



Building Details (Table 5) Fact Sheet & Focus Questions:

BACKGROUND

Building details help to establish and define a building's character and to visually unify the neighborhood or block face. Elements such as windows, doors, exterior materials and lighting provide the finishing touches on the architecture of the building. The building details provide relief, texture, color and shadows to the building, all of which enhance the character of the building and the block and overall community.

RELATIONSHIP TO GUIDELINES AND LUDC

Generally, most building details are not codified. However, lighting is one example that is often regulated through zoning requirements. The BAR Guidelines contain a few principals for outdoor lighting (see discussion below).

BUILDING DETAILS

The placement, quality, type, and finish of building details should respect the neighborhood character and block face, compliment the architecture of the building and provide relief to the façade. The following items below are details that play an important role the appearance and quality of a building.

ARCHITECTURAL DETAILS

The following items provide a brief overview of details related to the architecture of a building.

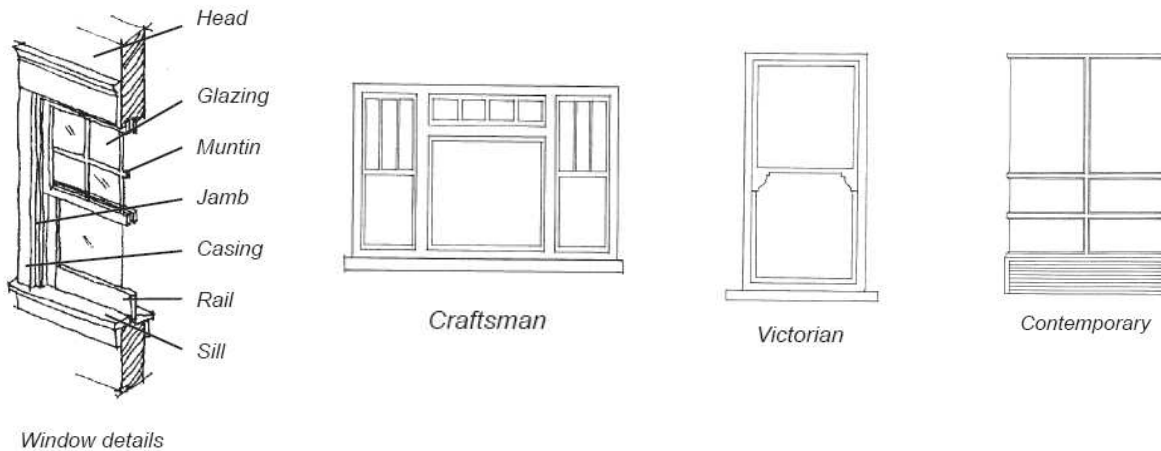
- Projecting cornices with decorative moldings and/or brackets
- Shaped parapets
- Planter boxes
- Projecting molding
- Eaves and overhangs
- Inset medallions
- Projecting balconies
- Bay windows
- Moldings around windows
- Pilaster and column capitals

ISSUES TO CONSIDER

- Architectural details should enhance visual interest and variety among buildings
- Compatibility with major architectural features of adjacent buildings
- Projecting and recessed details break up plain walls and reduce perceived mass
- Encouraged and discouraged architectural details?

WINDOWS

Windows compatible with the design of the structure and properly installed can provide a significant amount of interest to the building. The following graphics illustrate the components of a window and types of windows.



ISSUES TO CONSIDER

- Compatibility with architectural style of the building and neighborhood (e.g. bay windows for Victorian buildings)
- Size and shape
- Proportion: horizontal versus vertical to draw pedestrian interest, smaller on upper stories
- Features and operability: generate airflow and preserve small scale feel
- Quality materials: avoid tint, wood versus aluminum
- Windows recessed from the façade to provide shadow and interest
- Decorative elements to provide visual interest and foster pedestrian activity: window box planters, color and trim, detailed moldings and sills
- Placement: avoid views into private spaces or yards
- Should occupy most of building front on ground floor
- Are awnings important? If so, what are qualities are important about awnings?

DOORS

Doors will also need to be compatible with the design of the structure. They can provide interest to the façade and draw customers into the commercial space.

ISSUES TO CONSIDER

- Depending on the block face and character, solid wood doors consistent with architecture of the building may be appropriate
- Recessing doors can provide interest and shadow at the front of the building
- Simple versus ornate in style
- Visibility and accessibility (glass should be used generously on commercial building doors to attract pedestrian interest)
- Scale to building
- Relation to entire storefront
- Quality of materials (i.e. solid core wood) versus standard or sub-standard materials

BUILDING MATERIALS & COLORS

The BAR Guidelines includes elements that determine acceptable, conditionally acceptable and unacceptable materials (page 12). In addition, the BAR Guidelines includes a statement “discouraging” bright colors. The following materials are those referenced in the BAR Guidelines:

Acceptable and Encouraged Materials

Materials that are historically consistent with the selected styles are encouraged including, but not limited to:

- a. Beveled, ship lap, board & batt (plywood under batt is acceptable), or shingle wood siding
- b. Composite or asphalt shingles, including shingles that look like wood
- c. Flat non glazed ceramic or concrete tile roofs
- d. Wood windows
- e. Stone & Masonry

Conditionally Acceptable Materials

- a. Smooth Troweled or Float Sand Finish Plaster (finish must be compatible with style).
- b. Flat Built-up Roof with Gravel Topping
- c. Anodized Aluminum or Baked Enamel Aluminum Windows. The Board strongly encourages the use of color, other than black or brown, for aluminum windows.
- d. Metal Roofing (Non-reflective)

Unacceptable Materials

- a. Textured Stucco
- b. Spanish Tile or Glazed Tile Roofs
- c. Metal Siding
- d. Plywood Siding (Plywood under batt is acceptable)
- e. Mil Finish Aluminum Windows
- f. Mirrored or Reflective Glass
- g. Metal patio enclosures
- h. Plastic bubble skylights

ISSUES TO CONSIDER

- Allowing more types of building materials, i.e. metal
- Compatibility with other buildings along Lillie Avenue
- Encourage color combinations, shade and intensity throughout the building
- Discourage bright colors used for branding/advertising
- Colors or shades to encourage and avoid?

LIGHTING

Lighting is an important issue in Summerland and has been included in the existing BAR Guidelines (page 24). The following language is from the existing BAR Guidelines.

The lighting of buildings, landscaping, driveways, signs and other exterior uses of lighting should be handled in a way that is in keeping with the light-sensitive character of Summerland. The following are of primary concern:

1. The amount of exterior lighting should not be excessive and should only be the amount that is reasonable and necessary.

2. The use of exterior lighting should not result in incident or ambient light rising over or falling on off-site areas in ways or at times that impact the use and enjoyment of those areas.

ISSUES TO CONSIDER

- Enhancement of building design and landscaping through placement
- Level of illumination: quality over quantity
- Daytime versus evening use and safety
- Variety of lighting fixtures versus simplicity or sparcity of fixtures
- Encourage low energy lighting

FOCUS QUESTIONS:

1. *Should the category of "conditionally acceptable materials" be retained? Why or why not?*
2. *What types of building materials, windows, and doors should be encouraged and discouraged?*
3. *Which colors, if any, should be encouraged and discouraged for commercial buildings on Lillie Avenue?*
4. *Is building lighting in the commercial area of Summerland sufficient?*
5. *Should additional lighting requirements be added? If so, what is important and why?*