



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:

- Architectural styles
- Building entrances and location
- Fenestration
- 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)

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering architectural features, it is important to recognize the different characteristics of each area and the important issues of each.

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:

All buildings in Summerland should demonstrate compatibility in materials and consistency in style throughout all exterior elevations.

1. Large Lots

On lots of one acre or more behind Summerland Proper (e.g. Ortega Ridge Road, Greenwell Ave., and Asegra Road areas as shown in Figure 1), the provisions of subsections 2-8 shall not apply and Spanish, Mediterranean or other 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.
- 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.

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 it's 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

ROOFS, BUILDING ENTRANCES AND GARAGES

Each of these elements plays an important role in providing context, human scale and interest to a building or structure. The roof can reduce the apparent mass of the structure, building entrance welcome residents and guests and garages also welcome residents and guests to the home. The combination of all these elements contributes to the ability of a structure to relate to the neighborhood and contribute positively to the area.

ISSUES TO CONSIDER

- Compatibility with the proportion and scale of the building
- Importance in the **Urban Area** versus the **Rural Area**
- Location of Entrances and garages
- Relation to the street
- Compatibility with adjacent structures

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" as was done for the recently created Draft Summerland Commercial Design Guidelines?
- 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? Should they differ for **urban** and **rural** areas?*
2. *Should the category of "conditionally acceptable architectural styles" be retained in the new residential design guidelines for Summerland? Why or why not?*
3. *Should Spanish and Mediterranean styles be continued to be allowed for large lots?*
4. *What are the important issues related to building entrance styles and locations? Are there different considerations for **urban** and **rural** areas (e.g. gates?)*

5. *How is fenestration important to Summerland? What types of guidelines should be in place for fenestration?*
6. *How important are paving materials to the residential area of Summerland? What guideline, if any, should be created for paving (e.g. to address drainage)?*

