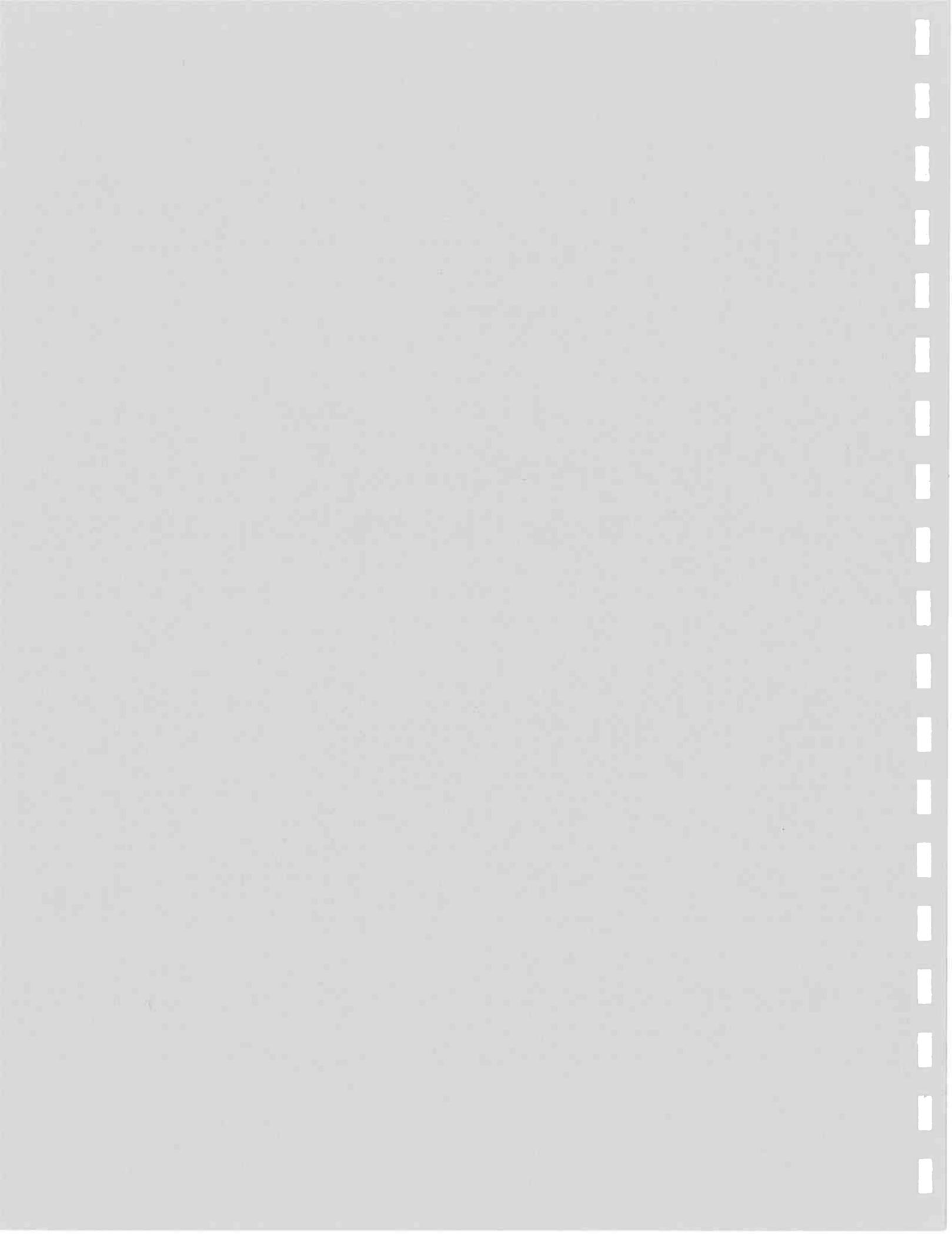


Appendix F

Harford Pier Design Guidelines

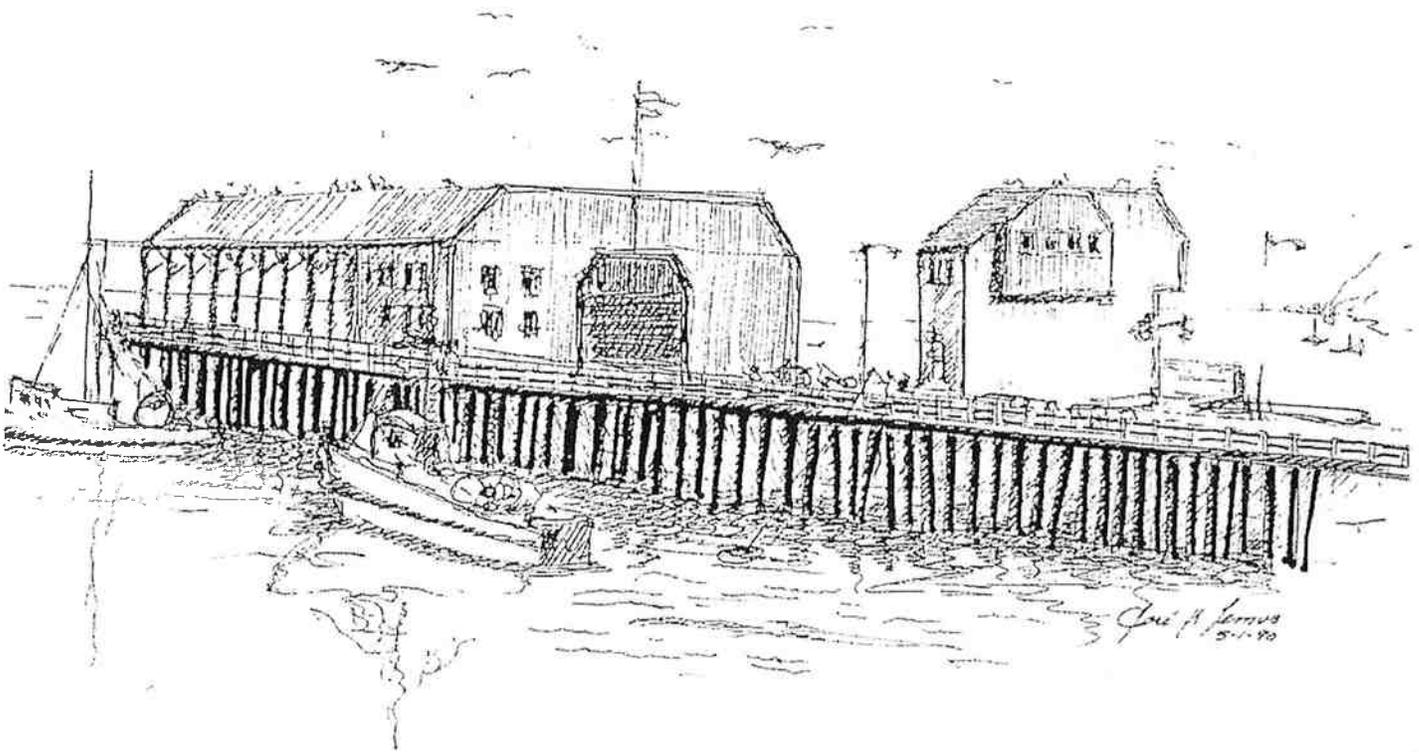




Design Guidelines

June 1990

for Harford Pier





INTRODUCTION

The Port San Luis Harbor District, a special district that retains jurisdiction over Harford Pier in San Luis Obispo Bay, have determined that architectural design guidelines for all future building construction on Harford Pier is necessary to preserve and enhance the established historical and cultural significance of existing structures.

The intent of these guidelines is to establish a direction or theme for the design of all future building construction on Harford Pier and serve as a catalyst to encourage and promote creative and appropriate design solutions.

The existing buildings on Harford Pier vary not only in design elements, but also in the degree of deterioration. The existing historical and cultural significance of the Harford Warehouse is a prime example of design character that must be preserved and enhanced in future structures. The Harford Ice House facility, which was constructed in 1988, is another structure whose design was both sensitive and responsive to surrounding forms and materials. These guidelines will be in reference to the architectural design themes of both the Harford Warehouse Canopy and the Harford Pier Ice House facility.

PORT SAN LUIS HARBOR DISTRICT
HARFORD PIER

DESIGN PARAMETERS

HEIGHT

ROOF FORMS

HORIZONTAL RHYTHM

PROPORTION OF OPENINGS

(Doors and Windows)

ALTERATIONS

NEW ADDITIONS

MATERIALS

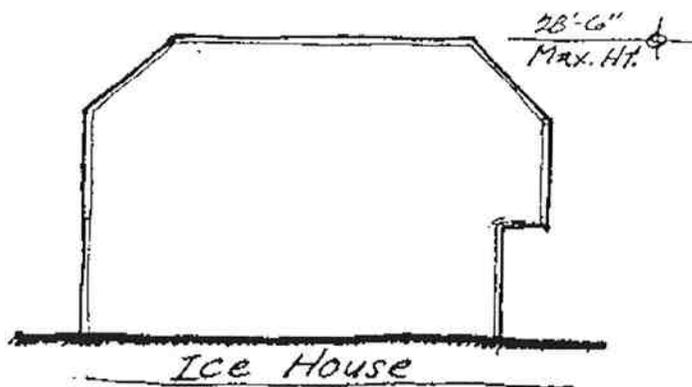
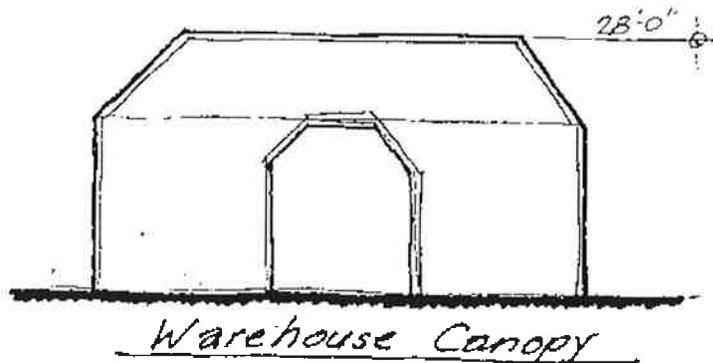
COLOR



HEIGHT

Additions to existing buildings and new construction should be designed to fall within the established height of the existing structures, notably the Warehouse Canopy and Ice House. Height greater than 28'-6" will not be allowed.

Note: Pier deck is above mean tide 16'-6" plus 28'-6" = 45'-0". (San Luis Obispo County Land Use Ordinance L.U.O. Sec. 23.04.124 Public Facilities)

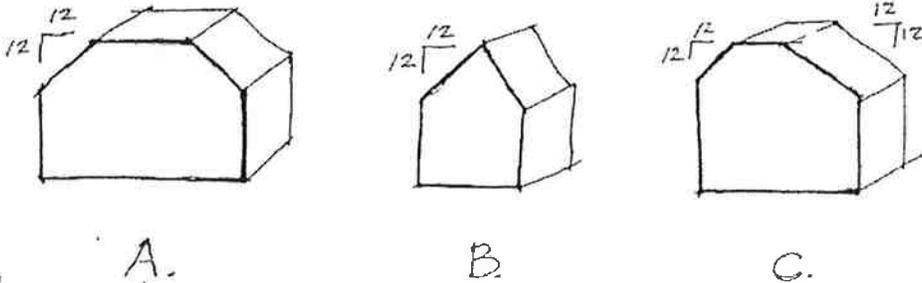


ROOF FORMS

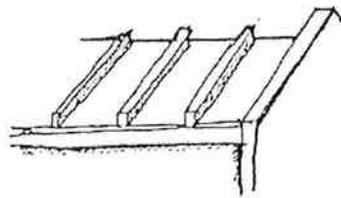
A strong architectural and structural form already exists in the existing Warehouse Canopy over the Old Post Office. This in turn has been recognized and incorporated into the more recent Ice House roof form.

This roof form with a pitch of twelve to twelve (12:12) should be maintained for all future construction on the Pier. Variation in architectural roof forms may still be achieved with a simple variation of allowable height and variable width dimensions. Decorative detailing may also be appropriate through the use of special materials forms proportion and colors.

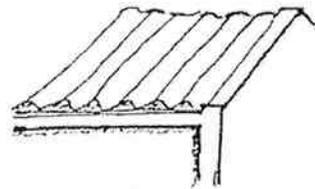
Forms



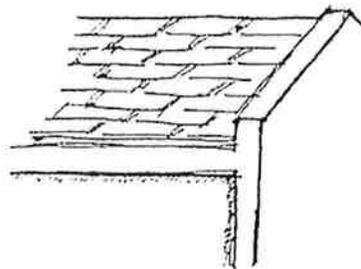
Roof Materials



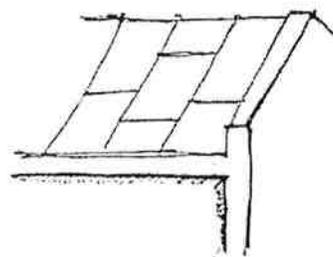
Metal Standing Seam



Metal Corrugated.



Composition Shingles

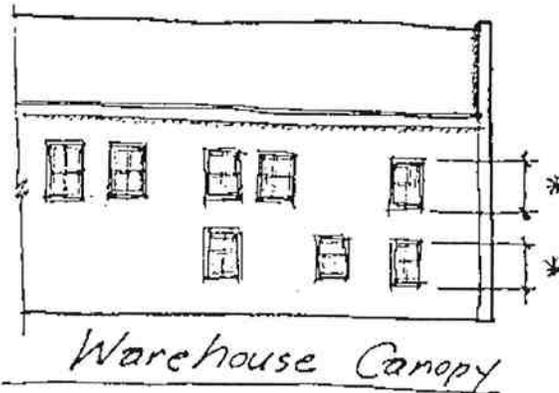


Metal roof w/
low profile Seam.

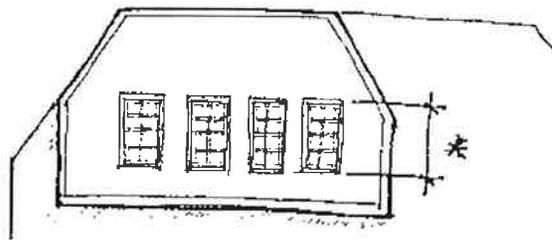


HORIZONTAL RHYTHM

Closely related to the pattern of openings on a building facade is a rhythm of elements. Moving along repeated elements of similarity creates a continuous band, developing into a shared element of its own. For example, the alignment of windows and window sills on the Ice House upper level strongly suggests a disciplined and deliberate pattern or band. These existing common horizontal elements should be genuinely respected and enhanced. A clear visual division between pedestrian level and upper level floors should be maintained. Typically, the ratio of solid wall to window and door openings of this period is such that it respects the structural integrity and wall area required for stability and safety.



** Distinct horizontal bands of similarly sized and shaped elements.*



Ice House

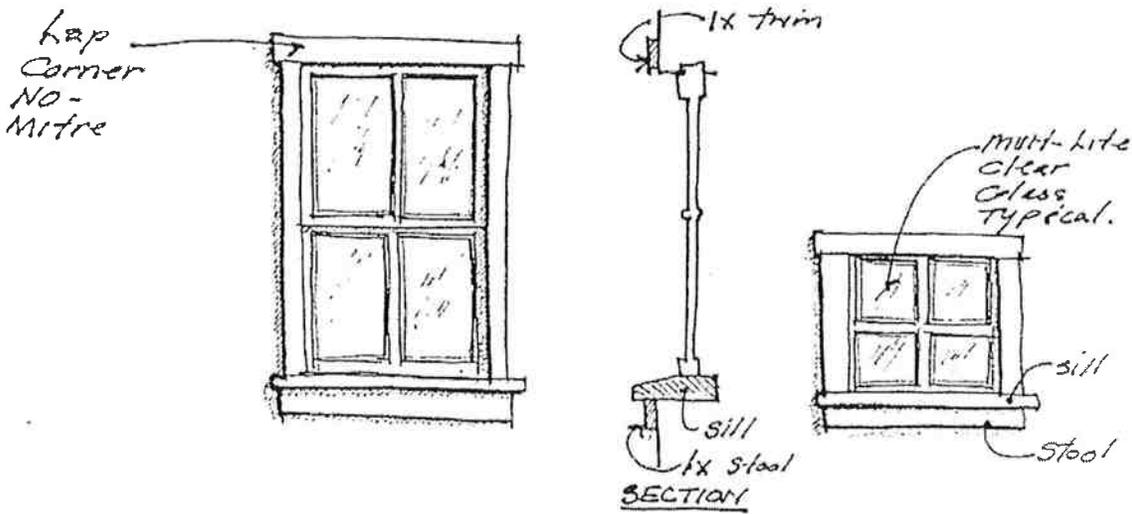
NOTE: Glazed areas are basically "holes" in a larger wall area.



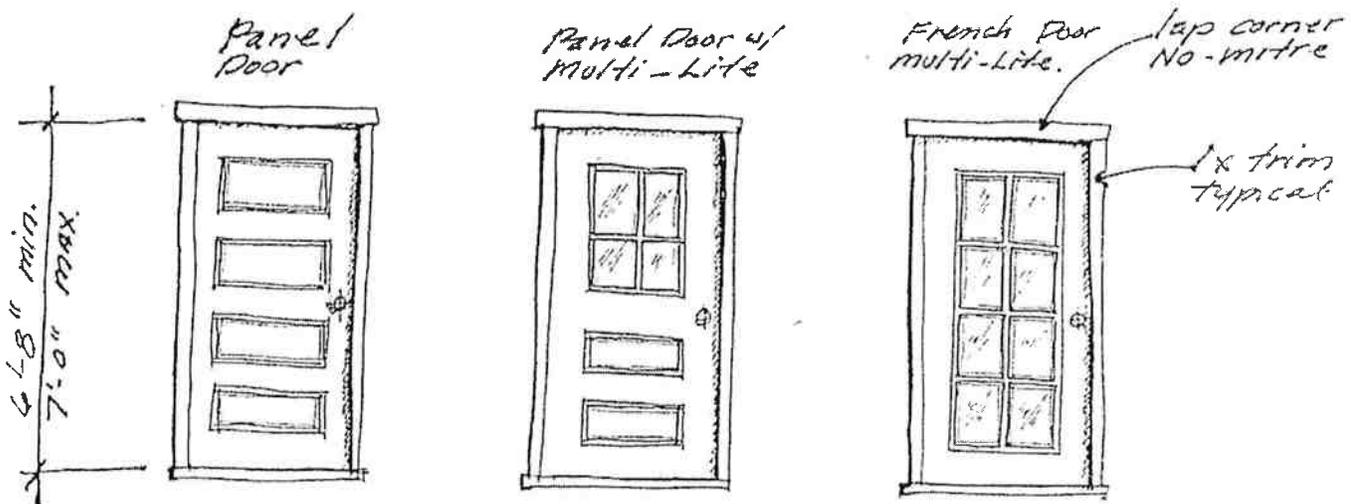
PROPORTION OF OPENINGS (Doors and Windows)

The predominate window openings are that of a narrow and vertical proportion. With particular attention to the existing Old Post Office, the openings stacked and/or aligned above each other with two or more window widths between openings.

Usually there is a greater amount of glazed open area at the pedestrian level. As a criteria for future new construction or remodeling, the existing proportion and spacing of openings should be maintained.



Window Types



Door Types



ALTERATIONS

As a general approach, any and all proposed alterations to the existing building, such as the Warehouse Canopy and the Ice House, should respect the original design and architectural style of that period. Do not attempt to make an alteration look "historical" or older than it really is. This tends to discredit the truly historical origin of the building. If the restoration of the original facade rather than a contemporary design is desired, the restoration should be based on a solid historical documentation such as photographs or as-built drawings, not a "best guess".



NEW ADDITIONS

A modern addition to an older building or group of buildings is the most sensitive and difficult design issue to manage. The following criteria should be strongly considered when planning and evaluating a new addition:

A. Preserve Significant Historic Materials and Features

Avoid constructing the addition on the primary or other character-defining facade. Secondly, minimize loss of historic material on exterior walls. Building finishes used for the addition should be similar in material, quality, color, character and dimension to those used on the existing structure.

B. Preserve the Character of the Building

The scale (size and proportion) of the addition should be compatible with the original building. Care should be taken so that the buildings profile is not radically changed.

C. Make a Visual Distinction Between Old and New

Avoid a phony historical look. Additions should be sensitive and sympathetic to the base building, yet be a good design product of its own time. Have shared elements create a sense of visual relatedness.



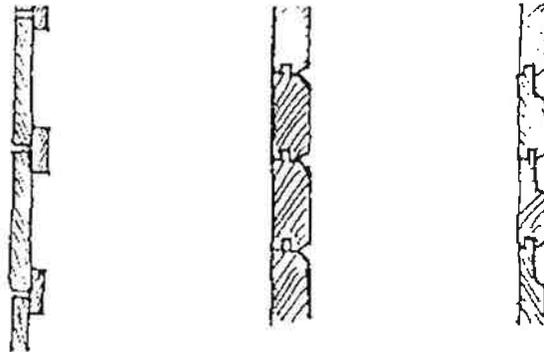
MATERIALS (Exterior Siding)

The structural construction material may be varied, but common facing or finish material should maintain a continuity and similarity.

The dominant exterior finish material used on existing structures is wood. Some existing wood members are simply naturally weathered, other buildings have an application of stain. The continued use of wood materials with a stain treatment is strongly encouraged in new construction. The exterior wood facing is found in both a horizontal and vertical application. It is recommended that new construction have wood siding installed vertically. (For a recommended pallet of wood stain and colors, see the criteria for color.)

Typically used are wood doors and windows with a 1x wood trim. Also used on the Ice House are aluminum windows white in color with wood trim. This similarity in application is and can continue to be compatible and in line with these guidelines.

As for quality of the material considered, use the highest quality that the budget will allow. In addition, use materials that are compatible in quality, color, texture, finish and dimension to those found as being common in the project area.



Board & Batten

tongue & groove

*Vertical
Wood Siding Application.*

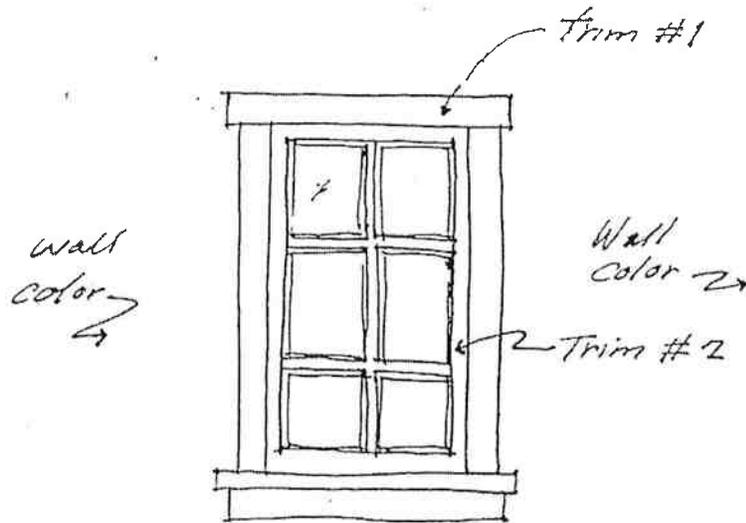


COLOR

Colors on the south and west facades will appear warmer than the same color applied to the North or East facades. In addition, the weathering of the colors will differ on the different facades. Keep in mind that the larger and plainer the building, the more subtle the color should be. The use of more intense color and detailing is more applicable to smaller buildings or facades.

Avoid the more intense hues of a color. Avoid using more than one vivid color per building. Avoid using colors that are disharmonious with other colors used on the building or found on adjacent buildings.

Relate paint or stain colors to natural material colors found on the proposed buildings.



Note: Fascia to match trim #1 at Roof.



LIST OF MATERIALS AND COLORS

Exterior Walls

Wood paneling or siding with a vertical pattern. Texture and relief of the finish can vary from the existing board and batten application of the Warehouse Canopy to the tongue and groove butt joint siding on the Ice House.

Roof Materials

Flat roof areas:

- Class 'A' 4 ply built-up roof
- Metal roofing

Sloping roof areas:

- Composition shingles
- Metal roof
 - Raised - standing seam
 - Corrugated metal
 - Flat - low profile seam

Window Openings

Wood - double hung with multi-lite glazing. (appearance) 1x trim

Aluminum - double hung with multi-lite glazing. (appearance) Integral color on the aluminum windows. 1x trim with sill and stool.

Window openings to have a wood trim treatment all around.

Door Openings

Wood doors with multi-panel articulation. An incorporation of a multi-lite glazing area within a portion of or the entire door may be appropriate.



LIST OF MATERIALS AND COLORS
(Continued)

Colors and Stains

Exterior Wood Finishes*:

- Olympic stain - Cape Cod Gray with
Calif. Rustic - Rustic White as a trim or accent treatment

- Olympic stain - No. 911 with Cuprinol with
Northern White No. 99 as a trim or accent treatment

Optional accent treatment - Calif. Rustic - No. 908

* The intent here is to provide a narrow range of colors and treatments. Other combinations of these or similar colors must be evaluated for their appropriateness.

C/JL-PIER.HAR



