

**East Providence Waterfront Special Development District Commission
Design Review Guidelines – Bold Point Harbor Special Development Sub-District
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Introduction

The East Providence Waterfront Special Development District Commission (“Waterfront Commission”) hereby adopts these Design Review Guidelines for Bold Point Harbor Special Development Sub-District with the illustrative sketches in order to assure high quality design in all major developments. The Waterfront Commission requires that all developments within the East Providence Special Waterfront Development District (“Waterfront District”) undergo design review by the Commission and its Design Review Committee (DRC) subject to these design and performance standards. These guidelines shall apply to all new construction, expansions and/or additions of 50% of the gross floor area of existing buildings, or changes to exterior building façades for multifamily and nonresidential development, and to proposed demolition of existing buildings.

These Design Review Guidelines for the Waterfront District will help the City accomplish several important goals related to urban planning and project design review that would:

- Enable innovative and creative site planning, building design and development.
- Ensure that similar projects within the Waterfront District are judged according to the same standards.
- Help expedite design review by focusing on adherence to standards.

- Contribute to a more efficient design review and entitlement process.

The diverse nature of the City requires that design standards apply the aforementioned principles in a number of different contexts in order to weave good design into the accomplishment of the City’s goals for the waterfront district, including:

- Revitalization of the waterfront.
- Creation of additional housing units at all levels of affordability.
- Attraction of businesses to the City.
- Retention and expansion of existing businesses in the Waterfront District.
- Creation of additional open space and park areas in the Waterfront District.
- Growth in the City’s tax base with property tax and sales tax.

In order to ensure a balanced and principled approach to meeting the Waterfront District Commission’s goals, these Design Review Guidelines are intended to:

- Have a long-term perspective.

- Require quality design, materials and construction.
- Encourage ‘green’ construction practices as well as ‘green’ construction materials.
- Consider all stakeholder impacts.
- Be guided by the vision and strategy for the waterfront district and economic development.
- Be influenced by the historical, social, natural and economic drivers in the districts and neighborhoods.
- Be balanced by local and regional trends and goals.

Bold Point Harbor Special Development Sub-District

This special development sub-district generally extends from the Washington Bridge (I-195) and extends from the waterfront inland easterly to include portions of Warren Avenue (the historic area of the former Watchemoket Square), and First Street (from Warren Avenue to Mauran Avenue). The zoning in this area is Commercial – 5, Industrial – 2, and Open Space – 1. The existing roadway network includes Warren Avenue, First Street, Mauran Avenue, Boston Street, Veteran’s Memorial Parkway, Water Street, Pier Road, and Tangent Street (a paper street). Overhead electric transmission lines are located within this area. The impact of these lines on proposed redevelopment must be assessed.

Properties located along Pier Road and Water Street (south of the Washington Bridge) are included in the Project Area. These properties are zoned Commercial – 5. Existing businesses along Water Street (south of the Washington Bridge) include: Houlihan’s Tavern on the River, Oyster House Marina, Fleet Environmental Services, and MotoRing Technical Training Institute. Existing businesses along Pier Road include: the East Providence Yacht Club, Tony’s Auto Sales and Service, and the MotoRing Technical Training Institute.

Properties fronting on the southerly side of Warren Avenue between its current dead end (in the vicinity of Valley Street) and Burgess Avenue are included within the Project Area. These properties are zoned Commercial – 5. Existing businesses include: a printing establishment, 133 Club, Watchemoket Bar, Dee’s Restaurant, and the Comedy Connection.

Properties fronting on First Street between Warren Avenue and the Veteran’s Memorial Parkway are included in the Project Area. These properties are zoned Commercial – 5.

Existing businesses include: Parker Manufacturing, and the Povar Animal Hospital. Land use also includes residences and a natural gas infrastructure facility. This area is extremely important to the overall success of the transformed waterfront as it is located in the highly visible area between the two gateways to the waterfront at Warren Avenue (with the construction of the Warren Avenue Extension) and Mauran Avenue.

The parcels fronting on Mauran Avenue *west* of its intersection with the Veteran’s Memorial Parkway would be impacted by the proposed waterfront roadway improvements - the traffic circle at Mauran Avenue and the Veteran’s Memorial Parkway, and the widening of Mauran Avenue west of the traffic circle to create a boulevard entrance to the waterfront. Vehicles traveling eastbound on I-195 and destined for the waterfront would use Exit 4 (Riverside), and veer right at the traffic circle onto Mauran Avenue. The current First Street intersection with Mauran Avenue could not remain.

Properties fronting on Boston Street are included within the Project Area. Boston Street extends from Mauran Avenue approximately 300 feet to a dead end. Properties on Boston Street are zoned Commercial – 5. The street provides access to

four properties, including nonconforming residential uses and a commercial use (a general contractor).

Major Properties

Tockwotton – Mauran Avenue

The Tockwotton property consists of approximately 10.36 acres and extends from Mauran Avenue to Tangent Street (a paper street). While this property is currently vacant the Tockwotton Home Project on Waterfront Drive on a portion of the property has received approval on August 2007; construction will begin in 2008. This new, 148-bed assisted living facility will be adjacent to Bold Point Park. The rest of the property is waiting for new development This property is zoned within the Bold Point Harbor (BPH) District. This property has frontage along Waterfront Drive.

The twin 16-inch Getty Oil distribution pipelines and overhead electric lines traverse the Tockwotton property. The location and depth of these underground utilities will need to be taken into consideration in siting future infrastructure and buildings, and opportunities for relocating existing utilities within the rights-of-way of roadways should be explored.

Chevron, formerly Union Oil of California – 1 Pier Road

The former Union Oil/Unocal Chemical Distribution Facility at 1 Pier Road consists of approximately 9 acres. Unocal is bounded to the north by the City's Bold Point Park, to the west and southwest by the Providence River, and to the east and south by the Providence and Worcester Railroad "South Quay" property. The property is zoned BPH. Product storage tanks have been removed and environmental remediation is in progress.

Wilkes Barre Pier

This property consists of 2.02 acres of land and 4.0 acres of water. The property is zoned BPH and is utilized as a pier for the off-loading of petroleum products to an underground distribution pipeline that continues northerly to Massasoit Avenue. The Providence & Worcester Railroad Co. has the right to extend the filled area between the Wilkes Barre Pier and the South Quay (approximately 10 acres).

Waterfront Special Development District Plan

The 2003 *East Providence Waterfront Special Development District Plan*, page 71 provides for the following required elements in the Bold Point Harbor area:

No new heavy commercial or industrial land uses shall be permitted. Uses with drive-through facilities shall be prohibited. Existing nonconforming uses shall be discontinued. It is the intention of this Plan that the Bold Point Harbor Special Development District develop overall with approximately 50 percent of its area utilized for commercial office and retail and 50 percent utilized for multi-family residential.

The following represents Development Guidelines for the use of the DRC and Waterfront Commission in the approval process of proposed developments within the Bold Point Special Development Sub-District. Each design element is accompanied by a zoning reference which is Chapter 19, Zoning Ordinance of the City of East Providence, Article IX Waterfront Special Development District. Wherever there is ambiguity between the zoning requirement and a guideline, the zoning shall govern. The Sketch reference includes drawings to illustrate the design requirements. Not all elements require either a zoning reference or a sketch. Although the elements

are listed as guidelines, it is the intent of the Waterfront Commission to enforce these provisions as they constitute “area and performance standards” as required by zoning. If any developer cannot meet these guidelines, substantive justification must be presented to the Commission before any deviations can be approved.

While most of Bold Point Harbor is above the flood plain elevation (Zone A), there are areas that are below this elevation. The Coastal Zone Management Council Metro Bay Special Area Management Plan (SAMP) indicates much of Bold Point Harbor as an “Area of Particular Concern.” The SAMP notes that “Bold Point Park and Pier Road have very low elevations and have been severely impacted by high-hazard flood events in the past.” (page 9). These guidelines will require special construction methods for flood hazard mitigation on a parcel-by-parcel basis. The City has commissioned topographic maps of this area.

DESIGN GUIDELINES for Bold Point Special Development Sub-District Section 19-472 (6)

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<p>Warren Avenue and First Street Properties (between Warren Avenue and Mauran Avenue), including properties fronting on the south side of Warren Avenue from Burgess Street westerly to the current dead-end of Warren Avenue, and properties fronting on First Street between Warren Avenue and Mauran Avenue.</p>			<p>Design of parcels and open space shall create gateway to the waterfront at the end of Warren Avenue. Create public outlook and access to linear waterfront park.</p> <p><i>Planned Land Use – Hospitality District</i></p> <p>Commercial retail and hospitality uses, e.g.:</p> <ul style="list-style-type: none"> • Hotels, cafes, restaurants and bars • Hospitality and entertainment uses • Clubs with live music, comedy venues. <p><i>Architectural Guidelines</i></p> <p>(a) Maximum heights of eight (8) to ten (10) stories will be considered on a case-by-case basis.</p> <p>(b) First floor uses shall include active retail.</p> <p>(c) Off-street parking shall be provided through parking structures, with limited surface parking..</p>	<p>(a) Reconfigured parcels to preserve view corridor to water</p> <p>(b) Preserve building at 39 Warren Avenue (circa 1920)(the existing comedy club use is conforming with the proposed entertainment and hospitality uses)</p> <p>(c) Potential abandonment of First Street from Warren Avenue to Mauran Avenue (this proposal was also a recommendation of the 1987 Strategic Waterfront Plan.) The RIDOT plans show a reconfiguration of First Street. (To follow).</p> <p>(d) Individual parcels in this area would be assembled through the subdivision process to create a larger parcel for hotel development.</p>
<p>Boston Street Properties</p>			<p><i>Planned Land Use</i></p> <p>(a) Commercial office or retail (or hotel if these properties are ever combined with First Street properties if First Street (between Warren Avenue and Mauran Avenue is ever abandoned).</p> <p><i>Architectural Guidelines</i></p>	<p>(a) Potential abandonment of Boston Street as a public street</p> <p>(b) Discontinue and relocate existing reside</p> <p>Parcel Assembly- Through the subdivision process, assemble the current four assessors parcels into one larger development parcel (long-term</p>

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			(a) Increased setback on Mauran Avenue frontage to maintain boulevard approach to the waterfront	possible parcel assembly of these properties with First Street properties if First Street is ever abandoned)
Water Street Properties (from the Washington Bridge south to Mauran Avenue)			<p><i>Planned Land Use</i></p> <p>(a) Commercial Retail, e.g.</p> <ul style="list-style-type: none"> • Restaurant/bar (maintain the existing former Oyster House Restaurant building) • Marina (with limited support services) • Hotel/lodging <p>(b) Prohibit off-season outdoor on-grade storage of boats.</p> <p><i>Architectural Guidelines</i></p> <p>(a) Maintain and restore the existing former Oyster House Restaurant building</p> <p>(b) The height of the existing Oyster House restaurant shall be the maximum in this area (west of the planned location of Waterfront Drive)</p> <p>(c) Locate on-grade parking away from the waterfront</p> <p>View Corridor – Maintain views to the water and to the Washington Bridge</p>	<p>Potentially abandon Water Street upon the construction of Waterfront Drive.</p> <p>Warren Avenue will be extended from its current dead end and link to the former Oyster House Restaurant and adjoining property. The hospitality and entertainment uses located at the end of Warren Avenue are proposed to continue in the vicinity of the Oyster House Restaurant.</p> <p>Parcel Assembly – Assemble the three assessors parcels in this area into one larger development parcel.</p>
Tockwotton			<i>Planned Land Use</i>	Re-location of underground utilities,

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<p>Property - Mauran Avenue</p>			<p>(a) This property is proposed for mix of commercial (approximately 75 percent of the property) and residential use (approximately 25 percent of the property)</p> <p>(b) Commercial office or retail uses, e.g.:</p> <ul style="list-style-type: none"> • Hotels, lodging and conference facilities • Personal and commercial services • • Municipal and civic uses • Art galleries and exhibition spaces <p>(c) Limited multi-family residential in the form of apartments (rental or condominium)</p> <p><i>Gateways</i> – This property’s frontage along Mauran Avenue shall be enhanced as part of the gateway/boulevard entry approach of Mauran Avenue to the waterfront.</p> <p><i>Architectural Guidelines:</i></p> <p>(a) Increased setback on Mauran Avenue frontage</p> <p>(b) Maximum height – 4 stories.</p>	<p>possibly within the right-of-way of Waterfront Drive, or in the Pier Road right-of-way if it is retained as a utility/bikeway corridor.</p> <p>Parcel Assembly – Maintain this parcel as a single unified development parcel and consider abandoning Teofila Braga Way and incorporate the area of the three current properties into the Tockwotton property</p>
<p>Pier Road Properties (from Mauran Avenue south to Bold Point Park, including the East Providence Yacht Club, Tony’s Auto</p>			<p><i>Planned Land Use</i></p> <p>(a) Commercial Retail, e.g. Restaurant/bar, marina (with limited support services)</p> <p>(b) Prohibit off-season outdoor on-grade storage of boats</p>	<p>(a) Upon the construction of Waterfront Drive, consider closing Pier Road to through traffic and maintain as a pedestrian/bikeway/utility corridor</p> <p>(b) Assemble this area through the</p>

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Repairs and Sales/Motoring Technical Training)			<p><i>Architectural Guidelines</i></p> <p>(a) Only low scale buildings shall be permitted along the waterfront</p> <p>(b) Locate on-grade parking away from the waterfront</p> <p>Open Space – Require continuous public access along the waterfront.</p>	subdivision process into a larger development parcels.
GENERAL SITE CONFIGURATION				
Floodplain Considerations.			<p>Due to constraints of construction within the flood plane and the small nature of the parcels in this district, developments are encouraged to provide public walkways and terraces at or just below the first occupiable level facing the water. The character of these walkways shall connect to adjacent properties and encourage pedestrian connection to commercial uses facing the water, provide for outdoor seating, and allow for outlooks to the bay. These walkways can be boardwalks or walkways behind river walls. Amenities such as benches, ornamental lighting, shade trees where practical and public art are all encouraged.</p>	
Streetscape	Sec. 19-476 (b) (5), to be shown as part		<p>New Internal Streets New internal streets shall be designed to encourage human activity on the street.</p> <p>Service roads and parking lot access roads shall provide street trees, sidewalks, and</p>	The character of a neighborhood is defined by the experience of traveling along its streets. Streets within neighborhoods are individual spaces or “rooms.” How buildings face and are set back from the street determine the

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
	<p>of required site plan.</p> <p>And</p> <p>Sec. 19-482</p>		<p>lighting but are not restricted by garage door placement provided primary building entrances face onto a primary road, public open space, or view corridor.</p> <p>Siting decisions shall consider the importance of streetscape features in context; for example, parking lots shall not be located in view corridors or immediately adjacent to waterfront drive and the waterfront.</p> <p>Curb cuts/garage doors shall be limited and where possible, located on sides of buildings. Such pedestrian interruptions along the street (front yard) shall be no closer than 100 feet. Parking areas shall be buffered from pedestrian ways and streets.</p> <p>Width of Street – at least 28 feet (curb to curb) and sidewalks are required on all streets.</p> <p>Pedestrian access to the waterfront shall be provided at Warren & Mauran Avenues. These points of access shall connect by a continuous public waterfront walkway to Bold Point Park. Active retail and commercial uses shall face onto this walkway creating an active village, including a continuous public access to the bike path and waterfront. The design of the path shall incorporate:</p> <ul style="list-style-type: none"> • Outlooks • Benches 	<p>character and proportion of this room.</p> <p>Main façade/front of a building faces walkway or street; garage doors to be grouped on internal service road. The goal is to accommodate the service road while creating pedestrian friendly main streets and spaces.</p> <p>Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by residents can attract market activity to the street and increase safety.</p> <p>Internal roadways shall work with existing topography to enhance landscape vistas.</p> <p>Considerations include entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for neighborly interaction.</p>

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			<ul style="list-style-type: none"> • Lighting • Shade Trees <p>Surface parking on small lots shall not be permitted; on-street parking and off-site lots, such as under the Washington Bridge shall be considered.</p> <p>View corridor at Warren Avenue shall create visual gateways from the existing neighborhood to the waterfront.</p>	
Sidewalks	Sec 19-483 (h)	SK-2 SK-9	Street Trees required on all streets. Street tree locations shall enhance view corridors, without creating view barriers. Maximum distance between street trees shall be 50 feet, with typical or preferred spacing of 40 feet. Tree species selection shall be in scale with the street and surrounding buildings and shall create a shade canopy on the sidewalk.	The sidewalk is a critical element that ties the pieces of a neighborhood together. Sidewalks provide safety from moving vehicles. Sidewalks are an extension of the activity that takes place in the building – they should be lively, inviting and kept free of debris. They should include trees, benches (where appropriate) and directional signage in well placed kiosks.
Open Space	Sec 19-483 (c) And Sec. 19-482		Projects shall be sited to maximize opportunities for creating usable, attractive, well-integrated open space. Open Space requirements: <ul style="list-style-type: none"> ○ Open space as part of rights of way (median, boulevards, gateways, etc.). ○ Special attention to integration of the Bicycle Path within the project area. ○ Vest pocket parks. ○ Linear connected parks. Special Features include view corridors, bike	Residential buildings are encouraged to consider: <ul style="list-style-type: none"> ○ Courtyards which organize architectural elements, while providing a common garden or other uses. ○ Entry enhancement such as landscaping along a common pathway. ○ Public art is encouraged.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			ways, pedestrian access, waterfront access, and gateways.	
Transition between Residence and Street		SK-6 SK-11	For residential projects, the space between the building and the sidewalk shall provide security and privacy for residents and encourage social interaction among residents and neighbors. This is accomplished by: <ul style="list-style-type: none"> ○ Low wall, hedge or fence at back of sidewalk, where no building exists or a setback is required. ○ Elevation of first floor from street. (see Front Yard below) 	The transition between a residential building and the street varies with the depth of the front setback and the relative elevation of the building to the street.
LOT CONFIGURATION				
Front Yard Treatment and Setbacks	Sec 19-483 (b)	SK-4 SK-6 SK-11	<ul style="list-style-type: none"> ○ Residential – Zero to 5 foot front yard setback. The first floor shall have a minimum elevation of 3 feet above finished grade in front of the building. ○ No parking of vehicle in front yard of any building. ○ No overhead garage doors facing street. 	To create a sense of community and street life, commercial and multi-family should have prominent street frontages. Single family homes should have a modest front setback.
Side Yard Treatment and Setbacks	Sec 19-483 (b)	SK-9	<ul style="list-style-type: none"> ○ Commercial – No Requirement. ○ Residential – No Requirement. 	
Corner Lots			Building on corner lots shall be oriented to have two (2) front yard setbacks. Parking and automobile access shall be located at least 30 feet from corners.	Corner lots offer unique opportunities because of their visibility and access from two streets.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Entrances		SK-3 SK-5 SK-8 SK-10	Entries shall be clearly identifiable and visible from the street.	Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.
Topography			The siting of buildings shall respond to local site conditions and opportunities such as irregularly shaped lots, location at prominent intersections, unusual topography, view corridors, existing vegetation and/or other natural features. (See also Floodplain Considerations)	Site characteristics must be considered in project design. Designing the building in relation to topography may help to reduce the visibility of parking garages.
PARKING				
Parking and Vehicle Access	Sec 19-483 (e) And Sec. 19-482		Siting shall minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. <ul style="list-style-type: none"> ○ Parking lots shall not be visible from the Veterans Memorial Parkway at any time of the year. Parking along main public ways service road shall be buffered by street trees and low fences, hedges, or screen walls. ○ Minimize surface parking lots, 50% to be structured, remainder to be on street, parallel parking or small surface lots isolated from streets, waterfront and pedestrian/bike path by planted buffers. Garage or access doors are not permitted to face onto the waterfront, or pedestrian/bike path. Parking below residential buildings 	Techniques used to minimize the impacts of driveways and parking lots include breaking large parking lots into smaller ones, minimizing the number and width of driveways and curb cuts, sharing driveways with adjacent property owners, locating parking in lower level or less visible portions of site, and locating driveways to minimize visual impact.

HEIGHT AND BULK	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Scale	Sec. 19-482	SK-3 SK-5 SK-8 SK-10	<p>Height – Minimum four stories above grade, except that buildings within 100 feet of the waterfront shall be between two and four stories. Buildings may step down along edges of view corridors to enhance view angle. Minimum height of stepped areas to be two stories above grade.</p> <p>Projects shall be compatible with the scale of development for the surrounding area and shall be sited and designed to provide a sensitive transition to near-by development.</p> <p>Building Massing: Maximum building length 300 feet; Minimum space between buildings at grade 25 feet;</p> <p>Street setback shall not exceed 5 feet from back of sidewalk. Parking between building and sidewalk are prohibited.</p> <p>Existing grading and planting within ROW and setback shall be maintained to preserve the visual character of parkway.</p>	<p>Analysis and mitigation of height, bulk and scale impacts will be accomplished through the design review process. Careful siting and design treatment will help to mitigate some height, bulk and scale impacts; in other cases, actual reduction in the height, bulk and scale of a project may be necessary to adequately mitigate impacts.</p> <p>Height, bulk and scale mitigation may be required in two general circumstances:</p> <ol style="list-style-type: none"> 1. Projects on or near the edge of a less intensive zone. 2. Projects proposed on sites with unusual physical characteristics such as unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that generally anticipated for the area.

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
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Building Design	Sec 19-483 (a)		Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall	Interesting design through articulation can create intervals to reduce perceived building mass and promote compatibility with their surroundings:

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			<p>architectural continuity within the district.</p> <p>Buildings shall exhibit form and features identifying the functions within the building.</p> <p>Large unarticulated boxes are prohibited.</p> <p>All buildings elevations shall be articulated by window openings. Primary building elevations shall conform to sketches, side and rear elevations shall have a minimum window opening ratio of 10%.</p>	<ul style="list-style-type: none"> ○ Modulating the façade by stepping back or extending forward a portion of the façade. ○ Repeating the window patterns. ○ Providing a porch, patio, deck or covered entry for each interval. ○ Providing a balcony or bay window for each interval. ○ Changing the roofline by alternating dormers, stepped roofs, gables or other elements to reinforce the modulation or articulation interval. ○ Changing the materials with a change in the building plane. ○ Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

Permitted Elements on Primary Building Elevations

Elements	Required	Prohibited	Permitted
Awnings			◆
Dumpsters / Service		◆	
Windows	◆		
Entrance Doors	◆		
Utility Meters		◆	
Bulkheads		◆	
Ventilation Louvers		◆	
Signage			◆ Sec. 19-483(i)
Animated signs or LED signs		◆	
ATM Drive up		◆	
ATM Windows (walk-up only)			◆ By Deviation only
Garage Doors / Loading Dock		◆	

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Exterior Finish Materials	Sec 19-483 (a)		<p>Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>The following materials are prohibited: (Deviations may be granted by the DRC, subject to its Guidelines).</p> <ul style="list-style-type: none"> ○ Vinyl siding. ○ Aluminum siding. ○ EIFS. <p>The following materials are permitted on all structures, although in selecting exterior finish and materials, it is important to consider context of abutting structures and character:</p> <ul style="list-style-type: none"> ○ Wood (cedar) shingles. ○ Wood clapboard ○ Cement (clapboard) siding, ○ Stucco. ○ Brick, stone, rubble, pre-cast concrete. ○ Standing seam metal. ○ FYPON, AZEK or other synthetic trim or cornice material. <p>Ancillary features such as soffit materials, ridge vents, gutters and downspouts, and storm doors are permitted to be fabricated from aluminum, vinyl, PVC, or Fiberglas pending approval of specified items by the Design</p>	<p>Selection and use of exterior materials is a key element in the breakdown of scale for larger buildings. Incorporation of cornice lines, belt courses, banding or multiple materials is encouraged to produce buildings that will fit into the local character.</p>

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Building Design Commercial	Sec 19-483 (a)		Review Committee. Commercial <ul style="list-style-type: none"> ○ Ground floor shall extend to front property line. ○ Setbacks at entries and café terraces are permitted, (see Front Yard Treatment and Setback, First bullet). ○ Building façades are permitted to step back from the front property line above the ground floor. 	
Building Design Residential	Sec 19-483 (a)		Residential <ul style="list-style-type: none"> ○ All street façades are required to have windows. ○ Front doors/entrances shall face the street. ○ Garage doors are prohibited from the primary building elevation. (See Streetscape). 	
Appurtenances			<p>Trash facilities to be accommodated within buildings or roofed structures. Loading doors are not permitted to face onto the waterfront, or pedestrian/bike path.</p> <p>Mechanical systems are to be housed within buildings, or on screened rooftop service areas.</p> <p>Site features such as lighting, fencing, trash cans, bike racks shall coordinate with waterfront district standards.</p>	

SPECIAL FEATURES	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
East Bay Bike Path			RIDOT standards for bicycle path convenience and safety shall apply to the extent feasible.	
Marina			Public canoe/kayak ramp or beach area is encouraged. Trailer boat ramps are prohibited.	
Pedestrian Features			Public Pedestrian access through site shall be maintained along the waterfront.	

DEFINITIONS

Definitions in Section 19-471 of the East Providence Zoning Ordinance shall govern where such terms are used. The following are common architectural terms that are used in some (not all) of these Guidelines. The intent is to clarify and amplify the terms. These definitions are suggested and are not mandatory. The source is the Glossary of Architectural Terms by *Archiseek*.

1. **Aluminum Siding** - Lightweight material that is often painted rather than left in its natural color.
2. **Asphalt Shingle** - A roofing material made of a brown or black tar like substance mixed with sand or gravel.
3. **Axonometric** - A drawing technique devised to represent three dimensional objects on flat paper. Verticals are drawn to scale, but diagonal dimensions are distorted.
4. **Balcony** - A platform projecting from an upper story and enclosed by a railing.
5. **Baluster** - Any of the small posts that make up a railing as in a staircase; may be plain, turned, or pierced.
6. **Balustrade** - The combination of railing held up by balusters.
7. **Bay** - Buildings are often divided into repetitive elements, or bays, defined by the space between two horizontal beams, or pairs of vertical columns.
8. **Bay Window** - A set of two or more windows that protrude out from the wall. The window is moved away from the wall to provide more light and wider views.
9. **Beam** - A Horizontal load-bearing element that forms a principal part of a structure, usually using timber, steel, or concrete.
10. **Building Code** – Rhode Island State Building Code.
11. **Canopy** - A projection or hood over a door, window, niche, etc.
12. **Cantilever** - A projecting elements, such as a beam or porch, supported at a single point or along a single line by a wall or column, stabilized by a counterbalancing downward force around the point of fulcrum.
13. **Cedar Shingle** - A roofing material made of durable pinewood.
14. **Cement Plaster** - A mixture of sand and cement that is applied to the exterior foundation wall beneath ground level to aid in watering proofing.
15. **Clapboard** - Tapered horizontal boards used as siding, thickest on their bottom edge; each overlaps the one below. Also known as weatherboard or siding.

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16. **Colonnade** - A row of columns forming an element of an architectural composition, carrying either a flat-topped entablature or a row of arches.
 17. **Column** - A slender, upright structure, usually a supporting member in a building. Freestanding or self-supporting structural element carrying forces mainly in compression; either stone, steel, or brick, or more recently, concrete.
 18. **Corbel** - A projecting wall member used as a support for some elements of the superstructure. Also, courses of stone or brick in which each course projects beyond the one beneath it. Two such structures, meeting at the topmost course, creates an arch.
 19. **Corbeling** - Stone or wood projecting from a wall or chimney for support or decoration.
 20. **Cornice** - Decorative projection along top of wall. The uppermost section of moldings along the top of a wall; any molded projection of similar form.
 21. **Cornice Return** - A short continuation of the face board at the gable end of a house.
 22. **Course** - A continuous row of building materials, such as shingle brick or stone.
 23. **Crown molding** - A molding where the wall and ceiling meet; uppermost molding along furniture or cabinetry.
 24. **Cupola** - A small, dome-like structure, on top of a building to provide ventilation and decoration.
 25. **Dental** - A molding motif that projects from the edge of a roof line or cornice.
 26. **Dormer** - The setting for a vertical window in the roof. Called a gable dormer if it has its own gable or shed dormer if a flat roof. Most often found in upstairs bedrooms.
 27. **Eave** - The projecting lower edge of a roof.
 28. **Elevation** - An orthographic view of some vertical feature of a building. (Front, rear, side, interior elevation). A primary building elevation is the view of the front of the building.
 29. **Entablature** - The area above an entryway in which the transom is contained.
 30. **Exterior Wall** - An outside wall.
 31. **Façade** - One of the exterior faces (walls) of a building.
 32. **Face Brick** - A finished, non-defective brick yielding good appearance and construction quality.
 33. **Fascia** - A horizontal band or board, often used to conceal the ends of rafters; the front of an object. Same as a face board.
 34. **Fenestration** - The stylistic arrangement of windows in a building.
 35. **Fieldstone** - A stone used in its natural shape.

36. **Finial** - A knob-like ornament.
37. **Finish Floor** - A finished walking surface.
38. **Foundation** - The base of a house providing stability and rigidity.
39. **Foundation Wall** - The masonry wall that rests on the footer.
40. **Gable** - A triangular area of an exterior wall formed by two sloping roofs.
41. **Gambrel** - A roof where each side has two slopes; a steeper lower slope and a flatter upper one; a 'barn roof'. Often found in Colonial revival houses in the "Dutch" style.
42. **Hipped roof** - A roof with slopes on all four sides. The "hips" are the lines formed when the slopes meet at the corners.
43. **Mansard** - A roof type with two slopes on each of the four sides, the lower slope being steeper than the other; capped off with a cupola, typically Victorian.
44. **Masonry** - Stonework or brickwork.
45. **Molding** - Shaped decorative outlines on projecting cornices and members in wood and stone.
46. **Mullion** - The vertical member separating adjacent windows.
47. **Muntin** - Wood or metal strips separating light.
48. **Parapet** - That portion of the wall that extends above the roof (wall surrounding a flat roof).
49. **Paved Terrace** – A paved surface adjoining a building to allow outdoor use, as an outdoor seating area of a restaurant. May be paved with concrete, decorative tile, block, brick or other impervious material, but not asphalt.
50. **Pediment** - A low triangular gable above a cornice, topped by raking cornices and ornamented.. Used over doors, windows or porches. A classical style.
51. **Pilaster** - A rectangular vertical member projecting only slightly from a wall, with a base and capital as will a column.
52. **Pitch** - The rate at which a roof or other surface slopes.
53. **Porch** - An open or enclosed gallery or room on the outside of a building.
54. **Portico** - A large porch usually with a pediment roof supported by classical columns or pillars.
55. **Rafter** - A roof beam sloping from the ridge to the wall. In most houses, rafters are visible from the attic. In styles such as craftsman bungalows and some "rustic" contemporaries, they are exposed.

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56. **Raking Cornice** - The sloping moldings of a pediment.
 57. **Return** - A wooden member nailed between the rafter-end and the stringer for bed board support.
 58. **Ridge** - The top-most portion of a roof from which roof sides fall away.
 59. **Rise** - The vertical distance from one stair tread to the next.
 60. **Riser** - The vertical portion of a step. The board covering the open space between stair treads.
 61. **Roof Pitch** - Degree of roof slant stated in inches rise per foot.
 62. **Roof Types** - Style and shape of roofs - gable, gambrel, hip, mansard, shed, flat, butterfly, salt-box.
 63. **Rough Sill** - The bottom rail of a window rough opening.
 64. **Rubble** - Masonry construction using stones of irregular shape and size.
 65. **Rusticated Stone** - Stonework, sometimes roughly finished, distinguished by having the joints deeply sunk.
 66. **Siding** - The finished covering on the outside of non masonry walls of houses and buildings. Shingles, wood siding, aluminum siding, vinyl siding, stucco, etc.
 67. **Sidelights** - Windows on either side of a door.
 68. **Sill** - A horizontal piece forming the bottom frame of a window or door opening.
 69. **Skylight** - A window in a roof to give light to a loft or room without other lighting.
 70. **Slate** - A roof material made from a hard, fine-grained rock that cleaves into thin, smooth layers.
 71. **Soffit** - The underside of a member such as a beam or arch, or of an eave, overhang, dropped ceiling, etc.
 72. **Terra Cotta** - A mixture of sand and baked clay commonly used to make pipe for sewage disposal systems. A mixture of sand and baked clay used to form a shingle used on certain styles of architecture.
 73. **Transom** - A small window just above a door.
 74. **Vinyl** - A synthetic type of siding used for its economic value.
 75. **Window Types:**
 - a) **Double Hung** - Two sash, vertical sliding
 - b) **Casement** - Side hinged

- c) **Awning** - Top hinged
- d) **Hopper** - Bottom hinged
- e) **Oriel** - Windows that generally project from an upper story, supported by a bracket.
- f) **Picture Window** - Fixed sash
- g) **Jalousie** - Glass slats, Venetian blind principle
- h) **Horizontal sliding** - two or more sash designed to slide over one another
- i) **Bay** - Extends beyond the exterior face of the wall
- j) **Bow** - Projected window with a curved surface often in the glass itself.
- k) **Combination** - The integration of two or more of the above into one unit.