



## Town Of North Beach, Calvert County, Maryland Architectural Design Guidelines & Standards 2012

Prepared for the Town of North Beach, Maryland Planning Commission

By

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PREAMBLE: Architectural Design Guidelines are required by and described in the Housing Element of the North Beach Comprehensive Plan which is available online at the Town of North Beach website. The Town of North Beach has a determined, enthusiastic, and supportive citizenry that will not let their spirits be dampened. The Comprehensive Plan provides the guidance to continue the Town's growth and development during the next twenty years. An active, involved citizenry will help *fuel that effort.*

Three houses in North Beach have been designated as historic examples of architectural heritage and context. Thanks to the North Beach Historic Preservation Commission for providing NORTH BEACH: HISTORY OF CHANGE: The Jewel of the Chesapeake Bay. There are additional requirements beyond this document for historic structures.

Section 4-203 of the Town of North Beach Zoning Ordinance requirements apply to all projects. Submission of all projects to the Planning Commission is required. Applications for review and submissions are made through the Zoning Administrator, John A. Hoffman P.E. The Design Standards Overlay District is the entire Town of North Beach. District Boundaries are shown on the North Beach Zoning Map and illustrated in the SketchUp computer model; one view is illustrated below.

Note that Maryland State Department of Planning Guidelines for Infill Development can be applied to North Beach improvements. These Architectural Design Guidelines show the way that developments can enhance the character and context of the Town of North Beach.



*View of the Chesapeake Bay from the corner of Bay Avenue & 1st Street at the Boardwalk and Quality 1<sup>st</sup> Street homes*



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*Enhanced Houses*

*Good Streets*

**SECTION I: INTENT & INTRODUCTION**

**A. Style & Character:**

1. Architectural Design Guidelines & Standards are that set of principals which reflect the design of North Beach's traditional residential and commercial buildings. The Architectural Design Guidelines & Standards thus incorporate those visual and architectural characteristics common to the older styles, and builds on them using those characteristics as a foundation for future work. While many of the older buildings of North Beach have been razed, photographs from the early days document the late Victorian carpenter cottage style which characterized many of the buildings in North Beach and other nearby places like Cape May, New Jersey and Lewes, Delaware.

*Historic Photographs*

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*Inn*



*Train Station*



*Beach*



*Oscar's Crab House*

*Stores*

2. The purpose of architectural design guidelines & standards is to conserve and enhance continuity and architectural heritage of the exterior façade and building treatments in order to:

- protect and enhance property values by establishing exterior appearance standards to be met by all property owners,

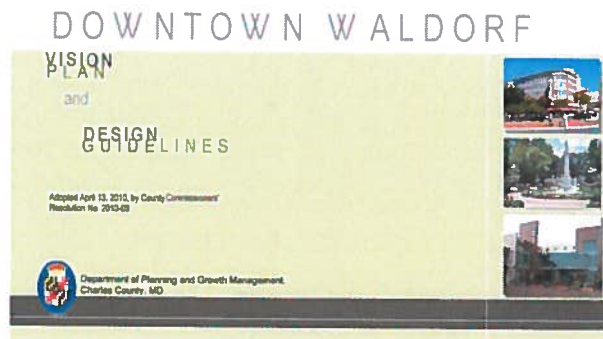
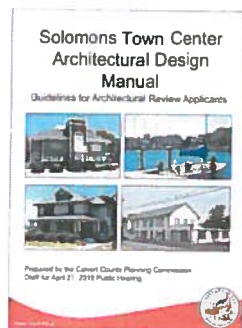
## **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

- to cultivate a clear and consistent image for business operations;
- to protect the residential neighborhoods in the conservation areas within the Waterfront Revitalization Area (see model view above and Town of North Beach Zoning Map)
- to bring about a general physical improvement of the area through coordinated private and public improvements; and
- to promote the public health, safety and welfare

It is important for property owners to invest in home, building and storefront improvements to create a stronger sense of place and identity for North Beach. Public and private investment to create a more pleasing image is a key part of a comprehensive economic revitalization strategy. The design guidelines & standards presented in the following pages are intended to help property owners, business owners and developers make sound investment decisions about building improvements that will enhance the character and identity of North Beach. It is not the intent of these guidelines & standards to restrict individual expression but rather direct that expression towards a standard of quality. When applied, these guidelines & standards will ensure against fragmented or incompatible developments and reduce the visual impact of uninformed design decisions.

These Architectural Design Guidelines & Standards have been prepared to be one of the implementing mechanisms recommended in the North Beach Comprehensive Plan, the North Beach Zoning Ordinance, and the North Beach Waterfront Revitalization Plan, as approved by the Mayor and Town Council of North Beach. Before a building permit is issued for new construction or exterior renovation of an existing building, an evaluation of renderings or other visuals which show compliance with these Design Guidelines & Standards will be carried out by the Planning Commission and administered by the Zoning Administrator in accordance with the North Beach Zoning Ordinance. Evaluation of the proposed plans will be based on compliance with the Guidelines and with the impact of each proposed design on neighboring structures.

### Examples of other good Architectural Design Guidelines & Standards



WISCONSIN RAPIDS  
DOWNTOWN WATERFRONT PLAN  
WATERFRONT DESIGN GUIDELINES



*Solomons Town Center*

*Waldorf Vision Plan*

*Wisconsin River Town Center*

3. Implementation of design guidelines & standards will result in an attractive visual character for North Beach and instill a sense of community pride. Property owners are encouraged to maintain, preserve,

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restore or reconstruct those special architectural features that contribute to the historic character of North Beach. Before any building changes or additions are made, it is important to understand the historic integrity of the structure, the building's relationship to nearby buildings and open spaces and the building's contribution to the desired North Beach character and theme. To this end, if the building contributes to the North Beach character and is in context, building owners should consider the impact of improvements and consult the historic preservation guidelines and standards.

These Architectural Design Guidelines & Standards do not supercede the State of Maryland & Calvert County Codes & Ordinances or Town of North Beach Zoning Ordinances or Maryland Building Code requirements. They offer property owners, residents, developers and government officials' examples of desirable planning; design, renovation & new construction of buildings, infrastructure & landscaping can be compatible with the character of North Beach.

B. Natural Resources are what formed North Beach and must be respected. Sustainable development is the goal:

- Chesapeake Bay Critical Areas include a significant part of the Town of North Beach.
- Some Town of North Beach lands lie below the 100 year and 500 year flood plains.
- Preservation of natural wetland areas is required.
- Restoration of damaged natural areas is a goal.

Sustainability is nothing less than durable quality carefully designed, built and efficiently maintained. The United States Green Buildings Council (USGBC) and its related Green Buildings Certification Institute (GBCI) Leadership in Energy & Environmental Design (LEED) program is the current national standard of the building design and construction industry providing long term cost benefit for small added first cost. Green Globes is an acceptable alternative for smaller, simpler less complex projects. All projects should begin with United States Environmental Protection Agency (EPA) Energy Star rated equipment & appliances throughout. Meeting LEED certification standards is recommended to be a part of these design guidelines & standards. The new Town Hall and Public Works facility are designed & built to LEED standards. The LEED program for Neighborhood Development can be a Town of North Beach goal.

*USGBC LEED Handbook Cover*



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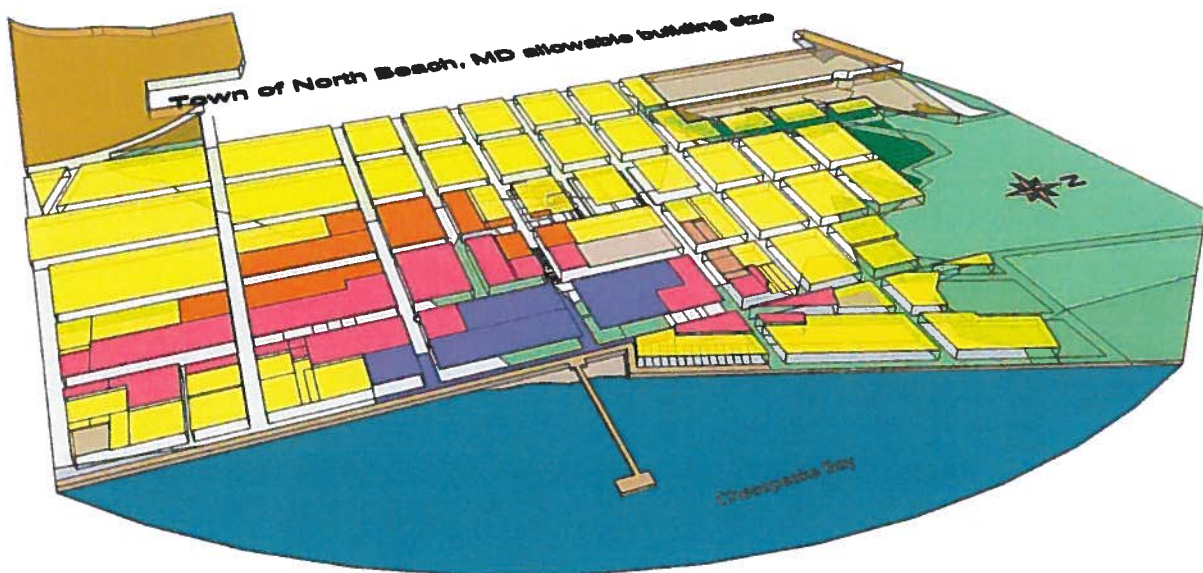
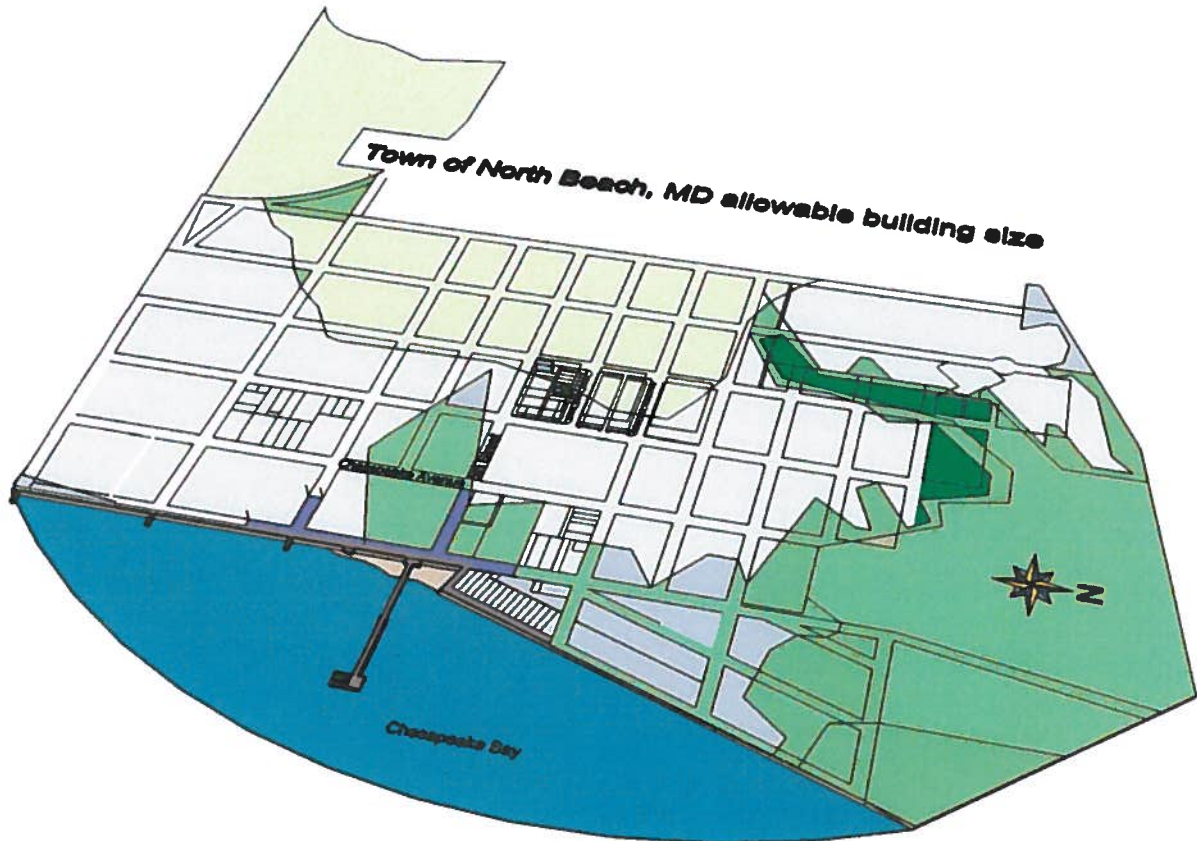
LEED 2009 FOR  
**NEW**  
**CONSTRUCTION**  
**AND MAJOR RENOVATIONS**

**For Public Use and Display**  
**LEED 2009 for New Construction and**  
**Major Renovations Rating System**  
**USGBC Member Approved November 2008**



*Town of North Beach, Maryland Natural Resources Computer Model Image*

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*Town of North Beach, Maryland Zoning Computer Model Image*

**SECTION II: SINGLE FAMILY RESIDENTIAL GUIDELINES:**



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The key to building improvements is the treatment of the entire façade as a single unit and the retention of as much of the original building character as possible. When replacement or repair is necessary, it should reflect the original design and materials as closely as possible. If new materials are necessary, they should be sympathetic to the original materials.



*Shoreline Protection*



*Good scale, materials, & color*



*Quality rehabilitation*



*Quality maintained*

### **A. Design Checklist: Single Family Residential – a formula for success.**

**As design begins for your project consider the following: Review will focus on them.**

- 1. Does the project meet zoning requirements?**
- 2. Does the project enhance the aesthetic context of the neighborhood?**
- 3. Is the design compatible in terms of height, proportion, rhythm, scale & colors?**
- 4. Does the roof shape meet the pitch criteria?**
- 5. Is the project to be built of preferred materials?**
- 6. Are the fence & deck designed in the same style as the building?**
- 7. Are the utilities and trash receptacles properly screened & positioned?**
- 8. Do accessory structures match the house?**
- 9. Is landscaping in character with adjacent properties?**
- 10. Will parking be in the side or rear?**
- 11. Will the rear & side yards be landscaped?**

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*Quality yard and driveway*



*Quality trim*

*New House improved neighborhood*

B. Fenestration: Original panel doors have upper half divided glass lights. Glass sidelights were a very common feature on either side of the entry door.

Windows with insulated glazing proportioned moderately (20-35% area) on each façade, providing cross ventilation to interior rooms, will best provide sustainability & compatibility with North Beach historic character. Window size, proportion and rhythm are important to maintaining streets character. Windows should generally be 24 inches to 36 inches in width. A 1:2 width to height proportion is encouraged because it is traditional in North Beach and will blend with existing buildings.

Daylighting provides better quality illumination, is sustainable, reduces energy consumption and is encouraged. Careful sizing and positioning of windows, sidelights, clearstories and skylights can provide natural light penetration into the building. Historically, before artificial illumination, roof top "lanterns" provided natural deep into interior spaces. There are current small inexpensive solar products that do the same.

C. Projections: Bays / Wings / Dormers / Porches / Decks / Chimneys: All projections should enhance the image of the building. They should be proportionate to the façade using the same style, materials, trim and colors as the main building.

1. Dormers are used to allow habitable space in the attic roof area and for light & ventilation in upper spaces and as an entrance accent feature. Consideration should be given to roof orientation and style, including hip roofs and broken hip roofs. These roof styles have been successfully well designed into the new public, multifamily and mixed-use buildings in North Beach. It is encouraged for dormers to be of compatible scale with roof lines. Typically, dormers are subordinate accents sized to follow building and fenestration proportions. Shed and hipped dormers are preferred over gabled dormers so that they better relate to North Beach historic roofs.



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*Shutters*



*Projecting porches*



*Dormers*



*Added Wings*

2. Porches provide a transition area from the public outside to the private inside. They encourage humans to interact and enhance the streetscape. Porches are character defining elements in North Beach. Front porches were an integral part of the historic beach cottages. They were built as a part of the house aligned with the side exterior walls and under the main roof. Part of a house's charm is the style of the porch. In an area where porches are characteristic of the street, several rules should be followed; there should be a constant setback, all roofs should remain within the width and height of the main building, and be similarly trimmed. Use compatible of building colors and porch colors, window proportions, details and landscaping so that houses and porches complement one another.
3. Decks are porches without roofs. They have gained popularity as a transitional feature from inside to outside. Decks should enhance the house or building they are attached to. They should not block significant features of the house or building. Decks should be detailed, ornamented & finished to match the house or building.
4. Skylights & Solar Panels are encouraged as important assets of sustainability. They should be integrated into the design, detailed as to be an integral part of the structure using trim and color to enhance. It is not encouraged that they be set at angle from the main volume of the building. For example skylights and solar panels should be aligned with the slope of the roof. Their efficiency is not greatly reduced by not having them set at an exact sun angle.

Skylights reduce energy use by allowing natural light to enter the building. Building skylights on the sides or rear roofs of buildings helps preserve the historic character, and rhythm of the street. Solar



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panels, especially for hot water generation, are economically good investments that pay back in 3 to 5 years. Maryland law now encourages generating electricity using solar panels and mandates utilities to use and pay for the electricity generated by individuals. While not, now, as economically a good investment as solar hot water, solar electricity is likely to be a good investment in the future.

D. Trim and Ornamentation: Eave and entry ornamentation are evident in recently renovated buildings in North Beach. However, the primary ornamentation seems to be in the construction of porches, with turned columns, decorated brackets and balustrades. These features have been applied successfully to houses with pleasing results.

1. Columns have not played a major role in North Beach buildings but are included in buildings that have been renovated. Scale of columns is important.
2. Shutters have not historically been used on the majority of North Beach houses & buildings but shutters are used on newer houses. Trim around windows is very important to the houses & buildings. Even if the shutters are fixed in the open position, they should be sized to match the windows they trim.
3. Cornerboards, Moldings & Casings The corner treatment of siding is important, because a wide corner strip was typical in historic construction. Historically, trim and moldings were not very ornate, but were generally built up of flat molding strips to give some bulk to the surroundings and frame the door openings. The later feature of mitering the corners, or using a small corner board, does not have the same affect and do not frame the wall properly.



*Trim*



*Cornerboards*

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*Columns*

*Parking*

**E. Other Structures:**

1. Free Standing 2nd Living Units should be designed to match the primary house on the property and blend with the neighborhood. They must comply with the North Beach zoning ordinance.

2. All additional structures, including sheds, on the lot should relate to the primary building on the property by using similar roof slopes, trim and colors. The design should be conventional. Materials should be the same as the primary building. Additional structures must be maintained in good condition.

F. Parking areas are encouraged to be in side & rear yards. Driveways & parking area paving should use porous materials so that storm water management is optimized by reducing runoff.

G. Yards & Landscaping: Yards, front, side & rear, should be neat in appearance and should not be used for long term storage or in any way obstruct passersby or detract from the appearance of the building. If a side or rear yard is used for parking, it should be screened from adjoining residential property, and should have adequate landscaping and screening on property lines adjacent to public sidewalks. Attractive landscaping in character with adjacent properties is encouraged and recommended because it enhances the Town.

H. Fences and Screening: Attractive fences add character and privacy to buildings. Fences are used to define property lines and create privacy. Picket fences are consistent with North Beach design. Deteriorated chain link fences should be replaced. Fences and screen walls should not detract from houses & buildings. Screening is required to hide trash container storage areas from view. Screening with trees & shrubs is recommended. Wood, metal & composite materials are recommended for fences.



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*Composite fence*



*Metal fence*



*Wood fence*



*Rusted chain link fence should be upgraded*

**Section III: BUILDING MATERIALS**

## **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

The materials used on the exterior of a building should complement the adjacent buildings and the neighborhood. The materials of additions and renovations should match the original. If matching material is not available, preferred materials that complement the original in scale, texture & color should be used. Roofing materials for additions should match the existing materials in color and texture. Using the same materials for the addition as the existing structure will help achieve compatibility. Use sustainable materials and components that are Energy Star approved and / or LEED credited.

Renovated buildings: Original materials should be repaired with similar building materials. On wooden residential structures, clapboard or patterned shingle siding should be used. Commercial buildings should be repaired using original materials. In clapboard siding, the horizontal strips overlap to keep out the weather. This characteristic shadow line is unique. While cement board siding is preferred, wood and fiberglass are acceptable. The pattern and spacing of the siding should be as close as possible to the original, as illustrated in the photographs. Corner treatment is important to relate to the historic North Beach building character. Wide corner trim boards, a minimum of 4 inches in width, are traditional in North Beach and should be used.

New buildings: New residential building façades should be composed of clapboard or patterned shingle siding. New commercial and multi-family residential building façades may be composed of clapboard or patterned shingle siding and partly masonry, where appropriate, such as at the ground level. New buildings should be built with materials and details matching, compatible with and enhancing to the adjacent buildings and neighborhood. Large flat areas are not recommended.

Shingles now predominate roofing. Fiberglass shingles are encouraged. Complementary color and texture are important to good looking roofs and neighborhoods.

### **A. Preferred Materials:**

Roofing: TPO (thermopolyolifin)  
Siding: Cement board, wood (well maintained)  
Fenestration: Thermal break fiberglass and hybrids  
Glazing: Clear insulated with solar control  
Trim: Composites, fiberglass, wood  
Paving: Porous concrete, groundcover or turf in paving units

*North Beach Town Hall is built with preferred materials*



*Sustainable TPO & Planted Roofing*



*Masonry base & cement board siding*



*Porous concrete sidewalk*

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**B. Acceptable Materials:**

Roofing: Fiberglass shingles, tile, rubber  
Siding: Composite  
Fenestration: Aluminum wrapped wood  
Glazing: Tinted  
Trim: Wood, composites  
Paving: Porous stone & masonry units

*Historic & new buildings that have acceptable materials*



*Fiberglass Roof Shingles*

*Acceptable Siding*



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*Acceptable Trim*

*Tinted glass*

**C. Materials that are Not Recommended:**

Roofing: Asphalt shingles, wood, built-up, roll  
Siding: Vinyl, metal  
Fenestration: Vinyl, steel  
Glazing: Reflective  
Trim: Polystyrene, vinyl & other plastics  
Paving: Asphalt

*New and older buildings built with materials that are not recommended*

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*Vinyl Siding*

*Reflective Glazing*

*Maintenance needed*

- E. Color selection should be compatible with the neighborhood. Coordinated complimentary color schemes are available and encouraged.



*Compatible colors....*

When repainting, residents should consider the original colors or use of three coordinated complementary colors schemes: primary siding, secondary for fenestration and a third color for trim. The color of the roofing material is important in the development of the overall color scheme. Since the higher pitches of roofs in North Beach make these roofs more visible from the street and water.

**SECTION IV: MULTIFAMILY, COMMERCIAL & MIXED-USE STANDARDS**



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A. Urban Design applies to the overall town: massing, detailing and relationship of buildings to each other and to the "public" aspects of the streetscape, such as the sidewalks, street trees, street furniture, lighting, utilities and public signage. The overshadowing element is what North Beach residents and stakeholders want their town to be like and how improvements to that end can be made.

Bay-front Focal Points: The following photographs illustrate the location of the Bay Front Focal Points. Central among them are: a boardwalk uniting the waterfront from First to Seventh Streets; the pier and service buildings.

*Waterfront Boardwalk*



*Mixed Housing Types*

*Commercial & Multifamily MXD*

The beach & boardwalk are significant to the identity of North Beach. Redevelopment opportunities exist in the town center vacant land. Projects should be designed with the fronts of buildings along the street ROW and should incorporate rear & shared parking lots. Require in-fill development patterns throughout North Beach to adhere to the design standards and character of North Beach.

There are three principal entry points to the Town of North Beach from the south, at the intersection of Chesapeake Avenue and First Street, from the west at Fifth Street and Greenwood Avenue and at the

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north town line on Maryland Route 261 which becomes Bay Avenue. The Town of North Beach entrance on Fifth Street at Greenwood Street has a community information sign which could be enhanced with landscaping and surrounding elements indicative of North Beach features. The intersection of Seventh and Bay provides an ideal opportunity to create a visually important entry from the north.



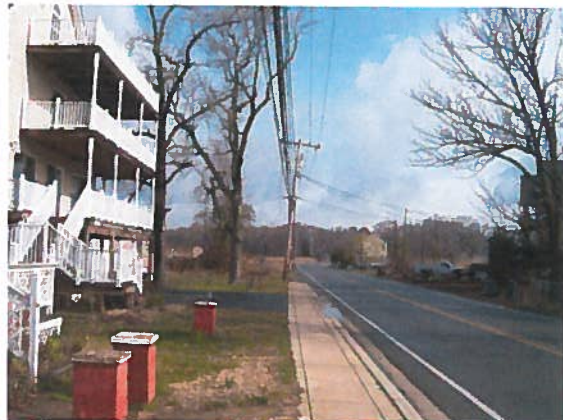
*New MXD housing / healthcare offices / government*



*New multi-family – 4-plex housing*



*Road to Planned Unit Development*



*Porch should step back at 2<sup>nd</sup> floor*

Priorities for the continuing revitalization of North Beach have emerged through the process of writing new Town of North Beach Architectural Design Guidelines. These are listed below:

- Maintain the pedestrian friendly residential scale and character of North Beach.
- North Beach should have a unique “look” based on the use of traditional historic building size & character.
- Care must be used in approving projects so that the residential quality of North Beach is not lost.
- Build an outstanding Town Center on the vacant land centered on Fifth Street between Bay & Chesapeake Avenues. Careful use must be made of current redevelopment opportunities.
- Control parking by implementing a master plan and enforcing regulations.
- Remove or rehabilitate deteriorated fences to enhance the image of North Beach.
- Control residential building heights so that historic cottages are not overshadowed.
- Extend the landscaping of public areas & street rights-of-way.
- North Beach should be unique based on the use of traditional building size & character.

**B. Design Checklist: Multifamily, Commercial & Mixed-Use Standards apply to all zoning categories except Single Family Residential. As design starts for your project the following 12**



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standards must be met. The review process will focus on them.

1. How does the project enhance the aesthetic context of its immediate neighborhood and the Town of North Beach?
2. How does the project acknowledge the architectural style it is located in?
3. Is the design compatible in terms of height, proportion, rhythm, scale & colors?
4. Does the roof shape meet the pitch criteria?
5. Is the project using preferred materials?
6. Are the fence & deck designed in the same style as the building?
7. Are the utilities and trash receptacles properly screened & positioned?
8. Do the accessory structures meet the Guidelines & Standards?
9. Does the exterior lighting comply with the Guidelines & Standards?
10. Is the landscaping in character with the adjacent properties?
11. Is the project certifiable by LEED criteria?
12. Does the project meet the Sign Ordinance?



*First Street bike path, upgraded landscaping & boardwalk access*



*Traditional North Beach residential*



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*Commercial with new MXD*



*Planned housing*

C. Fixed, Overlay & Floating Districts are included in the Zoning Ordinance and keyed on the Map and in the SketchUp computer model. Overlay and Floating Districts add requirements to Fixed Districts intended to encourage redevelopment within the preservation of the North Beach aesthetic context.

Mixed Use is encouraged to promote sustainability of a walkable and bikeable community where truck & car use is minimized, pedestrians prioritized and security enhanced.



*Parking structures with mixed-use on the first floor*

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*Town Center Feature*

D. The following general principles are applicable to the Town of North Beach. They are intended to set the standard for architectural design to maintain the character & context of adjacent buildings. Existing buildings differ but the prevailing desire of North Beach citizens is that new structures do not have to be limited to a single style but should be of the character of the early 20th century vernacular. There is room for creativity. A mix of Mid-Atlantic traditional, cottage carpenter and neo-Victorian styles can reflect the evolution of North Beach and can be united by harmonious scale & use of materials. Following the standard set by the Senior Center, Boys & Girls Club, New Town Hall and Public Works buildings will enhance of North Beach. New structures should:

- Reflect the building traditions of North Beach.
- Enhance the existing character of its neighborhood.
- Contribute to the appropriate existing vertical and horizontal street scale.
- Contribute to the (materials and color) harmony of the street's appearance.

Character is created adjacent buildings and the neighborhood. Rhythms are formed by the relationship of a group of buildings and the spaces between them (porches, windows and door openings). Harmonious rhythms give a positive image, like those of the beachfront north of the North Beach pier. New buildings and renovations that are compatible with this image in terms of height, proportion, scale & rhythm will enhance North Beach. It is preferred that the height of new buildings be roughly equal to the average height of the adjacent buildings.



*North Beach Waterfront Boardwalk*



*Chesapeake Avenue Arterial Street*



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*Road to multifamily*



*Redevelopment gateway entry*

The Waterfront Improvement Revitalization Overlay District includes the properties in the Town of North Beach East of Chesapeake Avenue and those fronting on the west side of Chesapeake Avenue. Structures that are located adjacent to the Chesapeake Bay, the Bayfront boardwalk, natural areas and open spaces should be sited and designed with view shed in mind. New structures should be integrated with existing proposed improvements (such as the beach, pier, boardwalk and nature park) and orient active spaces and human-scaled façades toward them.

Pathways / Gateway Corridors / Arterials / Town Entries: Certain streets and intersections (i.e.: Bay Avenue and Fifth Street) are particularly important to portraying the image of the center of North Beach. These include streets carrying arriving visitors and points on these corridors that are “gateways” to North Beach. Architecture and landscaping along these gateway corridors, both public and private, should meet higher standards and create interest & continuity.

Nodes / Focal Points: Sites at the end of street vistas are more visible than other sites. Design of these sites should create a complete architectural composition.

- E. Building Form: Shape of the structure in plan and its roof form should reflect the desired character of place and compatibility with its neighbors.



*Buildings as backdrop*



*Clock tower as focal point*



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*Compatible original & new buildings*

1. Design Integrity: When renovating and rehabilitating existing structures, often, the best guideline to follow is to work with the integrity of original building design. Maintain original vertical and horizontal rhythms, proportions of design elements, treatment of upper and lower facades (i.e. storefronts), base and cornice treatment.



*Historic design character maintained*



*New MXD Scaled to fit-in*

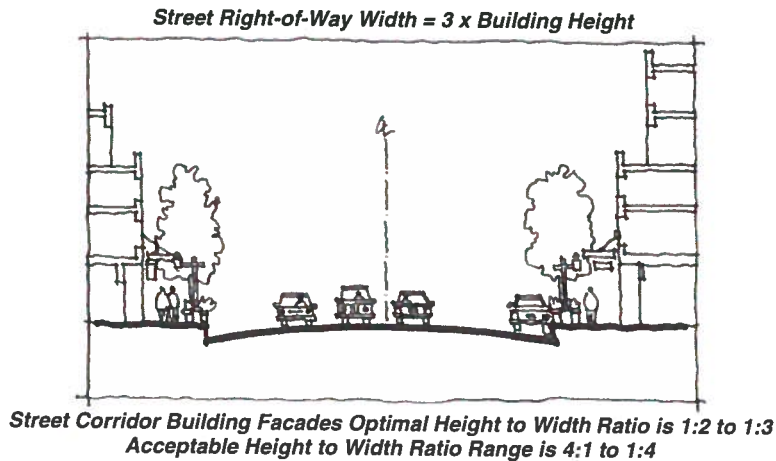


## **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

*Site adds public parking*

*Porch added feature*

For development to follow these Architectural Design Standards, it is important to regard the entire street and the adjacent neighborhood as an ensemble which together creates the character of a place. Plan offsets and recessed upper stories maintain natural light on the street and minimizes the impact of mass on adjacent buildings and pedestrians.

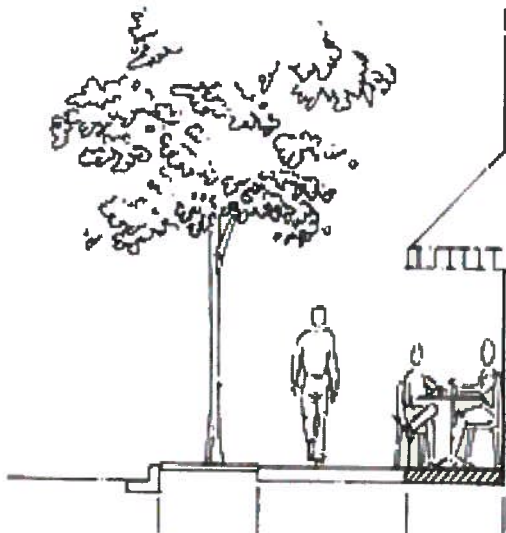


2. Building Site: The location of a new structure on its site determines its relationship to the street and its neighbors. The site of a new building should:

- Enhance the definition of the street.
- Relate to urban principles of site & edge
- Be conducive to pedestrian and bicycle use.
- Locate service and parking areas to functional, yet, unobtrusive locations.

3. Proportion is the relationship between the width & height of buildings and their parts (windows, doors, etc.) to each other. To be in rhythm, new buildings should reflect the characteristic proportions of the adjacent buildings, street and neighborhood...

4. Setbacks: A new façade should have a relationship to the street - a setback - which is consistent with its neighbors. The North Beach Zoning Ordinance sets minimum setbacks.





**Town Of North Beach, Calvert County, Maryland**  
**Architectural Design Guidelines 2012**

4'      6' MIN      10' MAX

*Pedestrian friendly public space*

5. Rhythm between buildings will exist when building types are repeated, like the beach cottages, residential buildings balconies and dormers that originally made up much of North Beach and the more recent townhouses and condominiums architecture. Rhythm in buildings and their components is the spacing or repetition of architectural elements or details. Regular and constant rhythms can help unify the streetscape.

6. Scale is the relationship of the size of things, for example buildings and humans or the spaces between them. People are more comfortable in towns than cities because towns have a smaller scale than cities. This more comfortable feeling is called human scale. If the building is large, the mass of the façade can be broken into a number of smaller sections, wings and bays.

7. Building facades should add to the vitality and pedestrian scale of the city center. Transparent facades (especially at street level) that expose activity to the street should be encouraged. Opaque, unarticulated facades, especially at street level, are discouraged.

8. Rooflines and Slope: Roof styles and slopes are an important feature of the North Beach character. Historically, cottage roofs sloped toward the front & rear of the lots engendering a welcoming approach. Larger buildings had hip roof, some with dormers. These roof styles are preferred.

The overall appearance should be of a rhythm among the existing adjacent and nearby structures in the area. Roof pitches should be in the range of 6/12 (six feet of vertical rise to twelve feet of horizontal run) to 12/12 (twelve feet of vertical rise in twelve feet of horizontal run). These would be compatible with many of those existing in the historical period.



*Rhythm adds interest*



*Porch adds scale*

## Town Of North Beach, Calvert County, Maryland Architectural Design Guidelines 2012



*Round forms add...*



*Dormer enhances roofline*

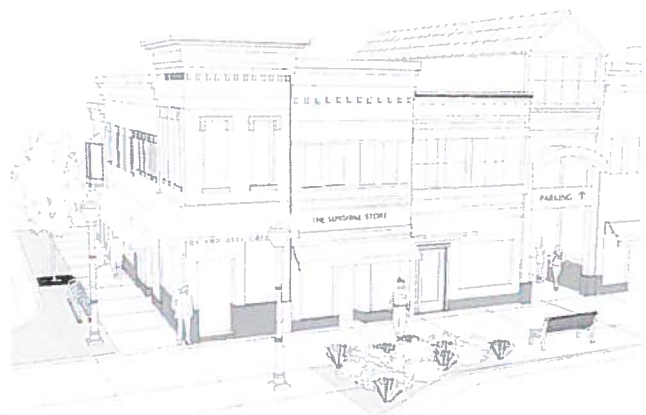
F. Quality is one of the keys to craftsmanship. Craftsmanship is the key to preserving and enhancing the houses and buildings in North Beach. The North Beach Zoning Ordinance requires horizontal offsets in large buildings. Vertical setbacks should be used to relate buildings with different numbers of floors harmoniously in human scale. These offsets create the human scale in North Beach, a character people want to keep and enjoy.

1. The scale of new infill structures should reflect the goals of the Comprehensive Plan and the desired character & context objectives for North Beach. Scale should be appropriate to the orientation of the street. A pedestrian-oriented scale is desired.

*Example of residential infill development*



*Example of commercial infill development*



2. Many buildings in North Beach have been enlarged by the construction of additions, not only by enlarging the floor area but also by adding 2<sup>nd</sup> floors. Additions should enhance the original building in form, massing, fenestration, quality, materials & color using trim to match. New additions should match distinctive elements from the original building. When designing additions consider:

- How the addition relates to the existing structure.
- Are height, proportion, rhythm and scale compatible?

## Town Of North Beach, Calvert County, Maryland Architectural Design Guidelines 2012

- Are adjacent structures respected?
- Large additions on small buildings often look out of proportion.
- Rear additions are usually more successful.

3. There are many examples of successful building renovations in North Beach. Renovation should enhance the neighborhood bringing the building up to current codes, regulations & standards. Using original materials and colors is preferred. The photographs below are examples of successful renovations:



*Stair & deck railing add pedestrian scale along the Boardwalk*

*Too many wires, too little design character*

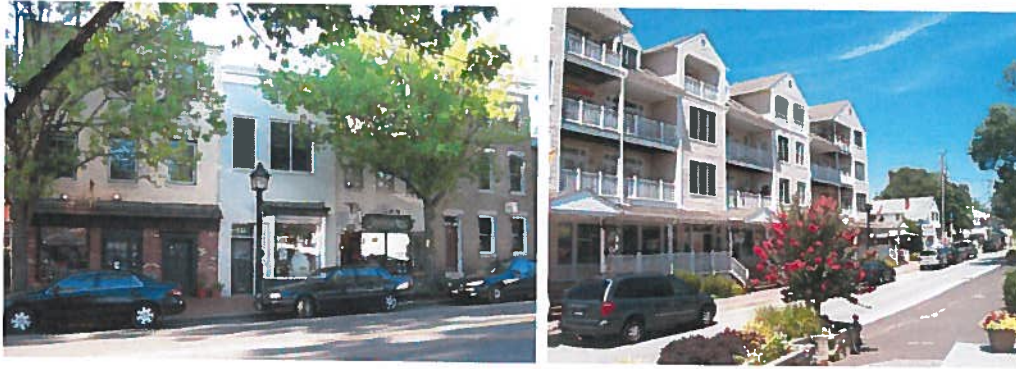
G. Storefronts & Entrances give scale to the streetscape. Commercial storefront entrances should be recessed into the storefront façade. Large show windows should be subdivided into panels with frames relating to the windows above to blend with the scale & rhythm of the façade.

The Storefront is the street level portion of the building façade and is the most important architectural feature of historic commercial buildings. The storefronts on buildings such as the buildings shown to the near left are examples of historic storefronts that could be rehabilitated back to their original character. Rehabilitation of historic storefronts in the downtown core is critical to establishing a unique visual character for the downtown.

*Example of well articulated facade at street level*



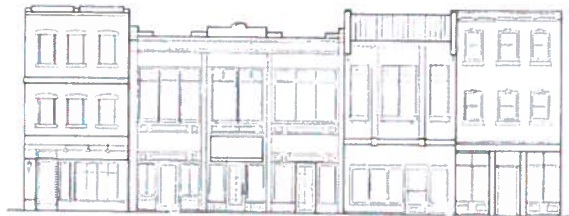
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*Terminology: Building Cornice/Window Casing/Window Frame/Storefront/Cornice/Transom/Base/Kickplate*

**STANDARDS FOR DESIGNING REPLACEMENT STOREFRONTS:**

- The architectural character of commercial buildings North Beach should reflect traditional architectural themes.
- Respect the scale and proportion of the existing buildings.
- Select construction materials that are appropriate to the storefront.
- Respect the separation between the storefront and upper stories.
- Differentiate the primary retail entrance from the secondary entrance to upper floors.
- Storefront should be transparent. Use glass doors and display windows for visibility.
- Keep secondary design elements such as graphics and awnings simple to avoid visual clutter.
- Fabric awnings shelter pedestrians, protect window displays and visually.



*Sidewalk cafes are friendly*



*Trees make pedestrian scale*

**CORNICE:**

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*Good...*



*Help!*



*North Beach storefront needs to be improved*

The Cornice is a projected molding at the uppermost termination of the building façade. Early designers were particularly concerned with how a building met the sky and fancifully conceived cornices to crown their building. Original cornices that are still intact should be repaired and retained and care should be taken to protect the cornice from deterioration. Cornices are one of the key design features of buildings in central business districts. The addition of a simple cornice to a building will help the building fit better into the overall context of the street.

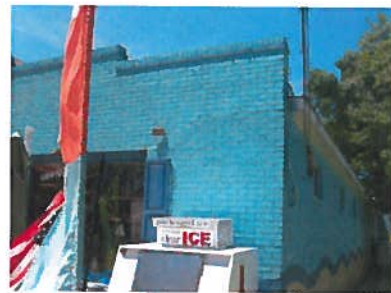
### *UPPER FAÇADE:*



*Good...*



*Help!*



*North Beach façade needs to be improved*

The Upper Façade is the portion of the building façade directly above the storefront. Generally, upper facades have retained their historic integrity while the storefronts have been altered. Where they have been altered, the building owner should attempt to bring back the original design elements and materials, even if it is not a "restoration" of the original. The building owner should avoid altering, concealing or removing historic details when renovating the upper façade of older buildings.

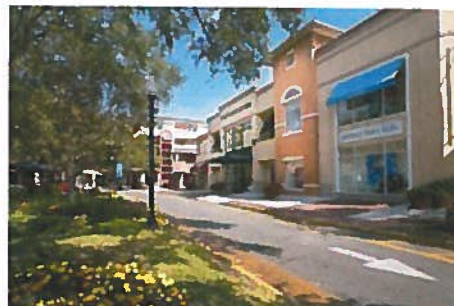
### *STOREFRONT:*



*Good...*



*Help!*



*...could be North Beach....*

## H. Streetscape



## **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

1. Lighting of attractive design and moderate intensity spaced 40 feet apart on 10 to 12 feet high poles will contribute to the positive sense of security of pedestrians. Use of the lighting standard the same as those on the boardwalk is recommended. Exterior lighting should be simple and informative, creating a pleasant illumination:

- Exterior lighting should be limited to lighting fixtures designed to be in harmony with the building and North Beach boardwalk lighting.
- Lights should not blink, black out, flash, or have any mechanical motion.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes should be concealed from view.

2. Street furniture compatible with that on the waterfront boardwalk should be used throughout the Town of North Beach. Diversity that enhances the whole composition is desirable. Design should work to enhance and enrich the built environment.

*North Beach waterfront boardwalk has good:*



*Plantings*

*Furniture*



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*Lighting*



*Access*

3. Signage is governed by Town of North Beach Regulation. Signage should be limited in its type, number, size, location, material, and illumination technique. When signs were added to buildings, they are made part of the overall architectural composition of the building and streetscape. They should "fit into" their façades. Signage perpendicular to the building can function as a double-faced sign. Temporary signs & banners are discouraged, allowed only for short periods of time for specific events and require permits from the Town of North Beach.
- Conform to USPS requirements for numbering.
  - Avoid concealing architectural features when locating signs.
  - Use low energy LED lights wherever possible.
  - The sign message should be simple.
  - Design should complement building character and streetscape environment.
  - Avoid large projecting signs and roof mounted signs.
  - Small, personalized, and artistically designed projecting signs of quality construction are allowed.
  - Sign messages should be unified with coordinated colors and lettering styles.
  - Signs should be constructed with long-lasting materials.
  - Avoid placing signs on upper stories of buildings.
  - All obsolete signs should be removed in a timely manner.
  - Scale of signage should be proportional to buildings consistent with the pedestrian environment.

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## Town Of North Beach, Calvert County, Maryland Architectural Design Guidelines 2012

*Pedestrian scaled signage*



*Good landscaping*

*Neighborhood commercial in design context*

4. Paving Materials & Patterns Walkways: Development should follow the recent North Beach walkway construction designating pedestrian crosswalks with brick pavers using exposed aggregate porous concrete to give a warm textured tone to the sidewalk. This current mix of materials is currently being used extensively to provide durable, sustainable enhancements to many downtown districts.



*Design Context*



*Walkable Community*

5. Landscaped public areas should set an example for privately owned real estate. Yards should be gardens and ground cover with trees and shrubs for screening and shade. Landscape design should complement its house or building as well as enhance the neighborhood. Handicapped accessible pervious paving is encouraged for parking areas. Deciduous shade trees, especially on the southwest side of houses & buildings reduce energy use. Following the example set by the North Beach boardwalk is encouraged. Rain Gardens are encouraged because they are.

Attractive well maintained landscaping raises property values and enhances the North Beach image. A number of considerations affect the location and installation of street trees in the public right-of-way. Underground utilities and the relationship of tree planting to parking and storefront entrances must be taken into consideration. Flowers and flowering shrubs & bushes reinforce street trees in public areas and can accent streetscape, pedestrian pathways, intersection & nodes and provide pleasant guidance and



## **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

barriers. Complete streets include accommodation for landscaping, street furniture, pedestrians, bicycles, transit and vehicles.



*Vest Pocket Park Place*



*Character*

6. Trash Receptacles: All outdoor refuse storage areas should be screened from the view of adjacent properties and the public right-of-way. Screening could consist of landscaping and fencing matching the house or building, or a compact evergreen hedge of not less than 42 inches in height at the time of original planting. The screening should hide all trash containers from view.



*Screen trash*



*Build above the 100 year flood plain*



*Trim trees by power lines*

### **VII: CLOSING SUMMARY**

The Town of North Beach wants to remain a friendly and comfortable place with human scale and character but needs to evolve adapting with the reality of 21<sup>st</sup> century sustainability.

VIII: Contacts for application to the Planning Commission for review and approval are the Town Clerk & Zoning Administrator:

[www.northbeachmd.com](http://www.northbeachmd.com)  
(301) 855-6681 or (410) 257-9816  
Town Hall  
8916 Chesapeake Avenue  
North Beach, Maryland 20714

Please visit the Town of North Beach web site for current Planning & Zoning information, applications and the Planning Commission meeting schedule: [www.c.i.north-beach.md.us](http://www.c.i.north-beach.md.us) , Find us on FACEBOOK, follow us on twitter.

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*North Beach now has outstanding development opportunities*

**Appendix A: Photographs of good design in North Beach**





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Appendix B:

# Town Of North Beach, Calvert County, Maryland

## Architectural Design Guidelines 2012



Town Hall



Waterfront



Senior Center / Boys & Girls Club

Town of North Beach Planning Commission Architectural Design Guidelines & Standards Real Property Improvement Proposal Evaluation

Evaluation Number: \_\_\_\_\_ By: \_\_\_\_\_

Key: 0 = Does Not Comply; 1 = Complies; 2 = Exceeds Requirements

Single Family Residential Guidelines:

	Grade
1. Does the project meet zoning requirements?	
2. Does the project enhance the aesthetic context of the neighborhood?	
3. Is the design compatible in terms of height, proportion, rhythm, scale & colors?	
4. Does the roof shape meet the pitch criteria?	
5. Is the project to be built of preferred materials?	
6. Are the fence & deck designed in the same style as the building?	
7. Are the utilities and trash receptacles properly screened & positioned?	
8. Do accessory structures match the house?	
9. Is landscaping in character with adjacent properties?	
10. Is adequate parking available in the side or rear yards?	
11. Will the rear & side yards be landscaped?	

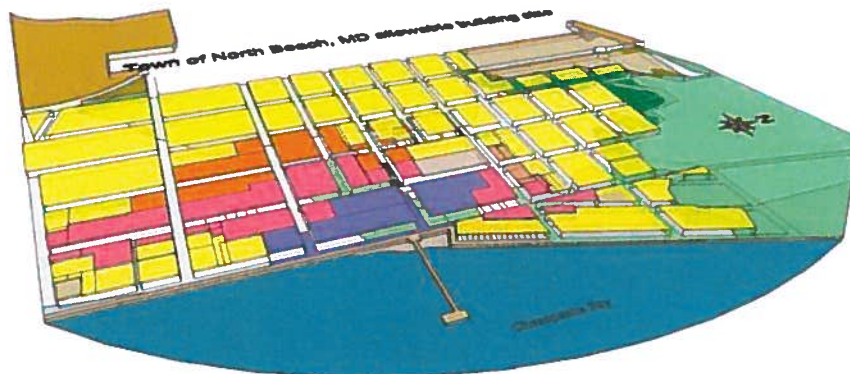
Multifamily, Commercial & Mixed-Use Standards

1. Does the project enhance the aesthetic context of its neighborhood and the Town of North Beach?	
2. Does the project acknowledge the architectural style it is located in?	
3. Is the design compatible in terms of height, proportion, rhythm, scale & colors?	
4. Does the roof shape meet the pitch criteria?	
5. Do the signs meet the sign ordinance and the architectural design standards	
6. Is the project using preferred materials?	
7. Are the fence & deck designed in the same style as the building?	
8. Are the utilities and trash receptacles properly screened & positioned?	
9. Do the accessory structures meet the Guidelines & Standards?	
10. Does the exterior lighting comply with the Guidelines & Standards?	
11. Is the landscaping in character with the adjacent properties?	
12. Is the project sustainable?	

Grade: \_\_\_\_\_

Action: \_\_\_\_\_

Comments: \_\_\_\_\_



Town of North Beach Zoning

# **Town Of North Beach, Calvert County, Maryland** **Architectural Design Guidelines 2012**

## **Appendix C: United States Green Building Council Leadership in Energy & Environmental Checklist: LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS PROJECT CHECKLIST**

### **Sustainable Sites**

### **26 Possible Points**

<input checked="" type="checkbox"/> Prerequisite 1	Construction Activity Pollution Prevention	Required
<input type="checkbox"/> Credit 1	Site Selection	1
<input type="checkbox"/> Credit 2	Development Density and Community Connectivity	5
<input type="checkbox"/> Credit 3	Brownfield Redevelopment	1
<input type="checkbox"/> Credit 4.1	Alternative Transportation—Public Transportation Access	6
<input type="checkbox"/> Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
<input type="checkbox"/> Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
<input type="checkbox"/> Credit 4.4	Alternative Transportation—Parking Capacity	2
<input type="checkbox"/> Credit 5.1	Site Development—Protect or Restore Habitat	1
<input type="checkbox"/> Credit 5.2	Site Development—Maximize Open Space	1
<input type="checkbox"/> Credit 6.1	Stormwater Design—Quantity Control	1
<input type="checkbox"/> Credit 6.2	Stormwater Design—Quality Control	1
<input type="checkbox"/> Credit 7.1	Heat Island Effect—Nonroof	1
<input type="checkbox"/> Credit 7.2	Heat Island Effect—Roof	1
<input type="checkbox"/> Credit 8	Light Pollution Reduction	1

### **Water Efficiency**

### **10 Possible Points**

<input checked="" type="checkbox"/> Prerequisite 1	Water Use Reduction	Required
<input type="checkbox"/> Credit 1	Water Efficient Landscaping	2-4
<input type="checkbox"/> Credit 2	Innovative Wastewater Technologies	2
<input type="checkbox"/> Credit 3	Water Use Reduction	2-4

### **Energy and Atmosphere**

### **35 Possible Points**

<input checked="" type="checkbox"/> Prerequisite 1	Fundamental Commissioning of Building Energy Systems	Required
<input checked="" type="checkbox"/> Prerequisite 2	Minimum Energy Performance	Required
<input checked="" type="checkbox"/> Prerequisite 3	Fundamental Refrigerant Management	Required
<input type="checkbox"/> Credit 1	Optimize Energy Performance	1-19
<input type="checkbox"/> Credit 2	On-site Renewable Energy	1-7
<input type="checkbox"/> Credit 3	Enhanced Commissioning	2
<input type="checkbox"/> Credit 4	Enhanced Refrigerant Management	2
<input type="checkbox"/> Credit 5	Measurement and Verification	3
<input type="checkbox"/> Credit 6	Green Power	2

### **Materials and Resources**

### **14 Possible Points**

<input checked="" type="checkbox"/> Prerequisite 1	Storage and Collection of Recyclables	Required
<input type="checkbox"/> Credit 1.1	Building Reuse—Maintain Existing Walls, Floors and Roof	1-3
<input type="checkbox"/> Credit 1.2	Building Reuse—Maintain Existing Interior Nonstructural Elements	1
<input type="checkbox"/> Credit 2	Construction Waste Management	1-2
<input type="checkbox"/> Credit 3	Materials Reuse	1-2
<input type="checkbox"/> Credit 4	Recycled Content	1-2

LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS



**Town Of North Beach, Calvert County, Maryland**  
**Architectural Design Guidelines 2012**

<input type="checkbox"/> Credit 5	Regional Materials	1-2
<input type="checkbox"/> Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/> Credit 7	Certified Wood	1

**Indoor Environmental Quality**

**15 Possible Points**

<input checked="" type="checkbox"/> Prerequisite 1	Minimum Indoor Air Quality Performance	Required
<input checked="" type="checkbox"/> Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	Required
<input type="checkbox"/> Credit 1	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/> Credit 2	Increased Ventilation	1
<input type="checkbox"/> Credit 3.1	Construction Indoor Air Quality Management Plan—During Construction	1
<input type="checkbox"/> Credit 3.2	Construction Indoor Air Quality Management Plan—Before Occupancy	1
<input type="checkbox"/> Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input type="checkbox"/> Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input type="checkbox"/> Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input type="checkbox"/> Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input type="checkbox"/> Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/> Credit 6.1	Controllability of Systems—Lighting	1
<input type="checkbox"/> Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input type="checkbox"/> Credit 7.1	Thermal Comfort—Design	1
<input type="checkbox"/> Credit 7.2	Thermal Comfort—Verification	1
<input type="checkbox"/> Credit 8.1	Daylight and Views—Daylight	1
<input type="checkbox"/> Credit 8.2	Daylight and Views—Views	1

**Innovation in Design**

**6 Possible Points**

<input type="checkbox"/> Credit 1	Innovation in Design	1-5
<input type="checkbox"/> Credit 2	LEED Accredited Professional	1

**Regional Priority**

**4 Possible Points**

<input type="checkbox"/> Credit 1	Regional Priority	1-4
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**LEED 2009 for New Construction and Major Renovations**

100 base points; 6 possible Innovation in Design and 4 Regional Priority points

Certified	40–49 points
Silver	50–59 points
Gold	60–79 points
Platinum	80 points and above