



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. 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 residence, 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).

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 Building Details, it is important to recognize the different characteristics of each area and the important issues of each.

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 adjacent buildings or rural character when there are no adjacent buildings?
- Encourage color combinations, shade and intensity throughout the building
- Discourage bright colors
- Colors or shades to encourage and avoid? Should these differ in the **Urban and Rural Areas**?

ARCHITECTURAL DETAILS

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

- Equal treatment to all sides of the structure
- Eaves and overhangs
- 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 or rural character when no adjacent buildings exist
- Projecting and recessed details break up plain walls and reduce perceived mass
- Encouraged and discouraged architectural details?

WINDOWS AND DOORS

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 and Scale to building
- Features and operability: generate airflow and preserve small scale feel
- Quality materials: avoid tint, wood versus aluminum
- Windows recessed from the facade 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

FOCUS QUESTIONS:

1. *Should the category of "conditionally acceptable materials" be retained? Why or why not?*
2. *Should metal siding be moved from unacceptable to conditionally acceptable as was done for commercial in Summerland?*
3. *What types of building materials, windows, and doors should be encouraged and discouraged? **Urban area, Rural area?***
4. *Which colors, if any, should be encouraged and discouraged for the residential area of Summerland? **Urban area, Rural area?***
5. *What are the desirable and undesirable types of building details that should be addressed in the residential design guidelines?*

