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



Prepared for the Town of North Beach, Maryland Planning Commission

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by

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“... a better design....”

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**References:**

- Solomons (Calvert County, MD) Town Center Architectural Design Manual
- Waldorf (Charles County, Maryland) Vision Plan
- Chesapeake Beach (Maryland) Zoning Ordinance
- Wisconsin Falls (Wisconsin) Downtown Redevelopment Design Guidelines
- Seaside Urban Design Code by Andres Duany & Elisabeth Plater-Zyberk
- Old Hyde Park Architectural Design Guidelines
- Maryland Department of Planning Infill and Smart Growth
- Maryland Department of Planning Comprehensive Plan Guidelines
- Maryland Department of Planning Overlay Zoning
- Pattern Making by Christopher Alexander
- Looking Around: A Journey Through Architecture by Witold Rybczynski
- Image of the City by Kevin Lynch
- North Beach History of Change: The Jewel of the Chesapeake Bay.
- Celebration Community Charter
- Village Master Plan Kennedyville, Maryland
- Old Beach, Virginia Design Guidelines
- Shark River Waterfront Improvement Architectural Design Guidelines
- Jensen Beach (Florida) Architectural Standards
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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. An active, involved citizenry will help *fuel that effort*.

Nine houses in North Beach have been designated as historic examples of architectural heritage and context. Special thanks to the North Beach Historic Commission for providing NORTH BEACH: HISTORY OF CHANGE: The Jewel of the Chesapeake Bay.

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



**SECTION I INTRODUCTION**

A. 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.



Town of North Beach, Maryland Natural Resources Computer Model Image



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. All Federal Government facilities & buildings are designed to LEED standards. 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 North Beach 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.

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**B. Style & Character:**

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

*Historic Photographs*



*Beach*

*Train Station*

*Oscar's Crab House*

*Inn*

*Restaurant*

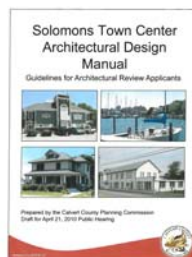
2. The purpose of architectural design guidelines is to preserve context, continuity and heritage of the exterior façade and building treatments in order to:

- protect and enhance property values by establishing exterior appearance standards,
- to cultivate a clear and consistent image for business operations;
- to protect the residential neighborhoods character
- 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

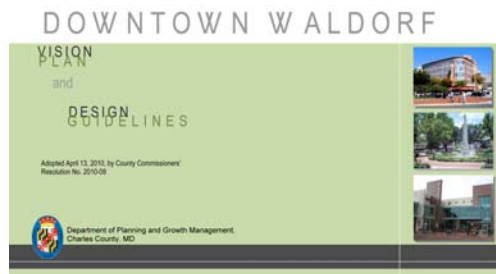
It is important for property owners to invest in home, building and storefront improvements to create a stronger sense of place and identity for North Beach. Public and private investment to create a more pleasing image is a key part of a comprehensive economic revitalization strategy. The design guidelines 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 to restrict individual expression but rather to direct that expression towards a standard of quality. When applied, these guidelines will ensure against fragmented or incompatible developments and reduce the visual impact of uninformed design decisions.

These Architectural Design Guidelines have been updated 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 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 Architectural Design Guidelines



Solomons Town Center



Waldorf Vision Plan



Wisconsin River Town Center

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

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reconstruct those special architectural features that contribute to the heritage of North Beach. Before any building changes or additions are made, it is important to understand the 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 investigate how the building was originally designed and detailed as a starting point for making improvements.

These Architectural Design Guidelines do not supercede the Calvert County or Town of North Beach Zoning Ordinances or 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.

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SECTION II SINGLE FAMILY RESIDENTIAL Guidelines:

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.



*Good scale, materials, & color*



*Quality rehabilitation*



*Quality maintained*

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

As design is beginning for your project consider the following: 11 points. 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. Is adequate parking available in the side or rear yards?
11. Will the rear & side yards be landscaped?



*Quality yard and driveway*



*Quality trim*



*New House improved neighborhood*

B. North Beach characteristic original panel doors have upper half, divided glass lights. Glass sidelights were a very common feature on either side, and sometimes above, of the main 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 character. Window size, proportion and rhythm are important to maintaining street's 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 light deep into interior spaces. There are current small inexpensive solar products that do the same.

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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 “crippled” 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.



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 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 not built of treated lumber and left unfinished.
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 character, and rhythm of the street. Solar 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 the renovation of 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.

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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 original North Beach construction. Original 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 provide strong definition of walls.



**E. Accessory 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 on the lot should relate to the primary building on the property by using the same 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. Front yard parking is not recommended except on driveways leading to garages. 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 upgraded. 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. Vinyl fences are not recommended. Rusted fences must be replaced or rehabilitated.



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Section III BUILDING MATERIALS

The materials used on the exterior of a building should complement the North Beach heritage, 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 composite materials 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 6 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 façade areas are not recommended; offsets should be included in the design.

The traditional roofing material is standing seam metal which is still preferred, but shingles now predominate. Fiberglass shingles are encouraged. Asphalt shingles are not recommended. Complementary color and texture are important to good looking roofs and neighborhoods.

A. Preferred Materials:

Roofing: Standing seam metal, TPO

Siding: Cement board

Fenestration: Thermal break fiberglass and hybrids

Glazing: Clear insulated with solar control

Trim: Fiberglass

Paving: Porous concrete, 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*

B. Acceptable Materials:

Roofing: Fiberglass shingles, tile, rubber

Siding: Fiberglass

Fenestration: Aluminum wrapped wood

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Glazing: Tinted  
Trim: Wood, composites  
Paving: Porous stone & masonry units

*Original & newer buildings that have acceptable materials*



**C. Materials that are Not Recommended:**  
Roofing: Asphalt shingles, wood, built-up, roll roofing  
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*



**D. Color selection should be compatible with the neighborhood. The colors of North Beach's late original buildings were generally white or cream with a green contrasting trim.**



**In repainting, residents should use the range of pastels and earth tones that traditionally characterized North Beach. Often three complementary colors were chosen for the façade, window trim and shutters of the house. The details and the trim in small areas - can show some contrast as long as the overall treatment is harmonious. The color of the roof was always taken into consideration 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, care must also be used in selecting appropriate roofing materials.**

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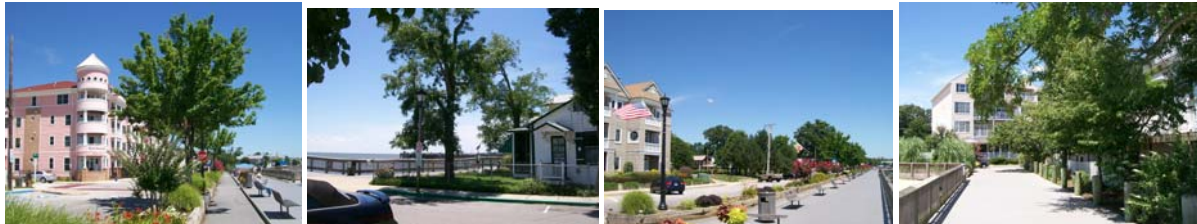
SECTION IV ADDITIONAL MULTIFAMILY, COMMERCIAL & MIXED-USE Guidelines

This Section’s guidelines are to be followed in addition to those in Section II & III

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 look 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*



*Multifamily Housing*

*Cottage*

*Mixed Housing Types*

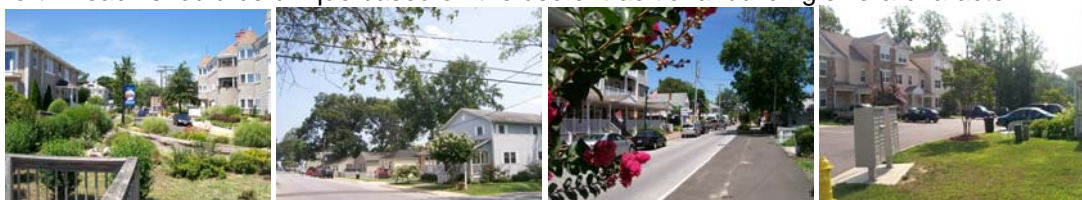
*Commercial & Multifamily MXD*

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 right-of-way and should incorporate rear & shared parking lots. Require in-fill development patterns throughout North Beach to adhere to the design guidelines 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 north town line, on Maryland Route 261, which becomes Bay Avenue. It is recommended that the intersection of First and Chesapeake be improved and that the corner and adjacent surrounding commercial buildings be upgraded to present an improved image. 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.

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 residential character of North Beach.
- North Beach should have a unique “look” based on the use of heritage design.
- 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.



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*There is a heritage of mixed-use*



*North Beach Civic Center*



*Intown multifamily Housing*



*Town edge multifamily*



*Town Entrance*

### B. Design Checklist: Multifamily, Commercial & Mixed-Use

As design is begin for your project consider the following 11 points. 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 sustainable?

C. The Architectural Design Guidelines Overlay District is the entire town. District Boundaries are shown on the North Beach Zoning Map and illustrated in the SketchUp computer model; one view is illustrated below.



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 heritage. The U.S. Army Corps of Engineers (USACE) has made a great contribution to the preservation and redevelopment of North Beach shoreline.

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Mixed Use is encouraged to promote sustainability of a walkable and bikeable community where truck & car use is minimized, pedestrians prioritized and security enhanced. One goal is to relieve the need for complicated regulation of parking.



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

*Town Center Feature*

D. The following general principles are applicable to the Town of North Beach. They are intended to guide architectural design to maintain the character & context of adjacent buildings. 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. 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, Town Hall and Public Works buildings will enhance 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.

Pattern is created by 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.



*Waterfront North Beach image*

*Arterial*

*Pathway to multifamily*

*Redevelopment Gateway Entry*

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 of these gateway corridors 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.

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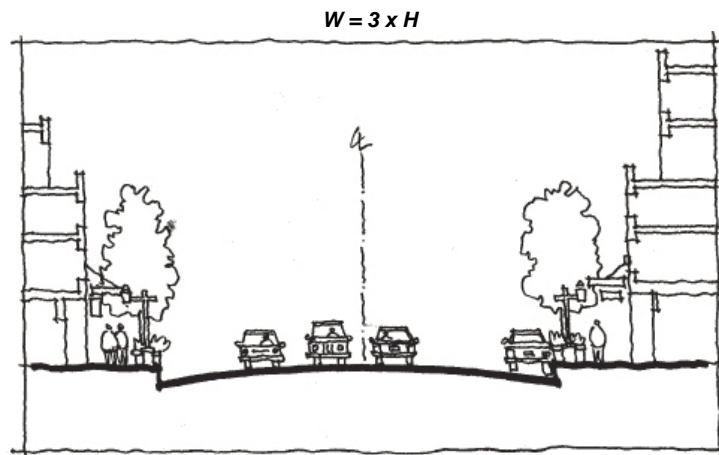
E. Building Form: Shape of the structure in plan and its roof form should reflect the desired character of place and compatibility with its neighbors.



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.



For development to follow these Architectural Design Guidelines, 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.



**Street Corridor Enclosure -Optimal H/W ratio: 1:2 to 1:3 -Acceptable H/W range: 4:1 to 1:4**

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.
- Be conducive to pedestrian and bicycle use.
- Locate service and parking areas to functional, yet, unobtrusive locations.

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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.



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. Single plane (flat, vertical) facades with gable(s) ends at the front yard set back are not recommended as being in character with North Beach.

The overall appearance should be of a rhythm among the existing adjacent and nearby structures in the area. Roof pitches on 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). This range of roof pitches is compatible with many of the existing buildings.

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F. Craftsmanship is the key to preserving and enhancing the houses and buildings in North Beach. Quality is one of the keys to craftsmanship.

1. The scale of new infill structures should reflect the goals of the Comprehensive Plan and the desired character & context goals for North Beach designs. 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*

The North Beach Zoning Ordinance requires horizontal offsets in large buildings. Vertical setbacks should, also, be used to relate buildings with different numbers of floors harmoniously in human scale. These offsets create human scale in North Beach, a character people want to keep and enjoy.

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?
- 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.



*Features & trim add character*



*Vitality & interest needed*



*Sidewalk cafes are friendly*



*Trees make pedestrian scale*

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.

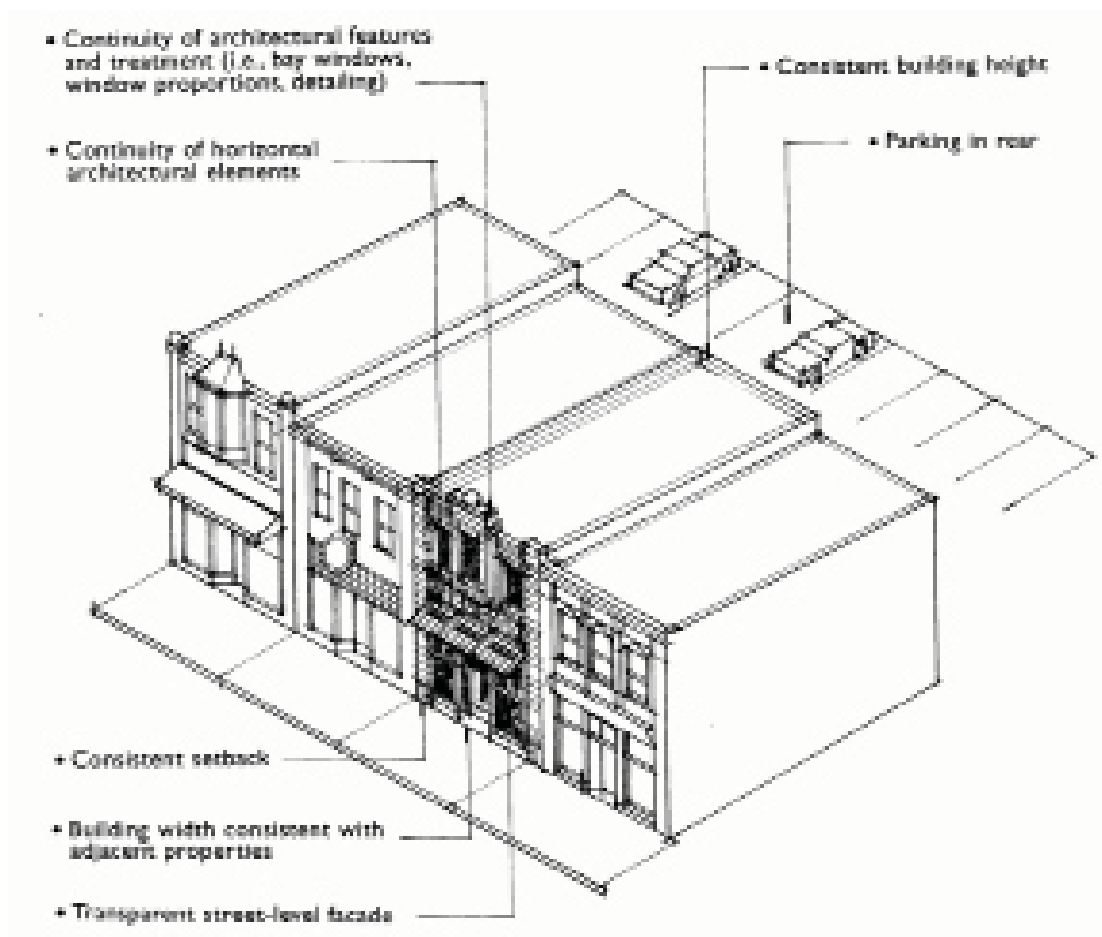
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*Examples of well articulated storefront facades at street level*

**Guidelines for Designing Replacement Storefronts:**

- The architectural character of commercial buildings in North Beach should reflect the traditional architectural themes of North Beach buildings.
- 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.
- The storefront generally should be as transparent as possible. Use glass door panel and glass display areas to allow for visibility.
- Keep secondary design elements such as graphics and awnings simple to avoid visual clutter.
- Fabric awnings are useful to shelter pedestrians and protect window displays and can be visually appealing if they are related to the building. Plastic and metal canopies should be avoided.



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*Cornice:*



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:*



The Upper Façade is the portion of the building façade directly above the storefront. Generally, upper facades have retained their 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 original details when renovating the upper façade of older buildings.

*Storefront*



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

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## H. Streetscape

1. Street lights 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 notion.
- Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes should be concealed from view.

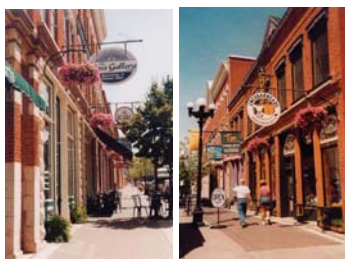
2. Street furniture matching that on the waterfront boardwalk should be used throughout the Town of North Beach.

*North Beach waterfront boardwalk has good:*



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 the USPS requirements for numbering using 6 inch high numbers in context with the style of the house / building made of permanent durable material visibly located but not obtrusive.
- Avoid concealing architectural features when locating signs.
- Use low energy LED lights wherever possible.
- The sign message should be simple.
- The sign design should be customized to complement the building and streetscape context.
- Avoid plastic signs.
- Avoid large projecting signs and roof mounted signs.
- **Small, personalized, and well-designed projecting signs 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.
- The scale of signage should be proportional to smaller buildings and be consistent with the pedestrian environment.



*Pedestrian scaled signage*



*Good landscaping*



*Neighborhood commercial in context*

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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.



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 sustainable and provide on-site storm water management..

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 guidance and barriers. Complete streets include accommodation for landscaping, street furniture, pedestrians, bicycles, mass transit and vehicles. Reference to the APA Complete Streets program is recommended.

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 an appropriate fencing material, 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 completely hide all trash containers from view.



I. Architectural Design Review: When requested by the Planning Commission, the Architectural Design Review Committee will review the exterior design of proposed buildings. Application is not required for ordinary maintenance. Ordinary maintenance is that which will have not change appearance other than renovating with original or preferred materials, trim and colors. This definition of ordinary maintenance applies to the appurtenances of the property, as well as the primary building, structure or object itself. Applicants for commercial projects are required to participate in review meetings presenting their projects, in the context of the neighborhood, showing proposed design, materials & colors. By agreement with Calvert County, building permits will not be issued until approval is obtained. Changes, after approval, to the design appearance must be resubmitted and approval obtained.



The question is: "Would architectural design review improve outcomes?"