



Architectural Features (Table 4) Fact Sheet & Focus Questions:

BACKGROUND

The existing Board of Architectural (BAR) Guidelines for Summerland contain several guidelines that direct the architectural style of a building. The BAR guidelines specify several types of architectural styles that are acceptable, conditionally acceptable and discouraged.

Architectural elements and features also play an important role in the perception of scale and mass, quality of design, enhancement of the pedestrian realm and compatibility with the community. Examples of these elements include some of the following:

- Building entrances and location
- Sidewalk access
- Façade fenestration
- Garages size and location
- Paving materials

This topic area is where clear direction from established guidelines plays an important role in final design of the structure.

RELATIONSHIP TO GUIDELINES AND LUDC

As noted above the existing BAR guidelines direct applicants to use styles of architecture established in the community. In addition to the architectural styles, the BAR guidelines contain numerous goals that are important in design elements of a structure.

Architectural Styles (BAR Guidelines, pages 6-12)

Passive Solar Design (BAR Guidelines, page 12)

ARCHITECTURAL STYLES

The BAR Guidelines establish compatible architectural styles for the community (pages 6-12). The following items are pulled directly from the BAR Guidelines:

ACCEPTABLE & ENCOURAGED

- 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 is often composed of smaller "archetypal" gable end forms, horizontal window proportions, appropriate human scale, simple forms and detailing.

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, 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.

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. Summerland possesses some wonderful examples of this style. Simple detailing is encouraged.

CONDITIONALLY ACCEPTABLE STYLES WITH FINDINGS

a. "Monterey"

This style is named after the California coastal town, and is most often associated with simple hip roof forms, shingle or flat tile roofs, and continuous arcades and balconies. Exterior siding is traditionally plaster, but may be wood. Openings are simple and spaced apart.

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.

c. Findings to Approve Conditionally Acceptable Styles

These styles may be deemed acceptable if the Board can make the following findings:

- 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.

UNACCEPTABLE STYLES

- a. Spanish or Mediterranean
- b. Southwest
- c. European Provincial
- d. A Frame
- e. Geodesic Dome

ISSUES TO CONSIDER

- Replication versus Interpretation of styles
- If interpretation is acceptable what would be the parameters or guidelines?
- Context when adjacent to historic structures

BUILDING ENTRANCES & LOCATION

The size and location of a building entrance plays an important role in providing context, human scale and interest to a building or structure. The building entrance draws the pedestrian into the business and acts as an identifier on the block face. The entrance can also play act as an anchor for the building if it is located on a corner lot.

ISSUES TO CONSIDER

- Compatibility with the proportion and scale of the building
- Features to avoid (i.e. columns, towers?)
- Storefront entry doors
- Recesses (i.e. courtyards)
- Quality materials
- Lighting of the entry for both visual interest and safety
- Pedestrian interest and access points
- Consideration for a variety of future building uses (design flexibility)
- Compatibility with adjacent structures

SIDEWALK ACCESS

Commercial space that is adjacent to the public sidewalk can provide easy pedestrian access and an ADA ramp may not be required. This will allow for additional landscaping and other elements that can add interest to the block face. It is important to note that sidewalk access along with other elements can draw pedestrians down the street into various businesses.

ISSUES TO CONSIDER

- Elements important to pedestrians
 - Clear building entrances
 - Clear path of travel
 - Visual clearance into businesses
 - Relationship to street
- Issues to consider for pedestrian space guidelines
 - Level of use
 - Pedestrian connections from street and between buildings
 - Grouping pedestrian amenities
- Issues to consider for the pedestrian realm
 - Should paving within the setback areas be distinctively different (e.g. brick pavers) from the adjacent public sidewalk?
 - Discourage extension of plain concrete?
 - Landscaping / planters
 - Permeable or semi-permeable materials to decrease runoff
 - Minimize width of paved driveways and curb cuts
 - Compatible with predominant pattern of the neighborhood (examples?)

FAÇADE FENESTRATION

Fenestration is an architectural term for openings in the façade such as windows and doors that allow visibility or entrance into a space. Façade fenestration is a second means to provide interest at the pedestrian level and draw potential customers into a business. Often downtown centers that are pedestrian oriented may require the front a commercial space to provide a minimum amount of fenestration or opening comprised of entry doors and windows.

ISSUES TO CONSIDER

- Would this be applicable to Summerland?
- Should fenestration vary depending on the block face?

GARAGE SIZE AND LOCATION

A garage can become a significant architectural feature depending on its size and location. Garages generally are large voids in the building façade. It is difficult for a garage to provide interest at the pedestrian level unless it located in a manner to reduce its visibility. In addition, the materials for the garage door also play a role in its appearance. The type of garage door may also be influence by the level of the garage in relation to grade and the amount ventilation.

ISSUES TO CONSIDER

- Appropriate treatment for garages?
- Encourage the use of basements for garages?
- Proper location on corner lots

PAVING MATERIALS

Although paving materials are not highly visible in relation to the exterior or architecture of a building, it does have the ability to enhance design and soften the appearance of hardscape areas.

ISSUES TO CONSIDER

- Encouraged materials
- The role of pavement in absorbing runoff
- Relationship to the sidewalk

ENCOURAGEMENT OF GREEN BUILDING PRINCIPLES

The BAR Guidelines contains language and guidelines pertaining to passive solar design. Since the development of BAR Guidelines technology terminology has changed, this information can be updated to reflect “Green Building” techniques and Leadership in Energy and Environmental Design (LEED) Certified building techniques. These types of buildings are energy efficient and use fewer resources to construct. This language can be updated to reflect current trends, technology and benefits.

The BAR recognizes the desirability and encourages the use of passive solar principles in the design of energy efficient buildings. Integration of south-facing glass, thermal storage, shading, insulation devices and other elements of passive design can result in an attractive building that also provides heating and cooling. Consequently, selection and location of the building materials used for solar design as they relate to the surrounding neighborhood will be considered in the review process. For example, reflective materials utilized in a solar design should not reflect the sun's rays towards a neighbor's house. The following shall be considered in reviewing all passive solar designs:

- a. Man made materials on any building elevation shall be used with restraint in order to preserve the residential character of Summerland, including its commercial neighborhoods.
- b. Installations shall employ landscaping or other screening where practical.
- c. Other functions of the building must not be displaced by the installation (i.e. ventilation, usable outside open space, landscape area, etc. must still meet minimum standards).
- d. Enclosed areas will be counted in the FAR.
- e. Visibility from other parts of the community and the reflective qualities of any glazing will be a consideration of approval.
- f. The practicality and function as a solar device may be a factor in approval.

Note: The use of solar greenhouses or other more visible elements for passive solar gain are acceptable as long as they are integrated into the design of the structure and the above findings can be made by a 2/3 vote of the BAR members present.

ISSUES TO CONSIDER

- Is this terminology up to date?
- Should the language be changed to encourage the development of "Green Buildings"?
- See County Design Guidelines drafted for Mission Canyon and Los Alamos for Green Building details

FOCUS QUESTIONS:

1. *Do you feel the noted architectural styles are sufficient? Should they be further clarified? Should additional styles be added? Are the styles too restrictive?*
2. *Should the category of "conditionally acceptable architectural styles" be retained in the new commercial design guidelines for Summerland? Why or why not?*
3. *What type of guidelines, if any, should be given for new construction of historic architectural styles (i.e. Victorian) replication versus interpretation?*
4. *What are the important issues related to building entrance styles and locations?*
5. *Is façade fenestration important to Summerland? If so, how should be implanted in Summerland?*
6. *How should pedestrian space be treated around buildings? What are the important elements of pedestrian space and how should these be addressed in the commercial design guidelines?*
7. *The size and location of parking can distract from the architecture of a building. Should further guidance regarding the location, size and treatment be provided?*
8. *How important are paving materials to the commercial area of Summerland?*
9. *Should the "Passive Solar Design" section of the existing BAR guidelines be updated, or replaced with the Green Building Guidelines found in the County's Draft Design Guidelines for Mission Canyon and Los Alamos?*