

CHAPTER 5 - ARCHITECTURAL FEATURES	5-1
Overall Concept.....	5-1
Acceptable and Encouraged Architectural Styles	5-1
Conditionally Acceptable Styles With Findings	5-3
Unacceptable Architectural Styles	5-65
Architectural Elements.....	5-76

CHAPTER 5 - ARCHITECTURAL FEATURES

OVERALL CONCEPT

The Summerland Residential Design Guidelines establish three levels of architectural styles: "Acceptable and Encouraged," "Conditionally Acceptable with Findings," and "Unacceptable". This method of defining architectural styles has proven successful for the Summerland Community. A discussion for each type architectural style has been provided and key architectural elements have been included to assist in the design of a proposed project. Replication of an architectural style can be difficult due to the craftsmanship and materials used in the past when comparing the design quality of new and old. In certain cases, interpretation of a defined architectural style may be more appropriate than an attempt at replication. The key defining elements are intended to assist architects and designers when an interpretation of a style is proposed.

A. —ACCEPTABLE AND ENCOURAGED ARCHITECTURAL STYLES AND MATERIALS

The following architectural styles are those that have been found within the existing community and play an important role in defining the eclectic charm of the community. All buildings in Summerland should demonstrate compatibility in materials and consistency in style throughout all exterior elevations.

B. —"CALIFORNIA BUNGALOW"

This style is defined as a wood sided or shingle architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena. This style is known for ~~its~~ wood detailing, massing, integration into the land, quality of design, landscaping and local materials~~deep overhangs and traditionally low roof pitch~~. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 30s. This style of architecture is defined by the following:

- ✓ Height of 1 to 1½ stories;
- ✓ Massing is more horizontal in nature;
- ✓ Shallow or low pitch sloping roofs;
- ✓ Typically feature a gable (or an attic vent designed to look one)
- ✓ Deep eaves with exposed rafters;

- ✓ Exterior materials include wood siding (horizontal or shingles) or smooth stucco, wood or asphalt shingle roofs and the use of brick and local stone to enhance the base and chimney;
- ✓ Defined structure base;
- ✓ Horizontal window proportions; and
- ✓ Front porches

A. "SEASIDE"

This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 —1860, the more recent association is often referred to as "Cape Cod". However, the intent of these guidelines is to encourage a much more broad interpretation reflecting a West Coast influence. This style of architecture is defined by the following: is often composed of smaller "archetypal" gable end forms, horizontal window proportions, appropriate human scale, simple forms and detailing.

- ✓ Height of 1 to 1½ stories;
- ✓ Smaller "archetypal" gable end forms;
- ✓ Overall simple form;
- ✓ Central Chimney;
- ✓ Horizontal window proportions; and
- ✓ Exterior materials include wood shingle roof and wood siding constructed of wide clapboard or shingles.

C. "VICTORIAN"

This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate as it very ornate and does not resonate with the character of the community. Generally, Victorian style structures range up to three stories and provide interest through the use of varied materials, stepbacks, architectural elements, and architectural detailing, all of which give these structures their curb appeal. Simple detailing is encouraged. Summerland possesses some wonderful examples of this style, which is defined by the following: This style of architecture is defined by the following: Summerland possesses some wonderful examples of this style. Simple detailing is encouraged.

QUEEN ANNE REVIVAL

- ✓ Height up to 3 stories;
- ✓ Massing is softened through roof treatment and architectural detailing;
- ✓ Decorated gables;

- ✓ Tower element either octagonal or rounded
- ✓ Varied roof types including hipped with cross gables, cross-gabled, and front gabled;
- ✓ Roof overhangs are finished and generally minimal;
- ✓ Vertical window proportions divided into a minimum of two panes;
- ✓ Bay windows;
- ✓ Entry doors with glass panels;
- ✓ Exterior materials include wood siding, asphalt single roof, and stone or brick base;
- ✓ Detailing ranges from spindle work, free classic, half timbered and patterned masonry; and
- ✓ Front porches.

COLONIAL REVIVAL

- ✓ Height of 1 to 2 stories;
- ✓ Massing addressed through simple form of structure;
- ✓ Roof is generally a simple gable form;
- ✓ Exterior materials include wood or stone siding, asphalt single roof or standing seam metal roof, and stone or brick base; and
- ✓ Detailing is often on the front porch overhang

Figure X – California Bungalow Example

Figure X – Seaside Example

Figure X – Victorian Example

Figure X – Colonial Example

CONDITIONALLY ACCEPTABLE STYLES WITH FINDINGS

The following architectural styles are those that have been found within the existing community and can contribute positively to the community and neighborhood character.

A. "MONTEREY"

This style is named after the California coastal town, and is most often associated with simple hip roof forms, plaster or wood siding, shallow pitched roofs, shingle or flat tile roofs, and the use of continuous arcades and balconies.

~~Exterior siding is traditionally plaster, but may be wood. Openings are simple and spaced apart. Openings are simple and spaced apart. In today's Monterey style structures, balcony railings are typically styled in iron or wood; roofs are low pitched or gabled and covered with shingles and exterior walls are constructed in stucco, brick, or wood (see Figure X). This style of architecture is defined by the following:~~

- ~~✓ Height of 1 to 2 stories;~~
- ~~✓ Simple massing;~~
- ~~✓ Shallow roof pitch with limited eave overhangs;~~
- ~~✓ Exterior materials include plaster or smooth finish stucco, brick or wood, flat ~~and~~ tile or wood shingle roof;~~
- ~~✓ Exterior material for the first floor is different and brick or stone are often used; and~~
- ~~✓ Balconies and arcades are used to provide architectural interest.~~

~~B. "CONTEMPORARY"~~

~~Styles in this category are intended to allow for new and creative architecture within the residential areas of Summerland. Solutions may include contemporary interpretations of acceptable styles, or simply appropriate designs based on a contemporary approach. —In the commercial area contemporary interpretations of encouraged and acceptable styles may be allowed by a 2/3 vote of the Board members present. Contemporary interpretations of encouraged and acceptable styles are also allowed. This style of architecture is defined by its ability to complement the neighborhood by using neighborhood context, block face, and site topography to define its major elements.~~

~~*Figure X – Monterey Example*~~

~~*Figure X – Contemporary Example*~~

~~C. FINDINGS TO APPROVE CONDITIONALLY ACCEPTABLE STYLES~~

~~The following findings are required to be satisfied for Monterey and Contemporary Styles of architecture. The Board of Architectural Review (BAR) may deem ~~if~~ these styles ~~may be deemed~~ acceptable if the Board can make the following findings ~~can be made~~:~~

- ~~1) The design is well executed within the chosen style.~~
- ~~2) The mass and scale of the building is compatible with the surrounding neighborhood.~~
- ~~3) The location of the building is appropriate within the community.~~
- ~~4) The materials proposed are compatible with the surrounding neighborhood.~~

Other styles not specifically mentioned in these Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the four findings above can be made by a 2/3 vote of the Board members present.

CONDITIONALLY ACCEPTABLE STYLES – FINDINGS

~~The following findings are required to be satisfied for Monterey and Contemporary Styles of architecture. The Board of Architectural Review (BAR) may deem these styles as acceptable if the following findings can be made:~~

- ~~1. The design is well executed within the chosen style.~~
- ~~2. The mass and scale of the building is compatible with the surrounding neighborhood.~~
- ~~3. The location of the building is appropriate within the community.~~
- ~~4. The materials proposed are compatible with the surrounding neighborhood.~~

~~Other styles not specifically mentioned in these guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the four findings above can be made.~~

~~1. — Large Lots and Rural Areas~~

~~Map X - Lots (1 acre or larger) Adjacent to the Urban Area~~

~~On lots of one acre or more adjacent to the Urban area of behind Summerland and in the Rural area, Proper (e.g. Ortega Ridge Road, Greenwell Ave., and Asegra Road areas as shown in Figure 1), the provisions of sub-sections 2-6 shall not apply and Spanish, Mediterranean or other styles and materials associated with those styles may be acceptable with all of the following findings:~~

- 1) The size, scale and profile of the building is appropriate to the site and surrounding;
- 2) The building is integrated into the site and does not significantly alter the natural topography;
- 3) ~~The colors and materials are subdued.~~ Warm, earth-toned colors and materials are used to be compatible with the character of the terrain and natural surrounding of the site and reduce the apparent mass of the building; and
- 4) A landscape plan is incorporated as part of the design with emphasis on maintaining the natural or agricultural character and resources as much as possible.

UNACCEPTABLE ARCHITECTURAL STYLES

The following architectural styles are ones that the community has found to not be compatible with the existing community character. The following architectural styles are not allowed in the urban area discouraged:

- X Spanish or Mediterranean
- X Southwest
- X European Provincial
- X A Frame
- X Geodesic Dome

~~Figure 3—Conditionally Acceptable Styles (original pictures will be replaced with the figures in the commercial design guidelines)~~

- ~~6. Unacceptable Styles (see Figure 4)~~
 - ~~a. Spanish or Mediterranean~~
 - ~~b. Southwest~~
 - ~~c. European Provincial~~
 - ~~d. A Frame~~
 - ~~e. Geodesic Dome~~

~~Figure 4—Unacceptable Styles (illustrations of these types of styles will not be included in the revised document)~~

ARCHITECTURAL STYLE GUIDELINES

- 5-1 The architectural style should accommodate the constraints of the site and complement the neighboring structures, natural setting and overall character of Summerland.
- 5-2 The design should be well-executed within the chosen architectural style. Interpretations of an architectural style should use the defining elements of that style as contained in these design guidelines.
- 5-3 Landscaping should be used to enhance the design of a structure, not to hide elements which are inconsistent with these design guidelines.

ARCHITECTURAL ELEMENTS

Some architectural elements are key components of residential development and can greatly enhance or detract from the visual experience of the residence. Such elements include entries, garages and roofs.

ENTRIES

Front entries are an important element of a residential dwelling. They designate entrance into the dwelling, provide an identity to a residential, relate to the street and add to the overall character of the neighborhood. Entries into a home can be defined by architectural elements such as a raised roof or front porch. The importance of an entry varies depending on the density of the area. For example in an area where lots are smaller and close together front entries play an important role in defining the character of the neighborhood. The Urban area of Summerland is generally comprised of smaller lots with residential dwelling located closer together. The entry into the building helps to define the character of the neighborhood by their architectural treatment, setback and size. In addition, the Urban area also contains areas designated for two family dwellings. In these cases, each unit should relate to the street to enhance the character of the area. In contrast the Rural area is comprised of larger lots in which the front entry may not play such an important role in defining the neighborhood.

ENTRY GUIDELINES

—Urban — Front doors and porches should have a strong appearance from the street.

5-4 Urban – Front entries should contribute to the neighborhood character through the use of appropriate scale, architectural treatment and setbacks found in the neighborhood.

5-5 Urban – Properties which allow two dwellings should provide separate identifiable entries for each unit. Entries Access should be visible from the street and consistent with the above guidelines.

5-6 Rural – Entries should contribute positively to the architecture of the structure and not be overbearing.

GARAGES

A properly placed and architecturally treated garage can become a positive architectural feature. It is difficult for a garage to provide interest at the pedestrian level unless it located in a manner to reduce its visibility while providing architectural appeal through detail and quality of materials.

GARAGE GUIDELINES

5-7 Garage doors should be designed of quality materials and complementary to the architectural style.

5-8 Where residential garage doors are highly visible from the street or neighbors, architectural elements such as trellises and landscaping should be used to soften the appearance of the garage.

5-9 Single car garage doors are encouraged when feasible for double or triple garages (i.e. one door per parking space).

ROOFS

A roof structure should ~~may~~ be broken up into smaller elements where feasible to reduce its mass and bulk. The use of dormer windows, cupolas, and other decorative roof elements also help to break up the mass of a structure. Gables ends, when used, should retain and encourage Summerland's small scale. Where appropriate, building roofs should be articulated using elements such as tapered or sculpted roof forms to create silhouettes against the sky. Roof materials and overhangs create strong shadow patterns and decorative cornices provide visual interest. Where flat roof construction is used, rooftop features and varied plate heights should be used to screen rooftop mechanical equipment, provide visual interest, and break up the monotony of linear rooflines. Roof drainage should be incorporated into the design of the structure and to the extent feasible should minimize off-site drainage.

Space for necessary mechanical equipment such as heating and cooling systems should be accommodated either within the roof form or behind a screen that is part of the architecture of the structure. Venting or other structural equipment extending above the roof material should not be visible from adjacent areas and creatively incorporated into the design, (e.g., combining pipes into a false chimney structure or painting the same color as the roof material).

Figure X – Roof Example

ROOF GUIDELINES

5-10 Roofing style, materials and color should complement that of the building and the surrounding structures.

5-11 Sloped or pitched roofs are preferred over flat roofs; flat roofs or flat parapet tops are ~~should be avoided~~ discouraged in the urban area, ~~unless~~ except for green roofs or roofs not visible ~~fer~~to neighbors.

5-12 Sloping roof forms and overhangs are encouraged to promote window shading, visual interest and building longevity.

5-13 **Urban** - Long roof structures should provide breaks in long elements consistent with the architectural style. Traditional gable proportions of 12 - 18 ~~45-16~~ feet should be used. Smaller roof elements such as dormers can be used to soften the appearance of the roof. Roof forms of additions to buildings should be similar to those of the original structure.

- 5-14 Roof drainage should be incorporated into the architecture of the building and off-site drainage should be minimized.
- 5-15 Roof overhangs should be used to decrease the vertical appearance of the walls and they should be detailed accordingly.
- 5-16 Vegetated Green roofs are an encouraged and acceptable roof material.

DRAFT