

# CITY OF CANANDAIGUA ARCHITECTURAL STANDARDS

## **Applicability**

The Planning Commission shall use these standards in administering section 10.16.090 of the Municipal Code, entitled "Architectural Review".

These standards are intended to apply to districts for which there are no unique standards. These standards shall not apply to the Downtown as this district has unique standards. These standards shall not apply to the commercial district at the intersection of North Main Street and Buffalo/Chapel Streets. The Downtown Standards shall be applied to that area.

## **Statement of Philosophy**

This document establishes architectural standards for new construction and the adaptive reuse, alteration, expansion or modification of existing buildings in Canandaigua that fosters a blend of the best of traditional and contemporary design. Architecture should represent the best match between the needs of human users, the architectural heritage and character of the City and surrounding areas, and the natural constraints of the land and existing architecture and engineering.

Site plans should reflect a comprehensive proposal integrating lighting, planting, parking, and site amenities such as fountains, sculpture and street furniture. Screening of utilities and services should be incorporated. Where architectural design is based upon a theme, site development schemes should relate to the theme and be consistent regarding materials and design elements.

Sensitivity to development demands, vehicular and pedestrian traffic patterns, and the needs of residents, merchants, visitors, owners and tourists alike have been considered in the development of these standards.

Images are attached and made part of these standards for illustrative purposes only.

## **Statement of Purpose**

The purposes of these architectural standards are:

- To provide standards for the determinations of the Planning Commission, which is charged with the responsibility for Architectural Review in commercial districts, in order to minimize decisions based on individual tastes and preferences in the review and approval of plans;
- To establish clear and easily understood design criteria to guide property owners and their architects in the appropriate design of new construction and building alterations in the commercial districts;
- To promote a cohesive image of the community as a whole, while allowing for architectural innovation. It is not the intent of these standards to limit new construction or building alterations to one particular architectural style, but to create and enhance an aesthetic whole.

## **Relation to Municipal Code**

This document is intended to provide standards for the Planning Commission for its administration of section 10.16.090 of the Municipal Code. If any provision of these standards is found to conflict with the Municipal Code, the Municipal Code shall take priority.

## NEW CONSTRUCTION

### Architectural style and design quality; form and mass

#### *Recommended*

Designs that respect, reflect, reference, adapt and interpret the local commercial, industrial, and governmental architectural styles of the 1800s and design themes found in Ontario County and contiguous counties.



#### *Not Recommended*

Designs which are inappropriate in relation to the traditional, local architectural heritage and character in terms of size, scale, design motifs, and relationships between buildings, streetscape and landscape features.



Design details that are consistent with the overall style and proportion of the building design.



Standard "stock plan" buildings unless consistent with these standards.



**Building orientation and placement on site**

*Recommended*

Buildings oriented to the street respecting both pedestrian and automobile traffic, with front and rear access where possible.

Buildings that respect and relate to the siting of adjacent structures.

Front lawns should be maintained in districts where front yards are traditional.



*Not Recommended*

On-site vehicular traffic patterns which conflict with pedestrian traffic patterns

Buildings sited without regard to the site placement of neighboring buildings.



**Buildings on properties adjacent to water**

Buildings on properties adjacent to water should be oriented to both street and water and designed to encourage public access to both, where practical.



Parking, service entrances, loading docks, dumpsters and ground-level mechanical equipment located between the building and the water.



**Rooflines and height**

*Recommended*

Pitched roofs, or the appearance of pitched roofs, which overhang the wall plane, unless inconsistent with the historic design upon which the building is based.



Articulation at roof edge: cornices, overhangs, balustrades, bracketed eaves, parapet walls.

*Not Recommended*

Flat roofs or the appearance of flat roofs on one- or two-story buildings.



Simple, straight intersection of roof and wall planes.

**Impact on public views, natural features of the site, surrounding environment**

*Recommended*

Service entrances, loading docks, dumpsters and ground-level mechanical equipment located away from public entrances and screened from public views and scenic views.

Rooftop mechanical equipment and structures screened and disguised by roof features, and set back from roof edges.

Generous and extensive landscaping, including landscaping within parking areas



Underground utilities, if possible.

*Not Recommended*

Building placement that disregards scenic views from the site or adjacent sites or public places.

"Rooftop clutter:" HVAC units, satellite dishes and antennas, and other rooftop structures which are visible from the street or other public places.

Parking areas without generous and extensive landscaping.



Utility poles

**Line, configuration, and arrangement; rhythm and proportion, fenestration - size and arrangement of windows, doors, porticos, and other openings**

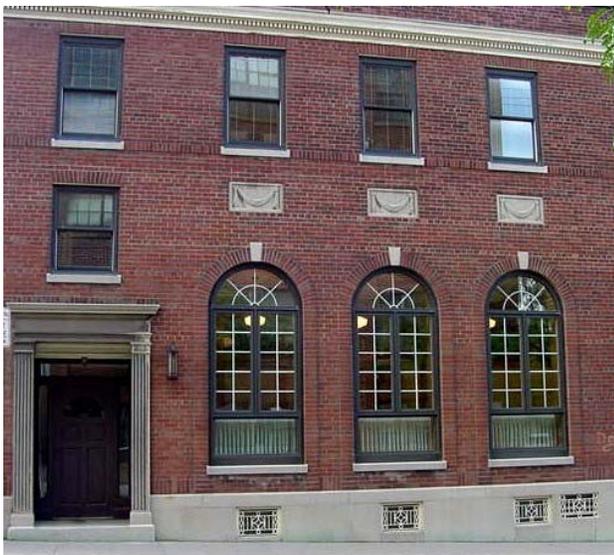
*Recommended*

Building features are in balanced proportion to the building as a whole.

Large buildings use of interruptions and variety in wall plane, example include but are not limited to: offsets, recessed entrances, arcades, covered walkways, awnings and canopies, multiple entrances, roof overhangs, shadow lines, courtyards, balconies, etc.



A rhythm of door and window openings, which reflects the integrity of the architectural design of the building.



Vertical emphasis in window openings.

*Not Recommended*

One element or design feature dominates the building design.

Large, uninterrupted expanses of wall surface; long areas of unrelieved, monotonous wall surface adjacent to the street. Flat wall planes, especially for front facade.



Irregularly spaced or randomly placed openings that are primarily related to internal functions rather than exterior design considerations.



Horizontal windows on upper stories.

## **Building Facades**

### **Street level - storefront design**

#### *Recommended*

Permeable facades that promote pedestrian activity.

First floor facade is differentiated from upper stories and oriented toward pedestrians, with large window areas facing the sidewalk.



#### *Not Recommended*

Long, blank walls facing the public sidewalks or water.

First floor undifferentiated from upper stories in terms of window size, etc.



## **Windows and Doors**

#### *Recommended*

Windows and doors that are consistent with the architectural design.

Projecting sills, lintels and/or crowns that define window openings.

Individual window openings, separated by areas of building wall.

Any large areas of glass are broken up by vertical design elements such as mullions, columns, framing members.

#### *Not Recommended*

Horizontal windows on upper stories.

Reflective or mirrored glass.

## **Entrances (front and rear)**

Recommended

Front and rear entrances, the front as the primary pedestrian and street entrance, and the rear as the entrance from the parking area, where rear parking is used.



Not Recommended

Rear entrances that are located directly adjacent to loading docks, dumpsters, etc., thus discouraging public use.



**Decks, balconies, and porches, if any**

Recommended

Balconies, decks, and porches oriented toward the street or water.



Railings made of turned spindles, posts & rails, consistent with the design of the building.

Not Recommended



Railing elements (other than square spindles) made of stock dimensional lumber

## ALTERATIONS TO EXISTING STRUCTURES

### Recommended

Updating, renovation, and expansion of existing buildings in a manner compatible with the design standards for new buildings and consistent with the subject building's architectural style.



Expansions or additions that include renovations that result in a building that more closely embodies the standards for New Construction.

### Not Recommended

Alterations to an existing structure which are inappropriate to the age and style of the building, or incompatible with the designs of surrounding buildings.



Expansion or additions of existing structures that do not embody standards for New Construction unless compatible with existing structure.

## NEW CONSTRUCTION OR ALTERATIONS TO EXISTING STRUCTURES

### Materials - Kind, Texture

#### Recommended

Natural materials, including stone, brick, wood clapboards, cedar shingles, smooth or lightly textured stucco, or synthetic materials that present the appearance of these materials.

Building materials differentiating design elements, consistent with the rhythm and proportion of the building design.

Roofing materials: Architectural-grade composition shingles, wood shingles, slate or slate composite, standing seam metal roofs.

#### Not Recommended

Synthetic materials that are obvious imitations of natural materials.

Rustic or crude siding materials such as logs, bark, rough-sawn wood planks, coarse-textured stucco, unfinished or split-face concrete blocks, etc.

Inappropriate mixing of materials for the sake of variety alone; or monotonous use of a single building material

Clay tile roofs, corrugated or vertically ribbed metal siding materials, or metal roofing installed with exposed fasteners.

Glass walls; shiny, mirrored or reflective wall surfaces.

**Colors**

*Recommended*

Colors that are complementary in range and intensity, with attendant trim colors and accents.

Colors that are complementary to those of surrounding buildings and signs.



*Not Recommended*

Colors which call attention to themselves by their color alone (hue, intensity, tone, contrast), whether used as base color, trims, or accent stripes.

Fluorescent or iridescent colors.



**Awnings and Canopies**

*Recommended*

Fabric awnings scaled and proportioned with building facade elements.

Arched awnings over individual windows and as door canopies.

Signage on valance of awnings.

Functional use of awnings to provide shade.



*Not Recommended*

Shiny or plastic fabric awnings.

Awnings that are a dominating feature of the building facade.

Arched awnings with a long vertical surface ("waterfall") spanning the facade.

Backlit (internally illuminated) awnings.



**Signage**

*Recommended*

Signs that are integrated with the architecture of the building and site on which they are displayed



*Not Recommended*

Internally illuminated signs, except for individually illuminated channel letters or for properties with frontage on Eastern Blvd.



**Lighting**

*Recommended*

Lighting, attached or detached, soffit, up light or down light, including tree lighting, selected for appropriate lumens or foot-candles, and complementary to the architecture through shadowing, highlight and flooding. Parking area lighting directed downward. Illumination from multiple light sources.

Light fixtures that are compatible with the architectural style and other features of the building.



*Not Recommended*

Harsh or excessively bright lighting, inconsistent with lighting levels along the street and sidewalks and in the public parks; or site or building lights that spill light onto adjacent sites; spotlighting, "hot" or "dark" spots in site lighting.

Strip accent lighting or fluorescent tubes used as decorative elements on external building walls; portions of facade that are continuously internally illuminated.

