



**TOWN OF NORTH BEACH, CALVERT COUNTY, MARYLAND
Architectural Design Guidelines & Standards 2011**



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Architectural Design Guidelines & Standards 2011**

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Preamble: DESIGN GUIDELINES from the Housing Element of the North Beach Comprehensive Plan

There is considerable diversity of housing in North Beach due to the following variables: a range of incomes, a mix of single households and family households with a variety of age differences in each; seasonal housing; historically significant and mixed-use properties. With all of these competing interests, it is often necessary to create design guidelines and/or standards to help plan growth in the Town. This is no easy task since many of the buildings are often narrow and have small lot sizes and setbacks that add to the difficulty of meeting design guidelines or standards which has a tendency to discourage development of some vacant lots due to having to ask for variances based on hardship or practical difficulty. Henceforth, some lots will remain vacant for longer than they need to be and may retard development of downtown.

Encouraging the submittal and approval of an area plan, when several lots are consolidated and proposed for development, would achieve a more desirable and compatible development with surrounding properties.

Note: Current zoning renders some lots, especially 25 foot wide corner lots, unbuildable. Consolidation of these lots (as is encouraged in the Chesapeake Beach zoning) with adjacent lots should be encouraged and public taking of these properties considered.

Much of the development and redevelopment that will take place in North Beach is infill development that is adjacent or in close proximity with residential properties and neighborhoods which increases the necessity of good design guidelines or standards. Guidelines or standards with detailed criteria should be reviewed and updated in the land development regulations. This action would provide more compatibility with new development and adjacent neighborhoods. In addition, developers will know what will be expected of them when they make application which will add to a more expedited approval process.

Note: Maryland State Department of Planning Guidelines for Infill Development can be considered.

The challenge may be less burdensome if the Zoning Ordinance includes modifications that can be granted by the Planning Commission with proposals that demonstrate compatibility with adjacent properties. Each modification that may be granted should have criteria that must be met for the granting of the modification(s) so that each request will be granted on a consistent basis.



SECTION I

A. Introduction

1. Architectural Design Guidelines & Standards – Style & Character - Design Guidelines & Standards are that set of principals which reflect the design of North Beach's traditional residential and commercial buildings. The 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 commercial buildings of North Beach have been razed, photographs from the early days of North and Chesapeake Beach document the late Victorian style which characterized many of the residential, commercial, and recreational buildings.

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2. The purpose of architectural design guidelines & standards is to regulate 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,
- 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 map: Height Conservation District);
- 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

3. The role of design guidelines & standards is to protect, as new buildings are built, and older buildings repaired, the continuity and architectural heritage of North Beach in a way which reinforces the cultural richness of the Town's past. Within that heritage today are a wide variety of styles and settings, and, as a result, many different kinds of new buildings can be compatible; however some may not. For that reason, the Intent of the Guidelines & Standards is to be selective - and often restrictive - in order to exclude bindings that would erode the historic and cultural values built up in North Beach. Thus, while not trying to exactly replicate a style no longer practical, the overall design theme for the Town - for the private and public construction - as documented in these Guidelines & Standards is consistent with the recorded older character of the town.

4. These Design Guidelines & Standards 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 & Standards will be carried out by the Zoning Administrator in accordance with the provisions of Article 6, "Site Plans", of the North Beach Zoning Ordinance. Evaluation of the proposed plans will be based on compliance with the Standards and with the impact of each proposed design on neighboring structures. The Guidelines & Standards apply to new construction and exterior alterations of existing buildings; they are not written for historic restorations.

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

- Critical Areas...
- Flood Plain...
- Preservation...
- Restoration....

6. New building design & construction should follow USGBC LEED principles and be certified by the USGBI.



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NORTH BEACH: HISTORY OF CHANGE: The Jewel of the Chesapeake Bay

Prepared by the North Beach Historic Commission

Native American Indians lived in this area along the Chesapeake Bay for 10,000 years; but, their occupation came to an end by 1500 AD under pressure from raids into the area by Indian Tribes from the north. In the summer of 1608, John Smith noted the absence of Indian settlements from the Calvert Cliffs north to the Gunpowder River. Indian nations may have gathered here during the spring and summer months to take advantage of the Chesapeake Bay's abundant fish and shell fish and to gather wild plant foods such as corn, hickory, walnuts, and chestnuts.

Calvert County was established in the year 1654. A map drawn by cartographer Augustine Hermann in 1673 shows farms along the shoreline in the area we know as North Beach. The people who settled there probably produced tobacco for the European market. The location along the shore would have afforded front row views to the war time activities on the Bay during the War of 1812, and the Civil War. After the Civil War, the total population of Calvert County declined and farming continued to be the principal means of making a living.

The development of North Beach has been dependent on four factors: location on a water front; proximity to urban areas; inter-modal accesses; and entrepreneurship. Until the 1890s what is now the Town of North Beach was undeveloped. Although the land was located strategically on the Chesapeake Bay and in close proximity to both Washington, D.C. and Baltimore, it was nearly inaccessible. The community shares a border to the south with land which had been developed a few years earlier by the Chesapeake Beach Railway Company which by 1899 ran a rail line between Seat Pleasant, Maryland at the District of Columbia line and the town of Chesapeake Beach. It was promoted as being a high class seashore resort within sixty minutes ride from Washington. Hotels, rooming houses and restaurants were built for vacationers. Many summer cottages were constructed in North Beach by people responding to the quality of life of seashore living.

North Chesapeake Beach, as North Beach was originally known, was platted in 1900 and developed by the North Chesapeake Beach Land and Improvement Company of Calvert County to buy, sell, and mortgage land. Many of the surviving dwellings in North Beach were built between 1920 and 1940.



In 1910, North Beach had grown and prospered sufficiently to be granted a corporate charter by the State to be a self governing municipality and remains today as one of only two municipalities in Calvert County. In the 1930s, along with the onset of economic depression, two events occurred that impacted the future of the Town; the hurricane of 1933 and the Chesapeake Beach Railway closing in 1935. The storm destroyed the pier at the end of Fifth Street and Captain Oscar's Crab House located on the beach. The pier and restaurant were rebuilt as Uncle Billie's but business was never as brisk as it had been previously. In the winter of 1945, fire destroyed all of the businesses in one block of the commercial area on Chesapeake Avenue between Second and Third streets which included a hardware store, lumber yard, restaurant, dry goods store, drug store, several apartments, and doctors and lawyers offices.

Following World War II, legalized slot machines and other gambling attractions in Southern Maryland brought a resurgence of tourism to the beaches. This brought a change in the nature of the Town as a resort attraction from family facilities to gambling devices. Automobile day trips replaced and extended

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the stay characterized by tourists brought by common carrier. Family oriented establishments were replaced by taverns and bars.

Easy access by automobile to the Eastern Shore by the opening of the Chesapeake Bay Bridge in 1952 occurred just as North Beach was becoming more and more dependent upon slot machines as its main attraction. Repeal of legalized gambling in 1968 dealt a sharp blow to the prosperity of not only North Beach but Southern Maryland. In October 1954, Hurricane Hazel destroyed the once popular dance pavilion and seriously damaged the pier. A second major fire in 1975 destroyed "The Reef" restaurant which was at the end of the pier.

Despite past economic fluctuations, North Beach continued to grow at a slow and steady pace. Fishing and the demand for water related facilities have maintained the traditional importance of North Beach's proximity to the Bay as its most significant asset and income resource. Cottages, built for summer homes, have been converted to year round residences. Commuters and retirees have settled as permanent residents, not just summer visitors. New construction (*and adaptive reuse of historic buildings, especially hotels*) of homes, ranging from single family to townhouses, condominiums, and apartments has flourished increasing the population base. People from surrounding communities, as well as, residents have "rediscovered" the Town's greatest asset: the Chesapeake Bay.

In the early years of the 21st century, North Beach was experiencing renewed interest and popularity. The economy was booming. Home ownership was on the rise, both for primary residents and second home residents. Home renovations and new home construction was evident throughout the Town. New retail and dining establishments began to dot the landscape. However, on September 19, 2003, Hurricane Isabel dealt North Beach a devastating blow. This category five hurricane made land fall off of the Carolina coast; but, the storm surge moved up the Chesapeake Bay in a direct path towards North Beach. Four and five foot waves landed on the shores of the Town: flooding Bay and Atlantic Avenues, eroding most of the beach, demolishing much of the boardwalk, and destroying virtually all waterfront homes on the north end of Town. The rebuilding effort came swiftly; but, current building codes and the booming economy forever altered the scale of residences along the North Beach waterfront. Only a few original cottages remain visible today.

Interest in Twin Beaches continued; however, a plan was set forth to develop a mixed use, upscale residential and retail village center on the vacant lots surrounding the intersection of Fifth Street between Chesapeake and Bay Avenues. In the southwest corner of Town, the San Francisco town home project broke ground.

North Beach seemed poised for a major economic resurgence. However, the effects of the September 11, 2001 tragedy were still being felt. The country invaded Iraq in March, 2003. As the effort continued the economy began to wane. Deficits grew. Oil prices skyrocketed. Mortgage interest rates, despite virtual all time lows, could not compete with the uncertainty of the times. Home renovations slowed; new construction and existing home sales virtually ceased. The North Beach Resort Center project was cancelled. Many of the new businesses that had opened were forced to close. Once again, North Beach looked like it was to become a victim of unfortunate circumstance. However, the residents' spirit was not dampened.



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An apartment building for senior citizens was built on the corner of Chesapeake Avenue & Third Street; the Bayside History Museum was established in August of 2003. New structures for the Twin Beach Community Health Center and the North Beach Senior Center were built. The San Francisco project continued to build. The Town constructed a building dedicated in October 2008 for use by the Boys and Girls Club. The boardwalk and pier were rebuilt. Benches, a bike path, and flower beds complemented the fishing pier. A Welcome Center was built on Bay Avenue and Fifth Street and the Beach Patrol was established. The Beach Trolley Association began service to allow residents and visitors to conveniently travel to and from surrounding Chesapeake Bay areas. Popular North Beach events, including a Friday Farmers' market, Classic Car Cruise In, and beach events have been established. A 9 House and Garden Tour is held annually, as is the Bay fest celebration in August. Festive events are held on various holidays: a "Haunted Boardwalk" in October, Christmas at the Beach, and a Polar Bear Swim on New Year's Day. Parades, concerts, campfires, and movies on the beach are just some of the other activities provided in North Beach.

A special thanks to the North Beach Historic Commission for providing the preface. The Town of North Beach has a determined, enthusiastic, and supportive citizenry that will not let their spirits be dampened. This 2009 Comprehensive Plan, when adopted, will provide the guidance to continue the Town's growth and development during the next twenty years. An active, involved citizenry will help fuel that effort.



B. Historic Architectural Pattern, Content, Context & Community

A summary of the predominant urban form and architectural patterns in the Town of North Beach, Maryland including its historic development, its stylistic architectural patterns, building materials, forms, massing and general site planning and building placements is that the Town has many diverse elements that have over it's history, partly due to natural causes but also due to economic conditions layered what exists today and results in no consistent whole although some may say otherwise. See the attached Town of North Beach excellent historic development description.

Urban form is shown on the attached maps. North Beach is a community of +/-800 lots on +/-46 blocks. Lots were 50 originally feet wide but subdivision to 25 foot width was allowed. The lots varied in length from 100 to 150 feet. The streets form a compass oriented grid, with new non-grid annexations, delimited by Town line boundaries, the Chesapeake Bay, associated wetlands & flood plain, legally required critical area setbacks & limited development restrictions. The grid pattern of streets is undifferentiated and incomplete. Original rear alleys bisecting most blocks are largely closed, abandoned, overgrown and unused but might be reopened for pedestrians & bicycles. Chesapeake Avenue, Maryland State Road 261, is the main commercial street running a block west of the waterfront parallel to the Chesapeake Bay. Fifth Street is the access road from the west. It bisects the town and ends at the Bay.

North Beach historically was a one story community except on the waterfront where two story Victorian houses and 3 story hotels were built. Zoning now allows 40, 45 & 50 foot building heights. New construction is 2 & 3 story townhouses and multi-family apartment buildings along with 2 story institutional and a 4 story small MXD. Most of the town is still one story.

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Architectural patterns / stylistic architectural patterns: Originally North Beach was a one story carpenter wood frame cottage community with some multi-story hotels along the waterfront. The cottages are interesting because the roofs slope front to back with multiple slopes increasing in height in the middle of the roofs. The rooms are arranged one behind the other because most of the cottages are only 15 feet wide.

The wood trim on many of the cottages is similar pointing to a succession of carpenters following the same guidelines and standards for building. As with many waterfront communities, North Beach carpenters may have been boat builders; a trade that was governed by the natural forces of the sea. Wind & water have historically been a great influence on North Beach. New buildings have been designed to satisfy economy although the new government & institutional building show sensitivity to the town's character being more interestingly designed recognizing tradition sometimes outstandingly as is the new Town Hall.

Building materials: There is a mix of materials but wood clapboard siding was historically predominant and little masonry used. Vinyl siding has been used recently but cement board is increasingly being used on the new buildings. Fenestration is, also, largely wood. Roofing was probably originally metal standing seam but is mostly replaced with asphalt shingles. Original front porches have often been enclosed.

Forms & massing: Through time many additions have been made to the historic cottages and hotels giving them individual form and massing. One story is the historic predominance but is evolving as taller new construction is built. New construction with gable roof ends facing the street change the image.

General site planning and building placements: New construction is built to the zoning limits as were the cottages. On larger lots larger yards exist but generally the character is one of dense detached. Mature tree in the front yards greatly enhance the streets softening the density and giving a general impression of naturalness.



C. Design Integrity Checklist

The following checklist is based on the North Beach Architectural Design Guidelines & Standards 2011. As design is begun 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 of the Planning District 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?

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D. Urban Design Standards and Codes

Urban Design Standards apply 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. Two notable planners' theories should be considered.

Christopher Alexander....

Kevin Lynch....

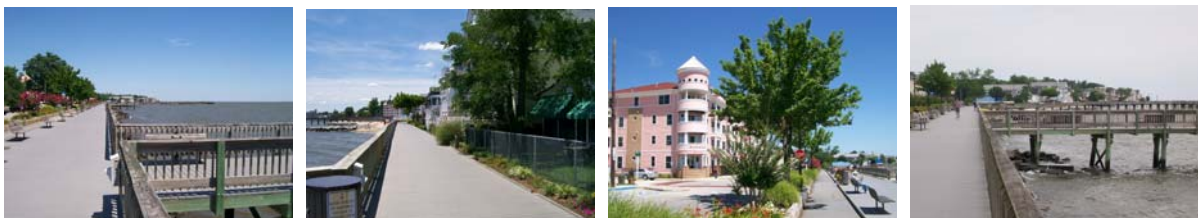
Andres Duany & Elizabeth Platner-Zibeck: New Urbanism & Neo-Victorian town planning is best exemplified by the new community of Seaside in the Florida panhandle

Focal Entry: There are three principal focal 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 important that these three entries be improved to clearly designate that they form the entry to the Town of North Beach. It is suggested that the intersection of First and Chesapeake be cleared of visual clutter, such as overhead wires and that the corner and adjacent surrounding buildings be encouraged to present an upgraded image.

Fifth Street and Greenwood Street has a community information sign

The intersection of Seventh and Bay, on the other hand, provides an ideal opportunity to create a visually important entry to the area from the north. It is recommended that the triangular tip of the vacant lot at the corners of Annapolis Avenue, Seventh Street and Bay Avenue be landscaped, and that Town signage be placed at the focal point.

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

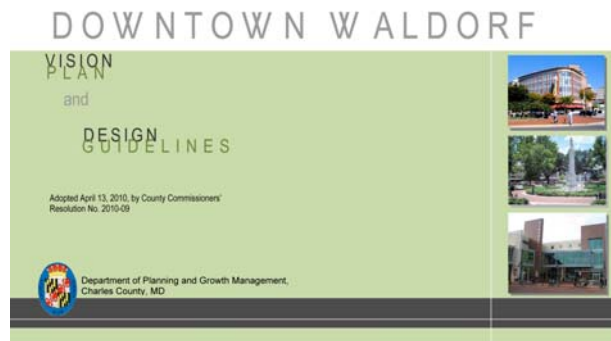
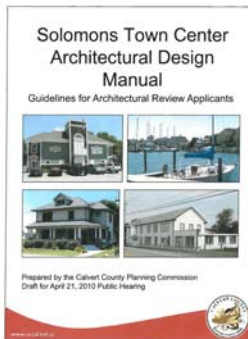


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SECTION II

A. DESIGN STANDARDS DISTRICT: Boundaries of the Design Standard District

The Design Standards Overlay District is the entire town. The Design Guidelines & Standards will be administered through a Site Plan Review under the provisions of Article 6 of the North Beach Zoning Ordinance. District Boundaries are shown on the North Beach Zoning Map and illustrated in the SketchUp computer model available on the town website; one view is illustrated below. It is recommended that proposals for development, submitted for approval, be added to the model and the model views be included in the development proposal presentation to the Planning Board and Design review Committee. [Add URL For Zoning Map & SketchUp Model ON NB Town Website](#)



Sustainability is nothing less than durable quality carefully designed, built and well 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 projects. All projects should begin with United States Environmental Protection Agency (EPA) Energy Star rated equipment & appliances throughout. Meeting LEED certification standards is **strongly 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. (see Appendix)



LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS PROJECT CHECKLIST

Requirement	Points	Notes
Sustainable Sites	26 Possible Points	
Prerequisite 1: Construction Activity Pollution Prevention	Required	
Credit 1: Site Selection	1	
Credit 2: Development Density and Community Connectivity	5	
Credit 3: Brownfield Redevelopment	1	
Credit 4.1: Alternative Transportation—Public Transportation Access	6	
Credit 4.2: Alternative Transportation—Bicycle Storage and Changing Rooms	1	
Credit 4.3: Alternative Transportation—Low Emission and Fuel Efficient Vehicles	3	
Credit 4.4: Alternative Transportation—Parking Capacity	2	
Credit 5.1: Site Development—Infiltration or Retention Methods	1	
Credit 5.2: Site Development—Maximize Open Space	1	
Credit 5.3: Stormwater Design—Quality Control	1	
Credit 5.4: Stormwater Design—Quantity Control	1	
Credit 5.5: Stormwater Design—Quality Control	1	
Credit 5.6: Stormwater Design—Quantity Control	1	
Credit 5.7: Heat Island Effect—Asphalt	1	
Credit 5.8: Heat Island Effect—Roof	1	
Credit 6: LIGHT Pollution Reduction	1	
Water Efficiency	10 Possible Points	
Prerequisite 1: Water Use Reduction	Required	
Credit 1: Water Efficient Landscaping	2-4	
Credit 2: Innovative Wateruse Technologies	2	
Credit 3: Water Use Reduction	2-4	
Energy and Atmosphere	35 Possible Points	
Prerequisite 1: Fundamental Commissioning of Building Energy Systems	Required	
Prerequisite 2: Minimum Energy Performance	Required	
Prerequisite 3: Fundamental Refrigerant Management	Required	
Credit 1: Optimize Energy Performance	1-19	
Credit 2: On-site Renewable Energy	1-7	
Credit 3: Enhanced Commissioning	2	
Credit 4: Enhanced Refrigerant Management	2	
Credit 5: Measurement and Verification	3	
Credit 6: Green Power	2	
Materials and Resources	14 Possible Points	
Prerequisite 1: Storage and Collection of Recyclables	Required	
Credit 1.1: Building Reuse—Maximize Existing Walls, Floors and Roof	1-3	
Credit 1.2: Building Reuse—Maximize Existing Interior Nonstructural Elements	1	
Credit 2: Construction Waste Management	1-2	
Credit 3: Materials Reuse	1-2	
Credit 4: Recycled Content	1-2	
Credit 5: Regional Materials	1-2	
Credit 6: Recycled Renewable Materials	1	
Credit 7: Certified Wood	1	
Indoor Environmental Quality	15 Possible Points	
Prerequisite 1: Minimum Indoor Air Quality Performance	Required	
Prerequisite 2: Environmental Tobacco Smoke (ETS) Control	Required	
Credit 1: Outdoor Air Delivery Monitoring	1	
Credit 2: Increased Ventilation	1	
Credit 3.1: Construction Indoor Air Quality Management Plan—During Construction	1	
Credit 3.2: Construction Indoor Air Quality Management Plan—Before Occupancy	1	
Credit 4.1: Low-Emitting Materials—Adhesives and Sealants	1	
Credit 4.2: Low-Emitting Materials—Paints and Coatings	1	
Credit 4.3: Low-Emitting Materials—Flooring Systems	1	
Credit 4.4: Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
Credit 5: Indoor Chemical and Pollutant Source Control	1	
Credit 6.1: Controllability of Systems—Lighting	1	
Credit 6.2: Controllability of Systems—Thermal Comfort	1	
Credit 7.1: Thermal Comfort—Design	1	
Credit 7.2: Thermal Comfort—Occupancy	1	
Credit 8.1: Daylight and Views—Daylight	1	
Credit 8.2: Daylight and Views—Views	1	
Innovation in Design	6 Possible Points	
Credit 1: Innovation in Design	1-6	
Credit 2: LEED Accredited Professional	1	
Regional Priority	4 Possible Points	
Credit 1: Regional Priority	1-4	

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



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Fixed, Overlay & Floating Districts are included in the Zoning Ordinance and keyed on the Map and in the model. Overlay and Floating Districts add requirements to Fixed Districts intended to encourage redevelopment within the preservation of the North Beach aesthetic context. Maryland Chesapeake Bay Critical Area requirements overlay most of the Town of North Beach. Smaller parts of the town are below the 100 year & 500 year flood plains and / or tidal wetlands and are governed by the Federal Clean Water Act administered by the U.S. Army Corps of Engineers (US ACE). They have made a great contribution to the preservation and redevelopment of North Beach.

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 parking needs and regulation.



The Overlay Districts in North Beach are:

- Waterfont Renaissance Overlay District
- Design Standards Overlay District
- Critical Areas Overlay District
- Flood Plain Overlay District
- Growth Allocation District
- Historic Overlay District

The Growth Allocation District and Historic Overlay District are floating districts zoned by lot and project.

B. ZONING DISTRICTS: Lot Size, Building Heights & Setbacks:

R-1 Residential Single Family: Minimum lot size 5,000 SF, minimum lot width 50 feet
Maximum Building Height 40 feet
Required set backs: Front: 30 feet, Sides: 8 feet, Rear: 20 feet

R-2: Residential Multi-Family & Mixed Use: Duplexes, Townhouses & Apartments
Minimum Lot Size 5,000 SF, Minimum lot width 50 feet
Minimum lot area per dwelling unit; 3,500 SF, Maximum Building Height 45 feet
Required set backs: Front: 15 feet, Sides: 8 feet, Rear: 20 feet

R-3: Residential Single Family & Mixed Use: Minimum lot size 2,500 SF, minimum lot width 25 ft
Maximum Building Height 40 feet
Required set backs: Front: 30 feet, Sides: 8 feet, Rear: 20 feet



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C-1: Neighborhood Commercial: Minimum Lot Size 5,000 SF, Minimum lot width 50 feet
Minimum lot area per dwelling unit: 2,500 SF, Maximum Building Height 40 feet
Required set backs: Front: 15 feet, Sides: 8 feet, Rear: 60 feet

C-2: Town Center Commercial: Minimum lot size 2,500 SF, minimum lot width 25 ft
Maximum Building Height 50 feet
Required set backs: Front: 10 feet, Sides: 5 feet, Rear: 60 feet



W: Waterfront Renaissance District: Minimum lot size 2, 500 SF, minimum lot width 25 feet
Maximum Building Height 50 feet
Required set backs: Front: 10 feet, Sides: 8 feet, Rear: 40 feet

The Waterfront **Overlay** District is unique in that the underlying zoning district requirements do not have to be met. For this reason it is not an Overlay District. By definition Overlay Districts must meet the underlying zoning districts requirements and the additional requirements of the overlay district.

PR: Parks & Recreation: Only facilities solely for parks and recreational use are permitted in this district.

- New Construction: These Design Guidelines & Standards apply to all new construction with the jurisdictional limits of the Town of North Beach. The Standards will be administered through a Site Plan Review process under the provisions of **Article 6** of the North Beach Zoning Ordinance.
- Exterior Alterations of Existing Buildings: These Design Guidelines & Standards apply to exterior alterations of existing buildings within the Design Standards Overlay District in accordance with Article 4, Part 2 of the North Beach Zoning Ordinance.
- Extreme Hardship: Variances may be given **...** as to lot size and setbacks

C. HEIGHT LIMITATIONS: Height Limitation in the Town of North Beach

The height limitation for all new construction and alterations of existing buildings within the jurisdictional limits of the Town of North Beach is 4 stories, not to exceed 50 feet to the peak of the highest roof. This height limit is established in Article 5, Part 1 of the North Beach Zoning. In addition to this height limitation, these Standards also require specified roof pitches and recommended styles. These are to be found in this document in Section 3: Building Standards.



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Conservation Height District: Certain areas along the waterfront in North Beach are characterized by low-scale residential structures, which reflect the resort-Victorian style architecture of their era of construction. In order to preserve this low-scale residential quality along the waterfront, a Conservation Height Overlay District is established in Article 4, Part 3 of the North Beach Zoning Ordinance.

Figure 2 identifies the boundaries of the Conservation Height Overlay District. Maximum building height in this Conservation Height District is limited to three stories, not to exceed 35 feet. Roof ornamentation such as cupolas, window's walks, etc. shall be exempted from this height limitation.

Administration of the Conservation Height Limitation will be through Site Plan Review under the provisions of Article 6 of the North Beach Zoning Ordinance. In addition to this height limitation, these Standards also require specified roof pitches. These are to be found under Chapter 3: Building Standards.

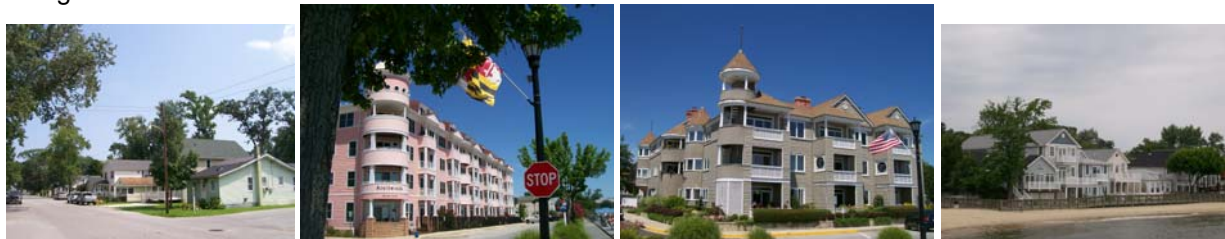
The lower skyline along the bay front and the 15 foot higher height allowance behind the first block will assist in preserving a low scale waterfront profile, and allow water views from the upper portion of structures along Chesapeake Avenue.

Earlier structures of the North Beach Hotel, the High View Hotel and the Belvedere Hotel all ranged in height from approximately 50 feet to slightly over 50 feet at their apex. The Calvert Hotel itself, with the belvedere on top, was approximately 40 feet in height.

D. BUILDING MASSING: Architectural Design Features

To develop compatible Design Guidelines & Standards, it is important to regard the entire street and the adjacent neighborhood as an ensemble which together creates the character of a place.

Proportion: Width of New Buildings: A new building should reflect the characteristic rhythm of façades along the street.



Setbacks: The new façade should have a relationship to the street - a setback - which is consistent with its neighbors.

Rhythm: By concentrating on the various rhythms formed by the window and door openings, by porches, by the relationship of solids to voids as you view a series of buildings, a pattern is established which should be repeated in both renovation and new construction.

Scale: If the building is large, the mass of the façade can be broken into a number of smaller sections, wings and bays.

Façade Treatment: If future façade improvements are made in accordance with the standards described in this section, their traditional character will be established and a rich, inviting streetscape environment will emerge.

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Roof styles and slopes are an important feature of the North Beach character. Historically, roofs sloped toward the front & rear of the lots engendering a welcoming approach. This may have been partly because rain water would irrigate front yard decorative landscaping and rear yard vegetable gardens. Narrow side yards collected less rain water, were dryer and healthier. Larger buildings had hip roof, some with dormers. These roof styles are preferred. Single plane (flat, vertical) facades with gable(s) at the front yard set back are not recommended as being in character with North Beach.



Rooflines and Pitch: 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 would be compatible with many of those existing in the historical period. **See following illustrations for examples.**

Projections: Wings / Bays / 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.

Dormers are used for light & ventilation in upper spaces and as an entrance accent feature. Consideration should be given to this 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.

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, compatibility of building colors (such as a Williamsburg palate), similarity in trim and porch colors, window proportions, details and landscaping should complement one another.

Decks are porches without roofs. They have gained popularity and are most usually designed on the rear of houses as a transitional feature to rear yards. Decks should be detailed, ornamented & finished to match the house not built of treated lumber and left unfinished.

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 separated 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.

**TOWN OF NORTH BEACH, CALVERT COUNTY, MARYLAND
Architectural Design Guidelines & Standards 2011****SECTION III****A. BUILDING STANDARDS: Quality and Architecture**

Craftsmanship is the key to preserving and enhancing the houses and buildings in North Beach. Quality is one of the keys to craftsmanship. While it is not always possible to have the building design and construction elevated to fine art – architecture, that end should be the goal at the beginning. Not all buildings can be featured within the context of their surroundings some must be, due to economy or other constraints good background for the neighborhood.

The classical architect, Vitruvius, said that commodity (size), firmness (structural stability) and delight (in this case, pleasing to see) were the three ingredients that make architecture. A Renaissance architect, Andrea Palladio, agreed with the theory and demonstrated the it in this design of the houses we know as the Palladian plan and still used today. He wrote Five Books on Architecture, in his off time, that were translated into the English language in the 17th century greatly influencing Sir Christopher Wren who designed St. Paul's Cathedral in London and William & Mary College in Williamsburg, Virginia and his generation of colleagues in the 18th century.

Witold Rybczynski an architect and planner who has taught Urban Studies at McGill University in Montreal and the University of Pennsylvania reminds us in the last chapter "Reprise: The Art of Building? or the Building of Art" in his book Looking Around: A Journey Through Architecture that this continuity, not the industrial steel & glass modern architecture of late, has given us what we want to preserve in North Beach, a pleasant place to live with some notable buildings & houses. He thinks this continuity frees us to continue to design and build in the future as they did in the past. These guidelines intend to promote that effort.

1. New Buildings & Infill
2. Building Additions
3. Building Renovation

B. BUILDING MATERIALS

Renovated buildings: Original materials should be repaired with similar building materials. On wooden residential structures, 4 inch or double 4 inch siding should be used.' In clapboard siding, the horizontal wood strips overlap to keep out the weather. This characteristic shadow line is unique to the material. While wooden siding is preferred, aluminum, vinyl or fiberglass siding may be used. When wooden siding is used, the spacing of the clapboards should be as close as possible to the original, as illustrated in the following drawings. Commercial buildings may be repaired using original materials, or 4 inch, double 4 inch siding. Where appropriate, brick may also be used.

New buildings: New residential building façades should be composed of 4 inch, or double 4 inch siding. Larger residential buildings may be built of brick. New commercial building façades may be composed of 4 inch, or double 4 inch siding, or brick. If brick is used, colors should be in the red-orange range. Grays and yellows should be avoided.

C. Colors

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Façades: The prevailing principle in color selection should be to show architectural good manners to your neighbors. The colors of North Beach's early Victorians were generally white with green or dark green trim, or deep cream with a green contrasting trim. Today, however, the flamboyant color schemes of the Victorian era have become once again fashionable.

In repainting, residents are encouraged to explore the range of pastels and also earth tones which characterized many of the houses of the turn of the century. Often three complementary colors were chosen for the façade, window trim and shutters of the house. The color of the roof was always taken into consideration in the development of the overall color scheme. The details and the trim in small areas - can show some bolder colors as long as the overall surface treatment is more subtle. The staff reviewer will have to judge on a subjective level, the appropriateness of a proposed color scheme depending on the context.

Roof Colors: 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. While wood shingles and metal roofs were probably original, asphalt shingles can be used if the colors are chosen to complement the building colors.

D. Fenestration**1. Windows:**

2. Doors & Entrances: Door and entryway treatment in older building were distinguished by several characteristics. Transoms over the doors were a very common feature, as were the double glass sidelights on either side of the entry door. 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 door itself generally had one large glass light in the upper half and several recessed panels below.

The Storefront Entry:

The Storefront Opening: The storefront should always be recessed into the façade's storefront opening. It should never be applied to the face of the façade.

The Storefront Frame: The storefront design should generally be composed of a hierarchical frame made up of vertical and, horizontal elements.

Recessed Entry: The storefront should generally have a recessed entry off the sidewalk to create a more intimate sense of entry at the front door.

The Windows: The storefront should be as transparent as possible. Large window areas emphasize display, maximize natural light and allow for visibility into and out of the store. They should not be blocked by signage.

The Storefront Cornice: The storefront should have a strong horizontal form at its top to separate it from the upper façade and to help contain commercial signage.

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Materials Color and Texture: These characteristics of the storefront design should flatter that of the upper façade and adjacent façades.

Design Simplicity: The storefront design should be flexible, simple and uncluttered in order to emphasize the display windows. Storefront decoration should be generally confined to signage, retractable canvas awnings and window display.

Rear Entrances: Because parking areas are often located behind commercial buildings, rear façades are seen more often than in the past. Today, an attractive rear entry can function as a second front door.

In developing a rear entrance, a number of things must be considered, in general, the rear entrance must respond to the same needs as the storefront only at a reduced scale. These include identification signage, display, and a pleasant entry. In addition, it must also meet the service needs of the business as it has in the past. Since these two functions are often in conflict, the design of the rear entrance must be carefully planned.

A particular concern is the storage and disposal of refuse. Trash cans, dumpsters, and other containers should be hidden from view whenever possible. Regular maintenance is of paramount importance.

The design of a rear entrance should be appropriate to its surroundings. The visual character of the rear façades, alleys, and parking lots are a relatively casual and utilitarian one, especially when compared to the more formal street façades.

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 or a compact evergreen hedge of not less than 42 inches in height at the time of original planting.

E. Trim 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 fairly simple house types with a very pleasant result.

1. Columns

2. Shutters The appropriate use of shutters and trim around windows is very important. The prime hint in using shutters is to make them look as if they could, if closed, cover the window. Even if the shutters are fixed in the open position, they should be sized right. **The following examples will illustrate this principle.**

3. Cornerboards, Moldings & Casings The corner treatment of siding is important, because a wide corner strip was typical in the original construction. 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

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properly. Note how the apparent scale of the wall has changed because of the wider use of siding overlap, which also affects the texture of the wall surface.

F. Accessory Structures

- 1. Garages & Sheds**
- 2. Pergolas**
- 3. Free Standing 2nd Living Units**

G. Driveways & Parking Area Paving

H. Yards, Fences & Landscaping Rear and Side Yards: Yards should be neat in appearance and should not 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 effectively screened from adjoining residential property, and should have adequate landscaping and screening on property lines adjacent to public side-walks.

Fences: Attractive fences add character and privacy to the buildings in North Beach, Wooden picket fences are consistent with the design theme established. For commercial structures of brick, an attractive low brick wall would be appropriate.

I. Streetscape

1. Lighting: Lighting which is of moderate intensity, attractive design, and properly spaced (max.401 o.c. for adequate continuity of illumination), and low height (10'-12') will contribute very significantly to the positive quality of North Beach. Lighting acts not only to make an area more attractive and appealing at night, but contributes to the positive sense of security of pedestrians. To help achieve the resort Victorian feeling in North Beach, a "Newburyport Post" or a lighting standard from a similar period could be used.

Lighting: Exterior lighting should be informative, yet not competitive with the surrounding lighting. Night use of lighting on the exterior or for display is encouraged for both safety (of person and property), and as a spot advertisement for specific goods within the window. These lights should be simple and informative, creating a pleasant illumination of the evening street scene. Some general rules are:

- Exterior lighting should be limited to lighting fixtures designed to be in harmony with the character of the building and North Beach. Such fixtures should be mounted in the entrance ways and on the front façades of buildings.
- Flood lighting concealed above storefront roofing may be used to light the façades of buildings.
- Fully recessed down lights or wall -washers in projecting metal boxes which run the full length of the sign area are permitted, as are shielded fluorescent lamps with diffusers.
- Gooseneck incandescent, porcelain enamel reflectors on bent metal tube arm is also appropriate.
- 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.

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2. Street Furniture on the new waterfront boardwalk and pier sets the standard that should be continued throughout the Town of North Beach public outdoor areas and gives guidance as to design & durable quality for outdoor private spaces.



The goal is to be traditional in design while using the best current sustainable materials and technology expressing American tradition and responsible citizenship.

3. Signs & Signage: When signs were added to buildings, they were made part of the overall architectural composition of the building. When signs were distinct from the building, they often reflected both the architecture as well as the colors and style of the structure. Signage in North Beach can be exuberant, contributing life and color to the street. However, this exuberance should be contained within two crucial limits, placement and size. See Article 5, Part 3 of the North Beach Zoning Ordinance for size requirements. The placement of each sign should relate to the position of the façade. They should "fit into" their façades. **The sketches which follow illustrate a variety of signage types.** The example of signage distinct from the building, given below, can function as a double-faced sign, perpendicular to the building. If used attached to a building, the projection may not exceed 18 inches.

4. Paving Materials & Patterns Sidewalks: There are many choices now available as to sidewalk material. While concrete pavers are suitable choice where brick might be considered, these design standards recommended that from the point of view of cost and maintenance, that the Town of North Beach construct sidewalks of exposed aggregate concrete. The exposed aggregate gives a warm textured tone to the sidewalk, is extremely durable, and is slightly more expensive than concrete. It is further recommended that the Town undertake, as soon as it is financially feasible, an extensive tree planting program particularly in the commercial core, and that tree grates, lights, and benches be included in this capital improvement program.

5. Landscaping of public spaces should set an example for privately owned real estate. Street Trees: 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.