

ARCHITECTURAL STYLES

This section illustrates various architectural styles found within the Village Historic Design Overlay District. These styles represent much of the existing architecture in the Village and shall be used as a guide for future development and renovations in the area. For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples); construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval.

Most of the historic architecture does not follow one specific style, but is influenced by many. The commercial style development in the Village area is an eclectic mix of buildings, but there is a similar vocabulary in the building design and construction materials. The development for the residential and commercial buildings generally fits within one or more of the following architectural styles.

RESIDENTIAL STRUCTURES

Bungalow



The Bungalow style is a unique house type that borrows from other cultures, but is a truly American design. Developed on the west coast, the Bungalow reduces the distinction between inside and outside space, reflecting the open practical living possible in California. It is generally a low, small house that used natural materials and relied

on simplified design. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common. There is little ornamentation, and what is found is of simplified design. The first Bungalow development period was from 1895 to 1915.

Cottage



A Cottage is basically a small frame single-family home that does not use any particular architectural style or ornamentation pattern. Roof styles vary, but most often use gable, hip or a combination of the two. This is a style that often borrows elements from classic styles, but does not incorporate other elements that make the style unique.

Craftsman



An extension of the early Bungalow, the Craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this style are the junctions where the roof joins the wall,

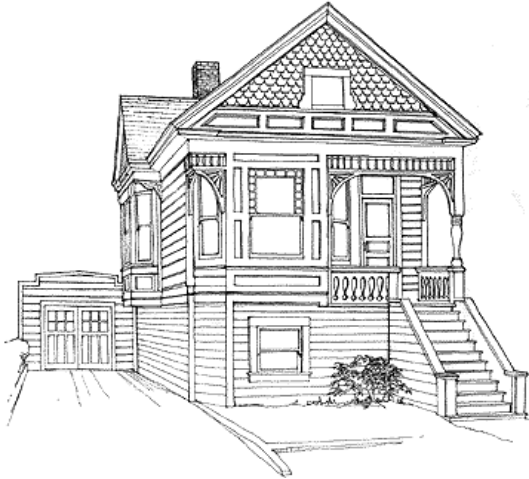
where the most ornamentation occurs. This was the dominant style for smaller homes from 1905 to early 1920's. The popularity of the style faded quickly, however, and few were built after 1930.

Folk Victorian



The Folk Victorian style uses a simple, folk type house style that is often one story and has a roof that is gabled or hipped (pyramidal). It lacks the intricate, irregular roof structure of the Queen Anne style, but includes ornamentation common to Victorian-style detailing, especially spindle work. Facades are generally symmetrical.

Queen Anne

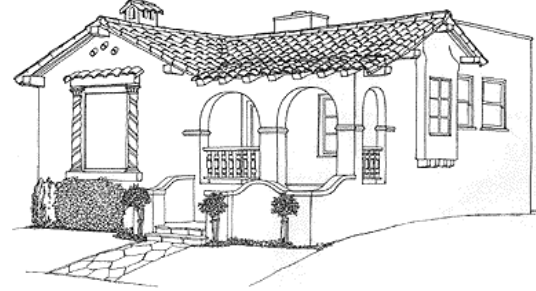


The Queen Anne architectural style was common from about 1880 to 1910. Identifying features include a steeply pitched, irregular shaped roof, often with a

dominant front-facing gable, patterned shingles, cutaway bay windows, and other features to avoid a smooth walled appearance. The decorative detailing is usually of two types:

1. Spindle work includes turned posts and may also include decorative gables and ornamentation under the wall overhangs.
2. Free classic detailing uses classical columns, instead of delicate turned posts, and other ornamentation is less "lacy" and delicate than that found in spindle work. This style became common after 1890.

Spanish Eclectic



For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples): construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval. The Spanish Eclectic style uses decorative details borrowed from all aspects of Spanish Architecture. The roof is low pitched, usually with little or no eave overhang, or flat. The roof covering is S-shaped or 2-piece unglazed clay tile. Typically one or more prominent arches are placed above the door or principal windows. Windows are typically recessed. The wall surface is usually smooth plaster, and the façade is normally asymmetrical.

* Sketches from the Architectural Styles section are from Realty Advocates at www.realtyadvocates.com.

VILLAGE RESIDENTIAL DISTRICTS (VRD)



This section of the Guidelines and Standards applies to all residential parcels in the Historic Design Overlay district including Single Family Low-Medium Density, Single Family Medium Density and Multi Family Medium-High Density districts.

EXISTING CHARACTER

Many homes in this district were built in the period from 1885 to 1920, and represent a wide variety of architectural styles. Building materials, styles and details differ considerably from home to home, but some common elements can be identified in many buildings. These include height, mass and scale, materials and attention to ornamentation.

Similarity in Height, Mass and Scale

Most homes are one or two stories high, with single story designs most common. Lots are generally smaller and narrower than those in more modern suburban developments, and the home fills much of the width of the lot. Since garages were not included in many of these early homes, the facade design dominates the structure and streetscape. Other homes have single, detached garages, often in the rear yard.

Similarity of Material

The most common exterior wall material is either weatherboard or clapboard wood siding. These materials contribute a strong horizontal element to the overall design. Other popular materials include stucco or plaster, and shingles of various designs are often seen as accent materials or ornamentation, especially on gable ends.

Yellow indigenous sandstone, which was often used as a commercial building material in the Village Core area, is uncommon for residential façades. It is used often, however, as a material for foundations or retaining walls. Brick and concrete block are also common foundation materials.

The most common roofing material is composition shingle, and some wood shingles are also used. New roofing materials should incorporate composition shingles or other non-flammable material that approximates the appearance of wood.

For Spanish Eclectic or Pueblo styles, use of mission tiles is appropriate.

Window frames are almost exclusively wood, and door materials incorporate wood panels with glass, in varying proportions. Some homes have been remodeled and now incorporate non-traditional materials such as synthetic siding, concrete block or stucco walls and aluminum windows. The use of these materials is discouraged unless their appearance simulates traditional materials.

Sense of Experimentation

There are many similar types of building design, and some homes actually appear to be copies of others in the district. Design features and ornamentation are often used in creative ways, however, so that each home has an individual character. Often, elements from classic design types are combined, and the result is an unusual home.

Variety in Building Form

Although most of the homes are single story, tall two-story homes are also common. The combination of different architectural styles, varying setbacks, and distinct wing arrangements create a unique streetscape. Landscaping is used both to conceal and accent homes, and adds to the overall impression of the district.

DESIGN GUIDELINES AND STANDARDS

Site Design

1. All new projects or renovations shall adhere to site development standards of the Development Code.
2. All outbuildings, including garages, sheds, recycling enclosures, enclosures for service areas, trash containers, or outside storage should be compatible with materials, textures and colors of the principal building.

3. Existing trees should be retained as much as possible, although judicious pruning and shaping will be allowed. Drought resistant street trees shall be incorporated if pedestrian circulation will not be obstructed. All front yards shall be landscaped and maintained on a regular basis. Properly designed landscaping adds to the small town character of the residential area and is strongly encouraged.
4. Existing parkways shall be retained. New landscaped parkways shall be installed with substantial new construction. Continuous hardscape parkways are not permitted.

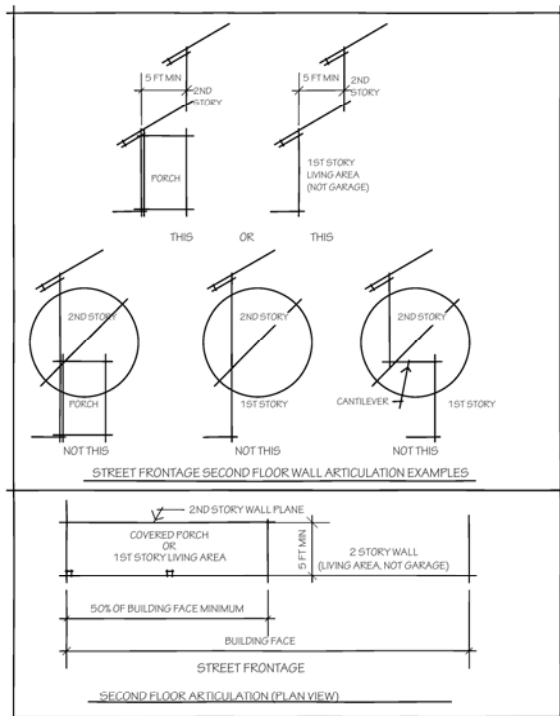
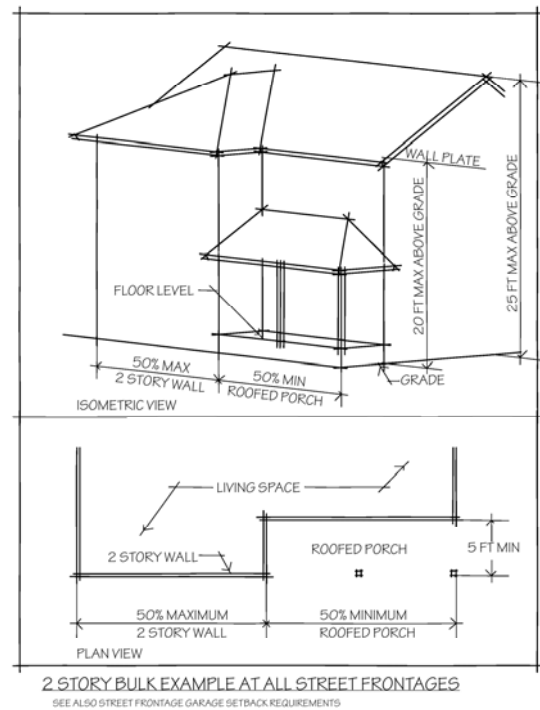


Building Design

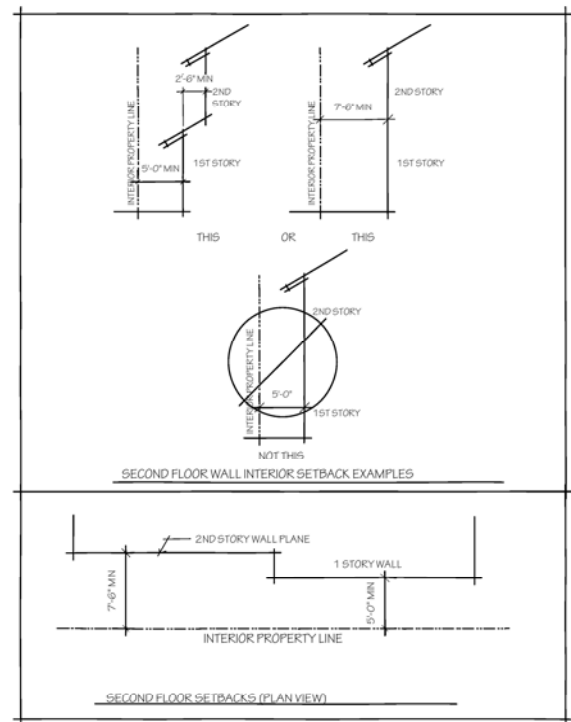
1. The height of new buildings shall not exceed 25 feet. Consistent with Development Code 16.16.100-B.4 and B.6, a Minor Exception may be sought to increase building height for Victorian architecture to improve architectural design where scenic views or solar access on surrounding properties is not affected. The maximum wall height shall be 20'.
2. The use of architectural styles in the years from 1870 through the 1930's is strongly encouraged (see Architectural Styles and Appendix "A" for examples). The Spanish Eclectic Style is allowed for residential remodels to existing Spanish Eclectic homes or mixed

use/commercial construction:
construction of new Spanish Eclectic homes is allowed in the HCO residential districts subject to conditional use permit approval.

- To avoid “boxy” structures that have unrelieved exterior wall planes extending in height for two stories, and to promote vertical articulation of wall planes, the second floor living area shall be set back from the ground floor building footprint on the front and street sides of the house a minimum of 5 feet unless at least 50% of the first floor elevation is articulated with a covered porch extending out from the wall plane. The minimum interior sideyard setback for a two-story structure or the second story portion of the structure shall be 7.5'. Substantial articulation for two-story single-plane walls is strongly encouraged.



WALL ARTICULATION AT 2 STORY WALLS (ALL STREET FRONTAGES)
SEE ALSO STREET FRONTAGE GARAGE SETBACK REQUIREMENTS & 2 STORY BULK EXAMPLE

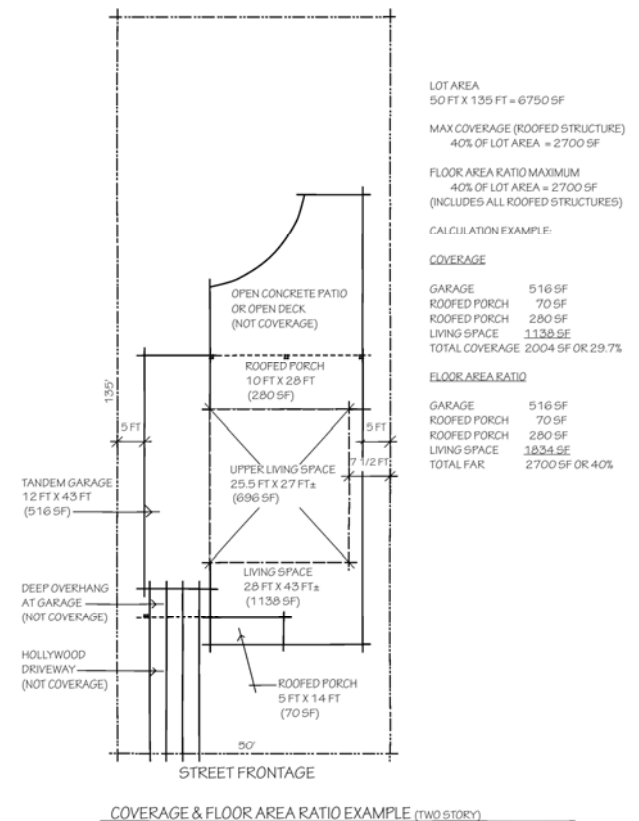
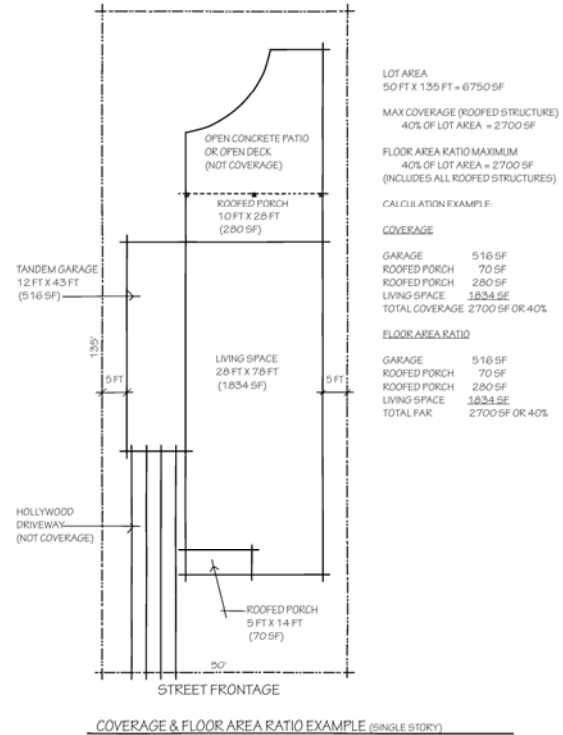


INTERIOR PROPERTY LINE SETBACKS AT 2 STORY WALLS
SEE ALSO STREET FRONTAGE GARAGE SETBACK REQUIREMENTS & 2 STORY BULK EXAMPLE

4. New buildings or renovations shall adhere to the following lot coverage and floor area ratio requirements displayed in Table 1:

Table 1 Lot Coverage and FAR

Parcel Size	Max. Lot Coverage	Maximum Floor Area Ratio (Gross Floor Area is inclusive of all roofed structures, including garage, loggias, balconies, decks, patios and porches; and excluding eaves, awnings and trellises)
0 – 11,999 square feet net	0.40	0.40
12,000 sq. ft. and larger	<u>0.40</u>	No FAR maximum Maximum residence size 4,800 sq. ft.



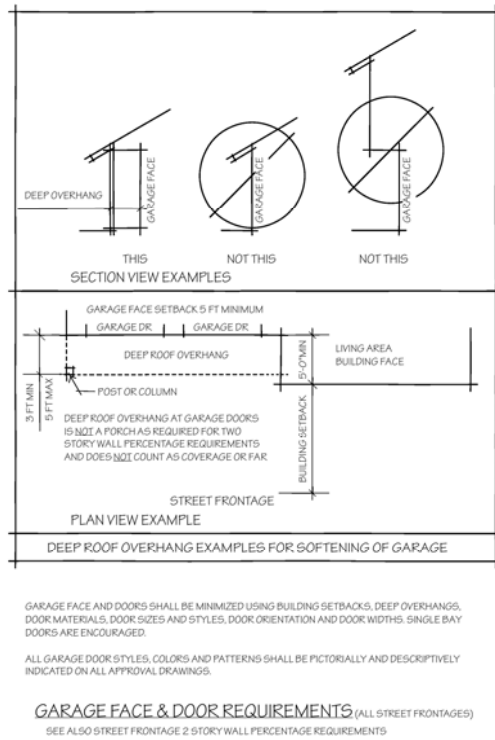
5. New construction shall include elements common to the district such as cladding type, roofing material, roof structure, and ornamentation. Spanish Eclectic design shall use clay tile roofing and shall comply with the description given on page 18. Cement plaster may be permitted in limited quantities provided that it emulates historic design and it does not detract from the historic character of the area.
6. To be consistent with the historic character in the Village, the following features should be used in all structures [and shall be used in conjunction with Minor Exceptions in accordance with Development Code Section 16.16.100-B(6)]: Incorporate architectural details and varied materials to reduce the apparent mass of structures. Such scale reducing design devices include porches, covered entries, dormer windows, oriel and bay windows, multi-pane windows, varying roof profiles, moldings, masonry, stone, brickwork, and wood siding materials. Expansive building facades should be broken up by varied roof lines, offsets, and building elements in order to avoid a box-like appearance. Variations in wall planes, rooflines, detailing, materials and siding should be utilized to create interest and promote a small-scale appearance. Minor Exceptions may also be considered for energy efficient building elements or design.
7. All new projects shall use materials that fit within the character of the Village. By using similar materials or replicating these materials on new projects and restorations, the existing historic character will be reinforced and extended.

Garage/Parking

1. One and two car garages shall be detached if feasible. If infeasible, proposed attached garages are preferred

to be side or rear-loaded or, if street facing, shall be recessed from the front building elevation a minimum of five feet with deep roof overhangs and smaller single bay doors. Tandem garages are encouraged to soften the façade of the home. Other similar architectural treatment to minimize the dominance of front garages is encouraged. The materials and architectural detailing of garage doors shall be consistent with the historic character of the Village and the architectural style of the house.. Prominent visibility of garage doors requires ARC approval. (Development Code Section 16.56.020 provides that a Minor Exception may be granted for the provision of on-site parking when a change or expansion in use is proposed.)





Construction Materials

1. Clapboard or weatherboard cladding is the most common type of material used in the residential district. Plaster is prevalent in later designs, especially Spanish Eclectic styles. The use of clapboard or weatherboard is encouraged in new projects or renovations. Smooth plaster is acceptable for renovations involving styles such as Spanish Eclectic that are true to the description given on page 18.
2. Renovations shall use the original materials as much as possible.
3. Window sashes and doorframes should be made of wood or vinyl that looks like wood, and consistent with the historical period. Unfinished aluminum is not allowed.
4. Door materials were traditionally wood panel and glass. New or replacement doors shall be wood or an approved

substitute material that simulates the appearance of original materials.

5. Original decorative details shall be retained during renovation. If the original materials have deteriorated and must be removed, they shall be replaced with materials that match the original in design, color, and texture.

Building Colors

1. Building colors shall fit within the existing character of the neighborhood and be compatible with the historic period of the Village Residential neighborhood. The use of fluorescent “neon”, “day-glo”, or bright primary colors as the predominant shade on building facades is not permitted. Colors for Spanish Eclectic designs should be muted and softer in tone.
2. When Plot Plan review is required, color samples shall be submitted as part of the process.