. Generally, durability and ease of maintenance take precedence over decorative effect. This is evident in elements such as roofing, siding, flashing, gutters and downspouts, railings, door and window hardware, and other fittings.

The exterior wall cladding material is typically the one with the strongest visual impact. As a way of maintaining some association with the elegant simplicity of traditional waterfront buildings, designers are encouraged to limit the exterior cladding to one material. Materials are selected in part because they grow more attractive as they weather in the salt air and intense sun.

Waterfront buildings generally are designed with resistance to weathering as a guiding principle. Building exteriors often appear as a tight skin over an exposed structural skeleton. This may be apparent in design elements such as exposed structural elements, negligible or no roof overhangs, and little or no recess of windows and doors on the exterior wall.



The Monterey Maritime Museum is a recognizably contemporary building that uses historical elements of the regional heritage of the Spanish adobes. Unlike many museums, it does not declare itself as a “signature building.” Rather, it quietly supports the activities in the adjacent pedestrian plaza by use of simple building forms and a generous, shaded entrance with large amount of glass area (Note the flea market taking place in the right foreground). While there is a general absence of artifice, the cupola recalls traditional design elements, using contemporary details. Materials include clay tile roof, cement plaster walls, factory steel windows at the entrance, wood doors and windows, and steel railings.

Guidelines:

- Avoid excessive or massive roof overhangs. Shading of windows may be achieved by using separate architectural elements, such as horizontal screens or awnings.
- Place windows and doors at the exterior face of the wall assembly. Recessed openings for doors and windows are not encouraged.
- Maintain a consistent use of one exterior cladding material around an entire building. Minimize the mixing of materials and colors in facades.
- Use siding or cladding materials that have visible horizontal joints, such as wood boards or metal panels. Conversely, avoid treatments that require extra effort to create horizontal joints, such as metal reveal bands in stucco walls.
- A limited use of stucco for building envelopes is appropriate, so long as it is used without making visual associations to periods or styles that are foreign to Tiburon, such as, Spanish Colonial Revival, Mission Revival, or Mediterranean.
- Use materials in authentic ways, that is, avoid cosmetic or veneer treatments. For example, do not use stone or brick as a thin veneer, but use them as load-bearing materials.
- Use functional or utilitarian architectural details that traditionally are associated with waterfront structures and ships, such as exposed structural elements with exposed connectors, and lightweight materials and structural elements.
- Limit the palette of materials as much as possible in order to achieve a character that reads as “direct, elegant, and functional.” Avoid mixing too many different materials with incompatible colors or finishes. For example, coordinate the various metal components in a building, including flashing, gutters and downspouts, railings, door and window hardware, and other fittings, so that use of this material is logical and consistent.
- Use materials that are traditionally associated with waterfronts for their attractive weathering properties and their resistance to corrosion. While painted wood siding requires regular maintenance, no material has stronger associations with waterfronts. The occasional fresh coat of paint adds vitality to the visual scene. Stainless steel has a high level of resistance to corrosion, while, by contrast, aluminum has a relatively low resistance.

Building Color

Color is a major contributing element to the design of new buildings on Tiburon Boulevard. A building's color scheme can be distinctive on its own terms but also, at the same time, make a perceptible contribution to Tiburon Boulevard's “sense of place”.

Selection of exterior building colors should be made by a trained design professional with reference to the specifics of a setting, which include the natural environment, architectural context, and historical development of the existing built environment.

In the San Francisco Bay region, a traditional palette is present in buildings across many waterfront environments (e.g., Fort Mason and the Presidio, San Francisco's Richmond District). Typically, this palette consists of a white or light body color, with one accent color for trim. In its less pure form, a third hue is used for accent. The strong whites or pigmented off-whites have a pleasing brightness under the saturated blue sky, and they blend calmly with the surroundings when the weather is wet or foggy. This palette also is present in other waterfront environments with similar climates, such as Mediterranean coastal areas.



Left: Detail of the facade of Water Street Two, constructed in 1989, an office building at Oakland's Jack London Square, another historic waterfront. An inviting streetscape has been created here, using contemporary versions of details found on the historic produce warehouses in this district. Generous awnings on steel frames run continuously across the storefronts, incorporating a translucent panel along the wall that admits daylight. This street is dedicated to pedestrian use, with service access permitted for vehicles. Tiburon could achieve similar results using designs and materials evocative of its own, but different, past.

Below: Main plaza at Jack London Square, with pavilion building in background, constructed in 1989. Generous plaza space and furnishings are devoted to outdoor, pedestrian activities. This design is successful in this location because the contemporary design elements are genuine and compatible with both the historic produce district and the waterfront environment.



Guidelines:

- Use whites, grays, and light, bold colors from the historical color palette for body colors, and limit the main body to one color. Avoid use of beige, “earth tones,” or pastels.
- Use complementary trim and sash colors from the historical color palette.
- When considering an alternative proposal for variety, evaluate the importance of variety within the context of surrounding buildings and streetscape. Allow variety sparingly, where it adds the most value to the overall townscape. Limit these variations to about 25% of the total number of new buildings.

**SIGNS
AND
AWNINGS**

Alice and August Oldag, ca.
1930.



Building and Storefront Signs

Signs on buildings and storefronts are fundamental contributors to the overall quality and character of each of Downtown Tiburon's three districts. As such, the type of sign, its size, its placement, the style of its letters, and its use of materials and colors are interrelated factors that need to be carefully considered in the design, fabrication and installation of a sign. The built environment of Downtown Tiburon is well-established in terms of its architectural styles, building types and materials, and therefore signs for its buildings and storefronts need to avoid the use of trendy, ephemeral or incongruous solutions. Downtown Tiburon deserves signs that are "classic" in nature, that is, they should reflect a certain timelessness, be durable, and be capable of sustaining a certain amount of weathering. Business signs need to complement, rather than compete with, the architecture of the building and storefront. Accordingly, building and storefront signs are not to intrude upon architectural features of the building or compromise transparency of the storefront.



A very elegant layout of graphics, with lots of white space, draws attention to the message. Dimensional graphics, with interesting finishes, add richness. The frame is both simple and very expressive.



This sign's understated color and typography are beautifully combined with an exuberant metal bracket. The slightly raised lettering adds to its handsome character.



Despite the use of just one color of paint on a board, the sign illustrates the powerful attraction of fine typography and layout. The painted green edge trim gives the sign a finished look, as does the simple, traditional bracket.

Main Street

Signs offer the potential to both enrich and enliven the ambiance of Main Street. However, if the signs that appear on Main Street are incongruous with the historic architecture and setting of Main Street, or if they are used to excess, they also offer the potential to obfuscate and diminish the distinctive character of Main Street's buildings and storefronts. "Classic" signs on Main Street should be clean, fresh and handsome in their design, use of material and color. By contrast, a sign on Main Street that is contrived to convey an "olde towne" feeling, or that replicates the creative work of others, is inappropriate. Main Street is not a museum or a theme park; it is the town's historic business thoroughfare.

Ark Row

The principal attractions of Ark Row are its collection of historic houseboats and summer cottages, now serving as shops and galleries, and its intimate scale and passageways. There is a charming informality, even a degree of flamboyance, that makes Ark Row an inviting and unusual place to stroll and window shop. Signs on Ark Row's buildings and storefronts need to be considerably smaller than those on Main Street's buildings and storefronts, given Ark Row's scale, residential-type buildings, and overall setting. The small shops and

businesses located on Ark Row occupy premises that include front setbacks, decks, planter boxes and other on-site landscape features, thereby calling for even greater care in the design, choice of material and placement of a sign.



By taking some liberty with the eyeglass frame and making a piece of almost abstract sculpture, the business of this shop unquestionably speaks for itself.



The metal frame enhances the compass-based logo of this attractive, sandblasted wood sign.

Tiburon Boulevard

Tiburon Boulevard consists of stores, shops, small cafés, offices, lodging, banks and civic properties. Almost all of the boulevard's properties are primarily oriented to vehicular traffic and convenience shopping for the town's residents. Retail centers on the boulevard typically utilize two sign types: first, a monument sign, with minimal text and imagery, to identify the retail center for the motorist; and second, pedestrian-oriented signs, to identify the center's shops and/or office tenants. The signs of a center's individual shops and tenants understandably will reflect the particular "personality" of each business, while at the same time should respect the obvious need to achieve some degree of unity among all the center's tenants. The office buildings on the boulevard typically will make use of a building identification sign. An office building with more than one use or tenant normally includes at least one pedestrian-oriented directory sign.

Guidelines:

Appropriate types of signs for use on Downtown Tiburon's buildings and storefronts are as follows:

- Wall-Mounted Projecting Signs
- Freestanding Projecting Signs (restricted use on Tiburon Boulevard only)
- Overhead-Mounted Hanging (sometimes referred to as Blade) Signs

- Wall Signs
- Signs with Individual Letters
- Icon Signs
- Awning Signs (single line of letters on valance only)
- Monument Signs (Tiburon Boulevard only)

The following materials are appropriate for use in the design, fabrication and installation of building and storefront signs:

- Metal
- Wood
- Stone
- Terrazzo
- Painted Plastic
- Custom Plastic
- Glass
- Paint

Illumination of building and storefront signs is best achieved utilizing either one of the following two sources:

- Indirect
- Custom Neon (cafés, bars and restaurants on Main Street and Tiburon Boulevard only)

Signs on buildings and storefronts in Downtown Tiburon are most effective if placed in the following locations:

- Panel or Band above Storefront Openings (doors, windows and transoms on Main Street and Tiburon Boulevard only)
- Storefront Windows
- Projecting from Building Façade
- Hanging from Arcade Ceiling or Overhead Projection
- Awning Valance
- Within Prescribed Front Setback (applicable to Monument Signs and Freestanding Projecting Signs on Tiburon Boulevard only)
- Respectful Distance from Existing Sign(s) of Neighbor(s)



This iconographic sign combines simple construction with a substantial material. Its see-through aspect greatly adds to its effectiveness.



A traditional yet appealing wall sign because of the choice of light fixture and the dimensional graphics.



This projecting sign's well-proportioned layout and soft background colors allow the gold leaf lettering to pop out. Artful design of the bracket reinforces the shapes of the sign panels.



This type of sign should only be fabricated by someone who thoroughly understands the tradition, and is very skillful.

The following types of building and storefront signs are inappropriate and, in almost all cases, prohibited in Downtown Tiburon:

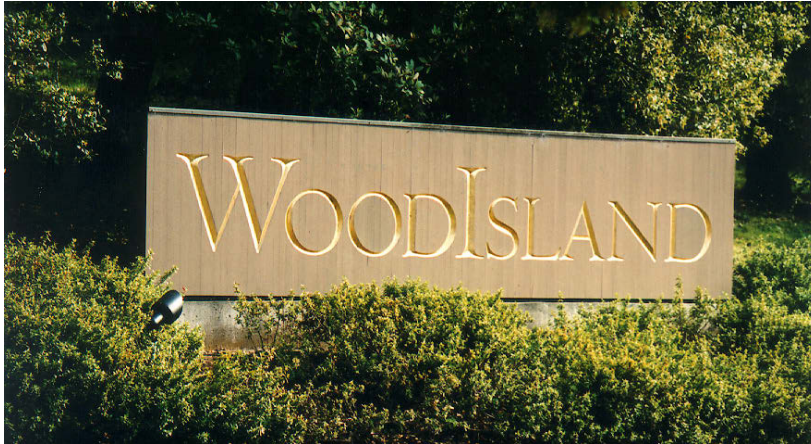
- Roof Signs
- Flashing/Moving Signs
- Portable (sometimes referred to as Sandwich Board) Signs
- Signs Painted on Buildings
- Pole Signs
- Directory Signs (exceeding six square feet)
- Internally-Illuminated, Metal-Frame “Box” Signs
- Standardized, Off-the-Shelf Signs, e.g., “Open” in Neon
- General Advertising Signs, e.g., Coca-Cola, Camel, Budweiser
- Repetitive Signing

Sign Gallery

Signs for businesses in Downtown Tiburon should reflect the following characteristics:

- creative use of substantial, time-honored materials
- classic designs and imagery
- elegant finishes and touches
- artistic expression responsive to Tiburon’s man-made and natural environments

The business signs pictured in this section are included merely to illustrate the kinds of designs, iconography, materials, colors and lettering styles that would be welcome in Downtown Tiburon. Their inclusion in this handbook is intended only to provide the reader with pictorial information and suggestion.



This monument sign expresses both substance and warmth: the thick, solid wood provides a background for deep, hand-carved classical letterforms, finished in gold leaf. An opaque stain over the wood keeps this sign looking crisp and cared for.



The varnished mahogany sign panel, with dimensional gold leaf letters and stars, clearly demonstrates the powerful attraction of combining simplicity with good materials.



This wall sign is both sophisticated and fun. Its light and spindly forms do not obscure or compromise the architecture of the façade, while at the same time make a distinctive statement about the business inside.

Awnings

Awnings have become a common design element of the traditional Main Street storefront in America. They have evolved from their original purely functional purpose of offering protection from the elements to one that today, more often than not, serves a decorative or architectural purpose. The retractable or roll-up awning, once a mainstay of markets and open storefronts that lined Main Street sidewalks, increasingly has become a thing of the past. Contemporary storefront awnings now almost always consist of fabric that is “form fit” to a stationary metal frame. Indeed, several businesses that line Downtown Tiburon’s Main Street include awnings of contemporary design and fabrication.

The use of awnings in retail shopping environments can serve many purposes. They can provide cover and shade for the passer-by, draw attention to individual storefront display windows, reduce glare and heat build-up within the storefront interior, and reinforce the importance of the storefront in buildings with ground-level, pedestrian-oriented businesses.

In some shopping environments, awnings unfortunately have been used to excess. They have become the dominant element of the storefront; they have covered up character-defining architectural features and materials of the building façade; they have used shapes and colors that compete with or compromise shapes and colors of the building façade and storefront; and they have not been maintained.

The relatively small size and fine-grained texture of Downtown Tiburon’s Main Street and Ark Row storefront environments suggest that awnings be used with restraint and discretion. Two- and three-story office buildings that line Tiburon Boulevard might include use of awnings as an architectural element.

Guidelines:

- Use of awnings on buildings and storefronts is appropriate when they will serve a functional as well as a decorative purpose. The use of awnings that will serve only a decorative purpose should be limited to buildings and storefronts that lack character-defining architectural features and materials.
- Awnings are not to cover up or interfere with visual enjoyment of a building’s architectural features, decorative elements or distinctive building materials.
- When attaching an awning to the façade of an historic building, damage or loss of integrity to architectural features or historic building fabric is to be avoided.
- Material used to “outfit” the awning should be restricted to canvas; the use of plastic or other synthetics is inconsistent with Tiburon’s maritime and industrial heritage.
- The use of metal awnings on new “warehouse-loft” type buildings located on Tiburon Boulevard may be appropriate when their presence clearly will serve an architectural as well as functional purpose.
- The slanted or angled awning is the preferred type or shape. Use of a boxed awning is inappropriate, as it generally provides little if any shade and serves no functional purpose. Curved awnings should be used only on buildings with arched windows or doors.
- Awnings are not intended to exercise a dominant presence on any building façade or storefront. Their size, shape and color are to work in harmony with the size, shape, materials and colors of the building façade or storefront to which they are attached.
- When awnings are used on buildings with multiple storefronts, their use needs to reflect consistency in type, size, color and placement.

- If letters are used on an awning, they should be placed only on the valance and be limited to one line.
- The use of awnings implicitly assumes a willingness to cover the extra costs associated with maintaining them.
- Within Downtown Tiburon, the use of other types of awning-like projections, canopies and marquees should be restricted to special situations. Such special situations might include use of a glass-fringed marquee at the main entry to a hotel or major office building located on Tiburon Boulevard. In any case, the use of such projections must be integral to both the design and special purpose of the building.

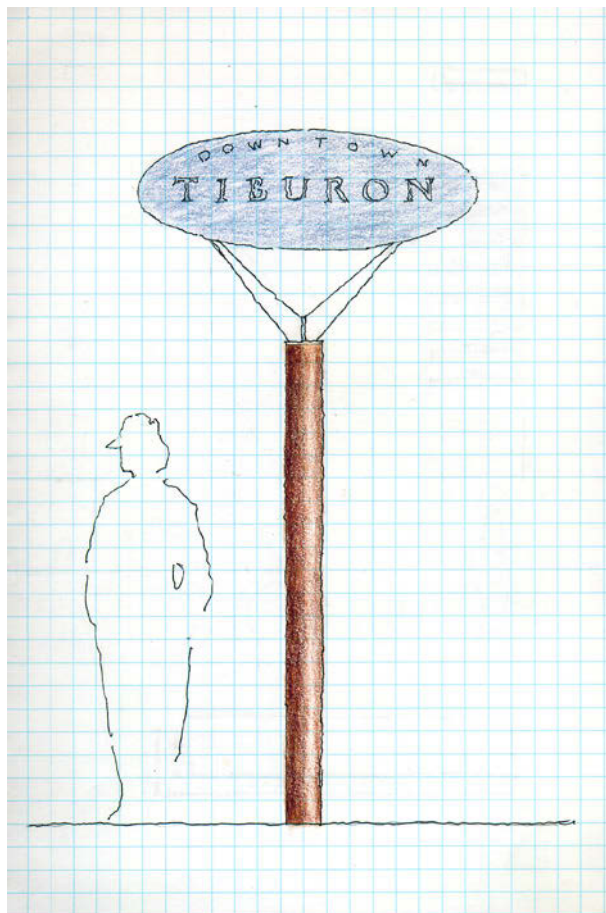
Public Area Signage

At present, almost all signage authorized for public areas of Downtown Tiburon consists of street name signs and traffic and parking control signs. The design, size, placement and materials of these signs are standardized, that is, they basically are the same or very similar in each area or district of every community.

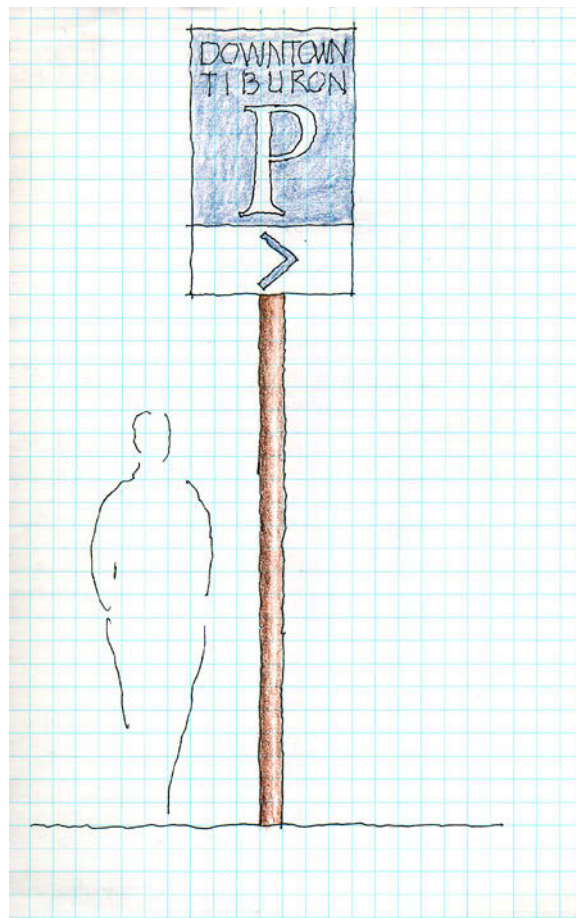
Certain conditions and opportunities exist in Downtown Tiburon which call for custom-designed public area signage. Such conditions and opportunities can be summarized as follows:

- A public works project to improve Tiburon's ferry dock facilities and staging area known as Ferry Plaza, located at the junction of Tiburon Boulevard and Main Street;
- An expressed desire to achieve better traffic flow and pedestrian circulation in Downtown Tiburon on weekends and during the summer months: first, by attempting to minimize vehicular back-up and undue congestion on Tiburon Boulevard, Main Street and Ark Row: and second, by getting patrons out of their vehicles sooner, so that they might enjoy the ambiance and a relaxing stroll down Tiburon Boulevard to the waterfront;
- Opportune circumstances at the intersection of Mar West Street and Tiburon Boulevard to install a gateway sign that announces Downtown Tiburon; and
- Small, intimate passageways and changes in grade among Ark Row structures that are underutilized in terms of recognizing the value of human curiosity and pedestrian activity.

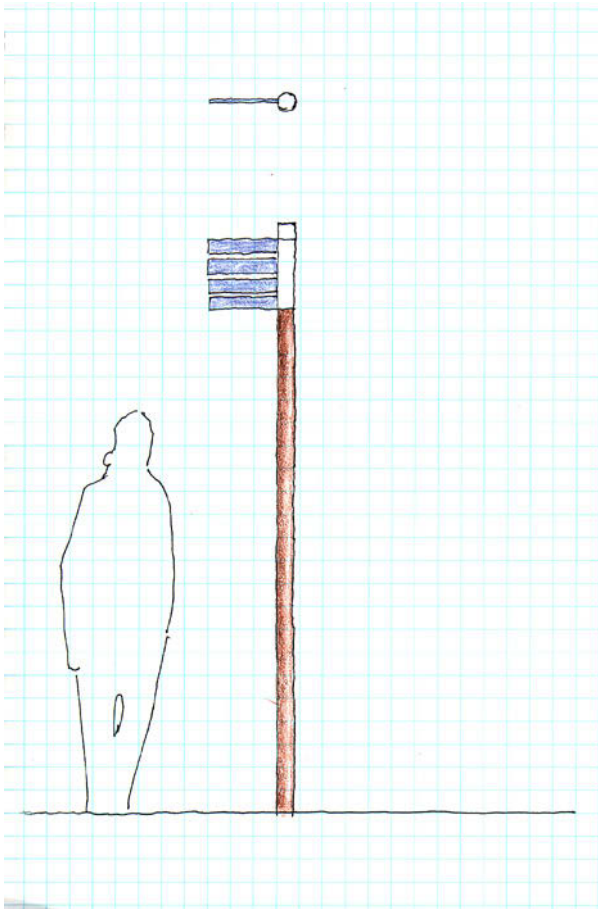
In response to the above opportunities and conditions existing in Downtown Tiburon, this handbook contains four sketches as illustrative examples for custom-designed public area signage.



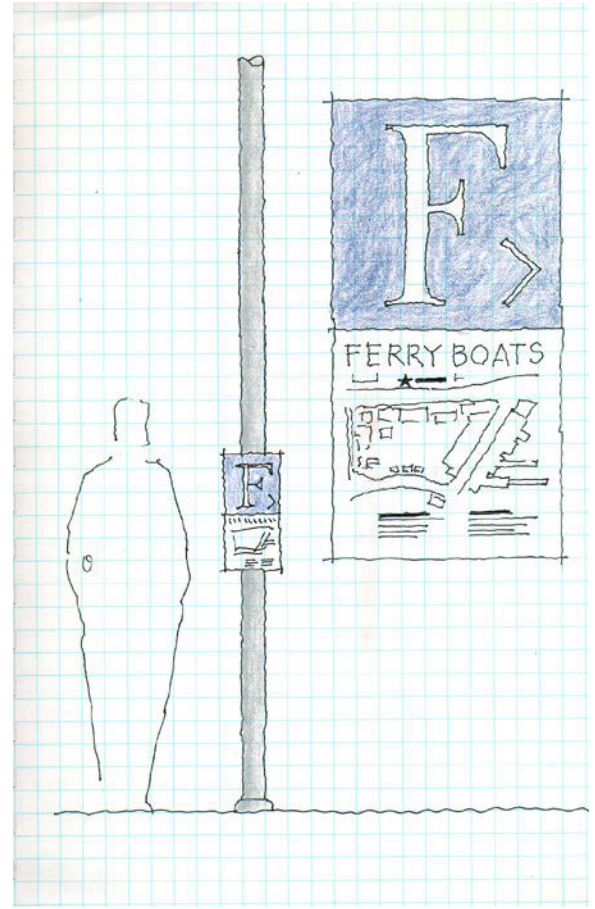
This gateway sign, to be installed in the median at Mar West Street and Tiburon Boulevard, would announce arrival in Downtown Tiburon with imagery and materials evocative of Tiburon's maritime heritage and setting.



Efficiency of traffic flow and off-street parking in Downtown Tiburon, especially on weekends and during the summer months, could be measurably improved with installation of this directional sign at several key locations.



Smaller-scale directional signs, such as the one illustrated here, could be placed near steps, in passageways or on pathways to encourage pedestrian circulation between Ark Row and Tiburon Boulevard. Their content could include place names from Tiburon's past as well as directions to specific destinations.



At passageways leading from Main Street to the ferry docks, and at locations adjacent to Ferry Plaza, this pole-mounted sign would point the way to ferry boat operators who independently provide service to both San Francisco and Angel Island.

27 Main Street, ca. 2001.



SOURCE MATERIALS FOR DOWNTOWN TIBURON

The books and source materials listed below contain information and illustrations that can be of assistance when making decisions regarding project design and choice of materials, whether it be for storefront revitalization on Main Street, a rehabilitation project on Ark Row, construction of a new building on Tiburon Boulevard, making changes to a Downtown Tiburon streetscape, or designing a business sign.

Bastian, Beverly Wright and Gnos, Barbara Britton, eds. A Pictorial History of Belvedere, 1890 - 1990, A California Island Town, The Landmarks Society, Belvedere-Tiburon, Marin County, California, 1990.
Complementing the book on Tiburon, this work includes some excellent examples of regional architecture.

Heig, James, Pictorial History of Tiburon: A California Railroad Town, San Francisco, Scottwall Associates, 1984.

An excellent source of information and historic photographs on the development of Tiburon, including its early life as a railroad town with related maritime and industrial uses and activity, development of Main Street and Ark Row, and the town's extraordinary natural features and setting.

Mathews, Glenn David et al, Downtown Tiburon Historic Resources Study, Town of Tiburon, 1999.

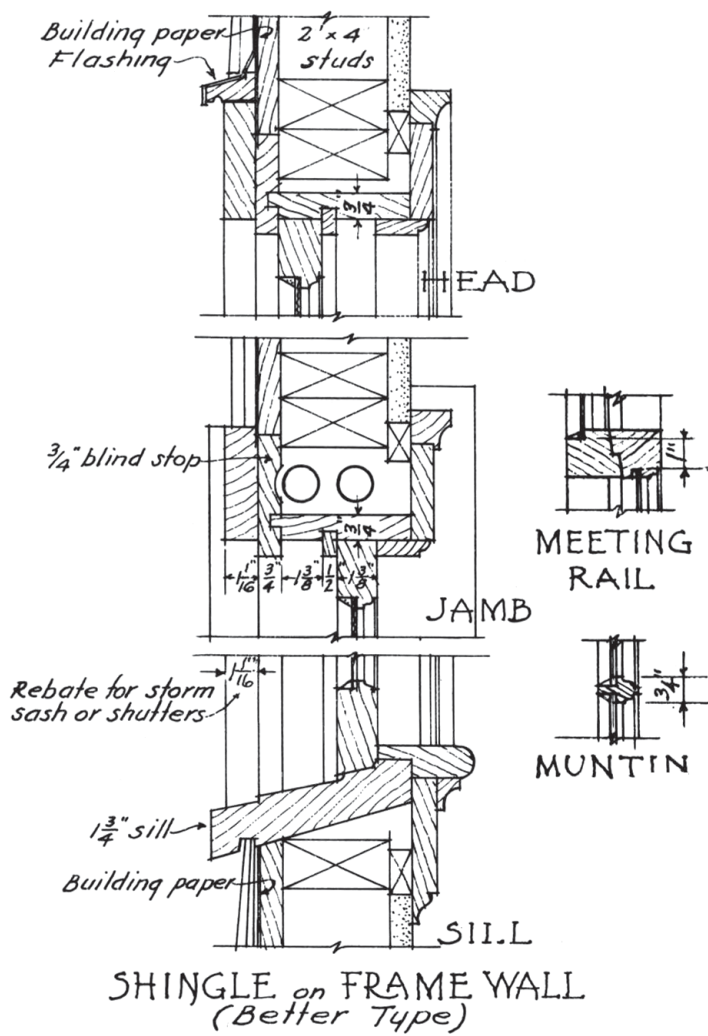
This report document provides an overview of Downtown Tiburon's history with respect to its physical setting, architectural styles, periods of significance, construction dates, district boundaries, zoning and other conditions. It also contains appendices with maps that indicate land uses, names of businesses and tenants, and a rating of historic buildings.

National Park Service, The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, Washington, D.C., 1992.

A widely-recognized manual that offers basic principles and recommended actions for the retention, repair and rehabilitation of historic properties. The guidelines address appropriate treatment of building exterior materials; storefronts; windows, porches and entrances; structural and mechanical systems; roofs; spaces, features and finishes of building interiors; energy conservation; new additions; building site; and health, safety and accessibility considerations.

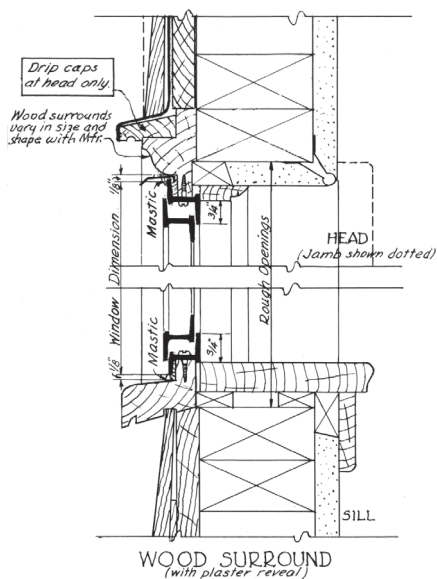
Town of Tiburon Resolution No. 07-2001

State inventory forms were used to document and record information on physical characteristics, architectural styles, construction history, ownership and significance of 23 historic properties located in Downtown Tiburon. This resolution adopts a local inventory of historic buildings located in Downtown Tiburon, and thereby authorizes application of the California Historical Building Code.



Traditional wood and steel window details from the Fifth Edition of Architectural Graphics Standards, 1956.

These wood window details would have been in common use during the period of significance for Main Street.



Similar steel windows were used in the Bay Area as early as the 1910's by the innovative local architects Bernard Maybeck and Willis Polk.

Sources of Building Materials Discussed in this Handbook

APPENDIX

Paint:

Historical Colors, by
Benjamin Moore & Co.
Montvale, NJ 07645
(800) 826-2623

Solid Color Stains:

O.V.T. Solid Color Stains, by
Samuel Cabot Inc.
33360 Central Avenue
Union City, CA 94587
(800) WC-STAIN

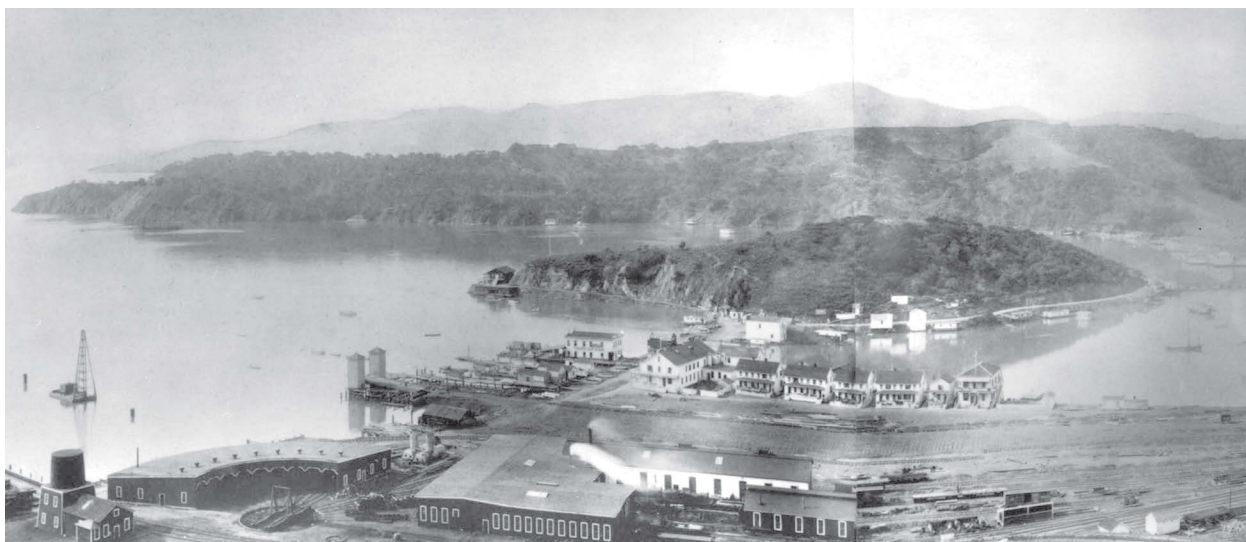
Wood Windows and Doors:

In order to match or replicate historical wood windows and doors, it may be necessary to have them made to order by a custom shop with relevant experience. One such shop located in northern California is:
Sebastopol Window Company
9775 Mill Station Road
Sebastopol, CA 95472
(707) 823-8796

Wood Siding Patterns:

Standard Patterns and Natural Wood Siding
Technical Guide by
Western Wood Products Association
522 SW Fifth Avenue, Suite 500
Portland, OR 97204-2122
(503) 224-3930

View of the railraod yard and Main Street looking west, ca. 1890.





A scene during the Main Street Paint-up, which took place on September 24 and 25, 1955.

ACKNOWLEDGEMENTS

Downtown Design Guidelines Steering Committee

Andrew Thompson, Town Council

Miles Berger, Planning Commission

Kirk Beales, Design Review Board

Donna Kline, Heritage & Arts Commission

Steve Sears, Chamber of Commerce

Ex Officio: Scott Anderson, Planning Director

Consultants

James McLane & Associates
Architecture

Robert Bruce Anderson
Urban Conservation & Urban Design

The Office of Michael Manwaring
Environmental Graphics

Stephen Wheeler, Landscape Architects
Landscape Architecture

CREDITS

Handbook Design

The Office of Michael Manwaring

Handbook Production

James McLane & Associates

Photographs

Photograph on page 6 was provided by the California History Section, California State Library.

All other historical photographs were provided by the Belvedere-Tiburon Landmarks Society. The consultants thank Piper Berger for her kind assistance in searching for photographs, and for the historical information that she provided.

Cover photo was made by The Office of Michael Manwaring

All contemporary architectural photographs were made by James McLane.

Signage photographs were made by Robert Bruce Anderson.

Drawings and Sketches

Map of Downtown, page 9, was provided by the Town of Tiburon.

Elevation of the Belvedere Land Company, page 42, was generously provided by Roger Felton.

Architectural drawings by Janet Hentemann of James McLane & Associates.

Drawings on pages 27 and 37 by Stephen Wheeler, Landscape Architects.

Sign sketches by The Office of Michael Manwaring.

ACKNOWLEDGEMENTS AND CREDITS