

## 7.0 Architectural Style Standards

### 7.10 Purpose

This Section establishes the architectural styles and requirements for architecture to be used for all property subject to the Downtown Code.

### 7.20 Small Town-Scale Architecture and Intended Physical Character

Buildings and structures subject to the Downtown Code shall be designed using one or more of the allowed architectural styles as allowed by Section 7.30:

- A. Main Street Commercial (see Table 5.7A)
- B. Agricultural Heritage (see Table 5.7B)
- C. Mediterranean Revival (see Table 5.7C)
- D. Craftsman (see Table 5.7D)

### 7.30 Allowed Architectural Styles

Buildings subject to the Downtown Code shall be designed per one of the allowed styles as identified below:

- A. **Main Street Commercial:** Allowed in the DTC, DTE, MS (only for Flex Buildings), RR, and GW zones.
- B. **Agricultural Heritage:** Allowed in the DTC (only on blocks west of Front Street), DTE, RR, and GW zones.
- C. **Mediterranean Revival:** Allowed in the DTC, DTE, MS, RR, and GW zones.
- D. **Craftsman:** Allowed in DTC (only on allowed house-form buildings, DTE, MS, and RR zones (only on allowed house-form buildings).

### 7.40 Required Criteria

- A. In order for applications to be approved, each application shall meet the following criteria, as applicable.
  - 1. Generates or maintains a pedestrian-oriented streetscape through building design which is contextually appropriate to the intended physical character of the zone;
  - 2. Generates or maintains buildings which are consistent with the intended small town-scale character both along streetscapes and within buildings and their on-site open spaces; and
  - 3. Is in compliance with the applicable requirements of the architectural style.

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Figure 5.7.1. Allowed Architectural Styles

Main Street Commercial (see Table 5.7A)



Agricultural Heritage (see Table 5.7B)



Mediterranean Revival (see Table 5.7C)

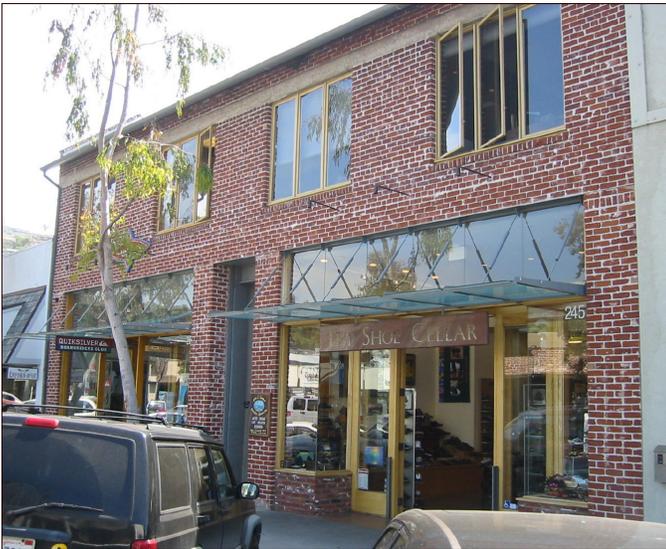


Craftsman (see Table 5.7D)



## TABLE 5.7A. MAIN STREET COMMERCIAL STYLE STANDARDS

## Examples of Intended Architectural Character



Example: Main Street Commercial style building in brick with clerestory over glass canopies, stores on the ground floor, living units on upper floor.



Example: Main Street Commercial style building with double-height loft units over ground floor commercial businesses.

## A. Description

The Main Street Commercial Style is the generic stylistic title for a single multi-story building found on most U.S. main streets (hence the term), town squares, and plazas. The style is derived from a number of historic precedents, including Spanish Colonial Revival, Greek Revival, Victorian, Victorian Italianate, and Richardsonian Romanesque. While varying in stylistic details, the basis of the style is found in a simple, rectangular building form made up of a logical, repetitive, and legible structural framework which is expressed externally by the rhythmic placement of structural elements, doors, windows, and storefronts. Original building frameworks were of load-bearing masonry, but the style is easily adapted to steel, poured concrete, or wood.

The style proliferated in the late nineteenth century when cities began densifying and housing was built over ground floor storefronts. The Main Street Commercial style building stands adjacent to others of similar building intensity, with little or no side setbacks, thus forming a solid enclosure for the street or plaza. This means that only one facade (or two if located on a corner) need detailed design attention.

The plane of the facade wall is articulated by expression of the structural underlayment by means of vertical protrusions or setbacks defining columns and lintels. The facade is articulated

into a base, a body, and a top, with the ground floor being the tallest of the individual floors. The style tops the building with a flat roof line which is stopped visually by a projecting cornice or articulated parapet (protruding or recessed).

The ground floor houses commercial uses such as offices or retail businesses, and therefore is quite open visually with expansive storefront windows and doors. Upper levels are punctuated with relatively smaller openings which belie their purpose for offices or apartments. Alternatively, upper floors may be expressed as double-height loft spaces.

Substantial materials express the civic nature of the style, using brick, stone, or heavy cementitious plaster.

TABLE 5.7A. MAIN STREET COMMERCIAL STYLE STANDARDS

Examples of Intended Architectural Character



Basic rectangular massing



A legible base, body, & top



Simple wall plane of brick



Wall plane, plaster recesses



Simple volumes shown assembled in typical street scene



Rectangular masses



Plaster pilasters and window patterns express underlying structural framework



Wall plane with pilasters, lintel expression, and recesses at upper windows

B. Massing , Heights

- A. Massing is comprised of one large, simple rectilinear or square volume.
- B. Massing is articulated in a tripartite fashion with base, body, and top. Base and body are differentiated by changes in plane, material, color, or opening size and type. The top is articulated with a cornice line, projecting cornice, or parapet with recess or protrusion.
- C. Buildings on corner lots have facades of equal or similar design and detail. In addition, the corner is articulated through height change, chamfering of wall, addition of detail, or addition of building mass such as a turret, tower, or lantern. Such designs may be devised at the geometric corner or adjacent to it.
- D. Heights: In order to provide appropriate proportions and flexibility of building use:
  1. **Ground floor height:** 12 feet minimum height from ground finish floor to finish floor or roof above; and
  2. **Second floor height:** 10 feet minimum height from second level finish floor to finish floor or roof above.

C. Walls

- A. Walls shall be of simple planes and of substantial materials such as brick, stone, plaster.
- B. The facade wall(s) shall be articulated by expression of the structural underlayment by means of vertical protrusions or setbacks defining columns and lintels. Openings shall be recessed to express the thickness of the wall.

**TABLE 5.7A. MAIN STREET COMMERCIAL STYLE STANDARDS**

**Examples of Intended Architectural Character**



Storefront with double hung windows above



Storefront and loft windows above



Parapet and bracketed cornice



Parapet, plaster coping



Openings are recessed into facade



Regular patterns of window placement relate to structure



Parapet with serrated coping of plaster



Parapet with stone coping and bracketed overhang

**D. Openings**

- A. Door and window openings shall be recessed. The ground floor shall contain storefront windows and doors, with upper floor openings being smaller in scale unless they are loft windows.
  - 1. Main door recess: Minimum eight inches
  - 2. Window recess: Minimum two inches
- B. Proportions shall be vertical, square and horizontal allowed when grouped in vertical composition together.
  - 1. Proportion of width to height: 1:1.4 minimum
- C. Openings are arranged in regular, rhythmic patterns related to the underlying structural framework grid.

**E. Roof**

- 1. Roof form shall be flat, with a cornice or overhang which may be sloped.
- 2. Roofs shall be framed with parapet walls. Parapet copings may be of tile, concrete, stone, or metal painted. Metal copings shall be of heavy gauge material to prevent dimpling by fasteners, and shall produce straight, even shadow lines.
- 3. Roof cornice, if used, shall be visibly supported by brackets, columns, or struts.
- 4. Roof decks may be accessible and used as balconies, terraces, and/or roof gardens.

TABLE 5.7A. MAIN STREET COMMERCIAL STYLE STANDARDS

Examples of Intended Architectural Character



Canopy of glass



Balconies



Street trees, pots



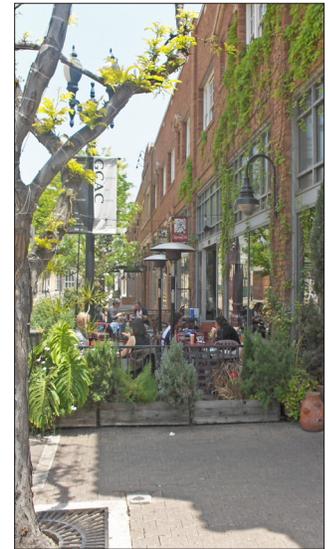
Overhangs



Awning shading at storefront



Street palms, pots, sidewalk cafes



Street trees, planters, pots, and ivy pockets at sidewalk cafe

F. Architectural Elements

- A. Architectural elements shall be used sparingly to accent the simple masses and surfaces of the building.
- B. The following architectural elements are typical to the style and may project beyond the building volume into setback areas as allowed:
  1. Arcades and galleries
  2. Balconies
  3. Overhangs, canopies, awnings

G. Site, Landscape

- A. The building fronts directly onto the public realm of the sidewalk and street. Therefore, landscape is that of the streetscape, or, wide sidewalks with regularly spaced shade trees.
- B. In addition to the sidewalk shade trees, plantings in forecourts which face the street, in raised planters, pots, or at internal courtyards are allowed.

## TABLE 5.7B. AGRICULTURAL HERITAGE STYLE STANDARDS

## Examples of Intended Architectural Character



Example: Agricultural heritage - simple forms, utilitarian metal & wood siding, simplified details.



Example: Agricultural heritage present in new building - simple massing, useful porches (galleries), wood siding.

## A. Description

The Agricultural Heritage style is based on structures built specifically for agricultural purposes in the U.S. during the 19th century. This tradition is found in Soledad and throughout California. Using the forms, materials and colors of these purposeful precedents in new buildings, where appropriate, helps maintain a continuum of the vernacular of the region. Buildings utilizing this style would be made of simple, limited forms, typically rectangular, with a pitched metal roof, and sheathed in wood or metal siding. There is little architectural ornament, with functional building elements providing the detail to the building. These would include items such as roof, rafter tails, ridge beams (protruding), overhangs and struts, lanterns, clerestories, exposed columns, and exposed foundations. Colors used for these structures were traditionally muted, as the paints were derived from milk and a minimal amount of pigment.

Original agricultural buildings were single purpose-built for distinct agricultural processes, and hence, this was not a style. Several factors changed the way Californians built, shifting from handmade masonry Spanish Colonial buildings, to the more expedient wood "balloon framed" buildings. The Gold Rush of 1849, the Homestead Act of 1862, and the development of the railroads brought property ownership for new waves of citizens and changed settlement patterns. Houses were made quickly of wood to establish the farming homestead and were either placed in a rural pattern of isolated farmsteads or in loose townships. This was in contrast to Spanish Colonial and

Eastern U.S. patterns of contained urban villages with farmlands beyond.

During the period of change, new-comers built from their memories of the East or Midwest or used simple technical manuals called "pattern books". Both these manners changed the style and method of building, with pioneers using the "balloon frame" technique in the 1840s and 1850s. Buildings were made of wood which was mill-cut, in standardized board sizes, and fastened with standard, manufactured nails. This was a much faster way to build than using the traditional masonry. It allowed anyone to easily build the framework of the house which was then covered with siding.

Along with the "pattern books" and balloon framing came the firm tradition of agricultural buildings and methods of farming in the East and Mid West. Farming there had established a tradition of purpose-built structures made with no adornment and with materials found readily at hand. Structures were pragmatic and generally constructed for a distinct, single purpose, such as silos to hold grain, barns to house livestock, water cisterns to collect water, etc. As most locations had access to trees, lumber became the primary material for agricultural out-buildings. Railroad development increased access to mechanized wood working tools, and to light metals, which helped create more standardized shapes/forms, more weather-tight techniques, and longer-lasting roofing/siding methods.

## TABLE 5.7B. AGRICULTURAL HERITAGE STYLE STANDARDS

## Examples of Intended Architectural Character



Rectangular masses



Simple rectangular massing



Wood: board and batten



Wood: lap siding



Simple rectangular volumes with roof lantern (l), lean-to porch (r)



Existing barns, with simple massing, materials, and minimal articulation



Metal: corrugated siding



Board-formed concrete

## B. Massing , Heights

- A. Massing is comprised of one large, simple rectilinear volume, with or without additional volumes attached in a clear and subordinate manner (such as a lean-to).
- B. Articulation shall be minimal. Structural members and parts may be expressed as the following:
  1. Roof rafter tails;
  2. Roof beams - inside, or outside as overhangs;
  3. Columns, beams, and decking all may be exposed at galleries;
  4. Overhangs, structural support struts;
  5. Roof lanterns, clerestories, monitors, dormer vents, dormer windows;
  6. Gable vents, turbine vents at roof ridge; and
  7. Foundations may be exposed with appropriate steps taken to maintain energy codes.

## C. Walls

- A. Walls shall be of simple planes sheathed in durable materials which is in keeping with the function-driven nature of this style.
- B. Walls (wood) shall consist of any of the following configurations:
  1. Board and batten
  2. Butt-joint siding
  3. Lap-joint siding
  4. Shingles
- C. Walls (metal clad) shall consist of any of the following configurations:
  1. Continuous corrugated panel (s or v shape)
  2. Standing seam metal with flat panels
  3. Diamond shingles
  4. Flat panels
- D. Walls (composite clad, such as fiber-cement board) shall consist of any of the following configurations:
  1. Board and batten, smooth only
  2. Butt-joint siding, smooth only
  3. Lap-joint siding, smooth only
- E. Walls (concrete) shall consist of exposed board-formed concrete in horizontal bands (bands of 6" high max.).

**TABLE 5.7B. AGRICULTURAL HERITAGE STYLE STANDARDS**

**Examples of Intended Architectural Character**



Large door, square windows



Large doors, clerestories



Metal roof, monitor



Metal roofs, monitors



Clerestory windows, & regular patterns of window placement relate to structure



Sliding, oversize door, metal windows



Simple massing with main roof and lean-tos with lower roof pitch



Monitors on roof ridge.

**D. Openings**

- A. Door and window openings shall be sized per function such as larger than average door openings (based on the original use of machinery and animal access), and smaller windows which admit light and air for agricultural purposes (not necessarily views).
- B. Proportions shall be vertical, square placed singly or in series/grouping.
  - 1. Proportion of width to height: 1:1.2 minimum
- C. Openings are arranged in regular, rhythmic patterns related to the underlying structural framework grid.

**E. Roof**

- A. Roof form shall be pitched. Flat roof allowed as minor component of structure (25 percent or less of roof area). Pitch relates directly to a region and its annual precipitation. In this region the pitches shall be:
  - 1. Pitch 1:12 minimum to 7:12 maximum
- B. Roofs shall be of the following materials:
  - 1. Standing seam metal
  - 2. Corrugated (continuous) metal
  - 3. Metal shingle
  - 4. Wood shingle
- C. Roof details shall consist of the following:
  - 1. Roof rafter tails (exposed)
  - 2. Roof beams - inside, or outside as overhangs
  - 3. Overhangs, structural support struts
  - 4. Roof lanterns, clerestories, monitors, dormer vents, dormer windows, vent stacks
  - 5. Gable vents, turbine vents at roof ridge

## TABLE 5.7B. AGRICULTURAL HERITAGE STYLE STANDARDS

## Examples of Intended Architectural Character



Water tank, bread oven



Awnings in metal, canvas



Pattern in edible landscape



Stone, fence defines site



Roof overhang supported by wood struts, decking boards visible



Chimney treated as large vent stack



Herbs in pots or rows for edible landscape



Olive trees in rows, field stone bollards

## F. Architectural Elements

- A. Architectural elements in this style have a purpose, and are generally not applied, but integral in the design and function of the building. Details shall be used sparingly to accent the simple masses and surfaces of the building.
- B. The following architectural elements are typical to the style and may project beyond the building volume into setback areas as allowed:
  1. Arcades, galleries, and semi-enclosed pavilions
  2. Overhangs, canopies, awnings
  3. Roof rafter tails
  4. Roof beams - inside, or outside as overhangs
  5. Columns, beams, and decking may be exposed at galleries
  6. Overhangs, structural support struts
  7. Roof lanterns, clerestories, monitors, dormer vents, dormer windows, vent stacks
  8. Gable vents, turbine vents at roof ridge
  9. Foundations may be exposed with appropriate steps taken to maintain energy codes.
  10. Accessory structures such as water tanks, silos, storage bins

## G. Site, Landscape

- A. The site is composed of a dominant building, which may or may not have subordinate out-buildings placed near which frame common spaces such as yards, courts, or corrals.
- B. When out-buildings are not present, the site shall be well-defined by borders with fences, gates, walls, and lined pathways.
- C. Plant materials are practical and when possible, edible. They are placed in rhythmic, repetitive rows and patterns which relate to agricultural patterns of field and orchard.

**TABLE 5.7C. MEDITERRANEAN REVIVAL STYLE STANDARDS**

**Examples of Intended Architectural Character**



*Example: Mediterranean Revival style building of heavy, simple massing punctuated by large ground floor openings and rhythmic window placement, and traditional off-white plaster with red tile roof.*



*Example: Mediterranean Revival style building with corner entry in simple hexagonal mass, tall ground floor with deeply set windows/ doors, simple massing, flat roof, and off-white plaster.*

**A. Description**

The Mediterranean Revival style is a part of the vast Eclectic movement of 1890-1940 in the U.S. Mediterranean Revival is the broad term which includes several architectural styles including the Spanish Colonial Revival, Mission Revival, and Italianate. Inspired by precedents from Classical, Medieval, and Renaissance periods, Mediterranean Revival draws from those origin periods and cultural traditions - Spanish, North African Moorish, Italian, Greek. It also incorporates these same cultures' later colonial efforts in North and South America (1690-1800), which adapted to new indigenous climates, materials, and cultures.

Mediterranean Revival was prominent in the U.S. in the 1920s - 1940s, and while found throughout the country, is predominantly found in California and Florida due to both the Spain's colonization efforts in these regions, and to similarities with the Mediterranean climates and cultures which produced the style. California architects such as George Washington Smith and Wallace Neff, as well as Eastern U.S. architects Bertram Goodhue and Addison Mizner studied the seminal buildings' components, and adapted them in a disciplined manner to the functional requirements of the modern world.

This style is well-suited to all scales of construction, but is particularly appropriate for public and urban buildings given

its extensive cultural heritage and substantial materiality. Mediterranean Revival has become part of the lexicon of styles in the region, and it represents a continuum that spans decades regardless of stylistic trends. The style also maintains an intimate relationship with nature, typical to a temperate Mediterranean-like climate such as California's.

Mediterranean Revival is distinguished by its restrained, horizontal massing. Smooth plaster walls, light earth tone or off-white colors, deeply set windows and doors, and red tile roofs [or flat roofs] make up the signature palette. The generally bulky mass of the building is punctuated by rhythmic placement of deeply set windows and doors, which can be regular or syncopated. A regular rhythm is typically varied by window type or window treatment to prevent repetition. Color and decoration are used sparingly as compared with other styles, these items being reserved for such details as wrought iron railings, grilles, and gates, or stone and colourful tile surrounds at key doors, windows, and water features. Shading is provided by the deeply recessed openings, as well as devices [arcades, galleries, overhangs, balconies, awnings] which are arranged as counterpoints to the austere building forms.

TABLE 5.7C. MEDITERRANEAN REVIVAL STYLE STANDARDS

Examples of Intended Architectural Character



Multiple volumes



Single volume, corner tower



Simple plaster plane, no base



Single plane, stone base



Single volume, overhang



Multiple volumes, arcade, & upper floor offset



Simple planes, base set off w/ plaster molding at floor level



Single brick plane, base implied with columns, capitals, brick molding

B. Massing , Heights

- A. Massing is comprised of large, simple rectilinear masses. Massing compositions can be of a single, primary rectilinear volume, or the same volume offset by a variety of lesser volumes.
- B. Corners of buildings on corner lots shall be articulated. Through height change, chamfering of wall, addition of detail, or addition of building mass such as a turret, tower, or lantern. Such designs may be devised at the geometric corner or adjacent to it.

C. Walls

- A. Walls shall be single planes, rendered in plaster or exposed brick which meet the ground plane with or without a base.
  1. Plaster finish shall be smooth, with fine sand finish.
  2. Plaster plane variation: 0 to 3/8 inches
  3. Control joints are allowed.
- B. Where a wall base is to be utilized, it may be achieved by set-back of upper floors, by change in color, or by articulation in 'C' below.
- C. Wall articulation may be achieved by traditional moldings, or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.

## TABLE 5.7C. MEDITERRANEAN REVIVAL STYLE STANDARDS

## Examples of Intended Architectural Character



*Openings are deeply recessed*



*Openings vary in shape, size*



*Sloped roof of simple form*



*Flat roofs, w/ scuppers*



*Openings vary in shape, sized, with asymmetrical pattern of composition*



*Openings vary in shape, size, with regular pattern of composition*



*Roof overhang, wooden eave with exposed rafters*



*Roof with gable end and flat roof section at rear*

## D. Openings

- A. Door and window openings shall be deep-set and combined with balcony, loggia, or arcade elements to generate rhythmic compositions.
  1. Main Door Recess (plaster return): Min. 8 inches
  2. Window Recess (plaster return): Min. 3 inches
- B. Proportions shall be vertical, square or horizontal when grouped in vertical composition together.
  1. Proportion of width to height: 1:1.4 minimum
- C. Openings shall be rhythmic in composition either symmetrically overall, locally symmetrical or, asymmetrical. If placement is regular, window type, size, or treatment is varied to avoid strict repetition over a facade.
- D. Windows shall be single-hung, double-hung or multi-pane casement and awning. Exception: Storefronts may accommodate large openings and large expanses of glass.
- E. Window grilles occur at special windows identified in the design and shall be of wood or iron.
- F. Window/door shutters, if used, shall be the aggregate size of the associated opening and functional.

## E. Roof

- A. Roof forms shall be flat or low slope.
- B. Roofs (sloped) shall have gabled or hipped ends, finished in Roman or Mission tile laid irregularly. Bird stops at tile end condition must be mortar filled.
  1. Main Roof Slope: 3:12 maximum
  2. Ancillary Roof Slopes: 6:12 maximum
- C. Roofs (flat) shall be framed with parapet walls. Parapet caps may be of tile, cast concrete, plaster, or stone, and may be multi-color. Roof decks may be accessible and used as balconies or terraces.
- D. Roof transitions to exterior walls shall occur in any or all of the following methods:
  1. Projected wooden eave with exposed wooden rafters;
  2. Plaster molding; and/or
  3. Tile cap.

TABLE 5.7C. MEDITERRANEAN REVIVAL STYLE STANDARDS

Examples of Intended Architectural Character



*Stair, grilles*



*Chimneys*



*Balconies*



*Courtyard with plants, fountain, tree at grade*



*Decorative containers/pots*



*Projecting window seat, balcony*



*Loft story over recessed ground floor shopfronts*



*Parking forecourt*

F. Architectural Elements

- A. Architectural elements shall be used sparingly to accent the simple masses and surfaces of the building.
- B. The following architectural elements are typical to the style and may project beyond the building volume into setback areas as allowed:
  1. arcades (not within the R.O.W.) and galleries
  2. stairs (attached or engaged)
  3. balconies
  4. plant-shelves
  5. chimneys

G. Site, Landscape

- A. The building site shall be clearly defined by both landscape material, landscape architecture features, and the buildings themselves. The Mediterranean Revival buildings typically create surrounding public and private space through the use of forecourts, garden walls and courtyards, parking courts, and zaguan. A zaguan is a hallway or passage that leads from the public streetscape to the interior courtyard of a building.
- B. Landscape is treated as furnishing for each walled area or exterior room. Softscape items are placed in combinations of in-ground planters, raised planters, and pots. Plant materials include many evergreen species with fragrance which are truly Mediterranean in origin.
- C. Water elements are frequently included to provide white (background) noise for courts.

## TABLE 5.7D. CRAFTSMAN STYLE STANDARDS

## Examples of Intended Architectural Character



Example: Craftsman bungalow with deep set porches, exposed rafter tails and beams, masonry pier/foundation.



Example: Craftsman bungalow with deep set porch within the footprint of the building. Simple openings and organization of facade using the structural elements as decoration.

## A. Description

The Arts and Crafts movement of the late 1880s had its origins in England, led by Architect William Morris. He and the English Arts and Crafts Exhibition Society inspired U.S. architects such as Bernard Maybeck, Gustav Stickley, and brothers Charles and Henry Greene of Pasadena, California who evolved the style. This style treated all parts of the home - both exterior and interior - as artwork, focusing on simple use and detailing of natural materials such as redwood, stone, brick, tile, and copper. Greene and Greene Architects designed the paradigmatic works which are located in Pasadena. They also designed modest, inexpensive and low-profile bungalow homes in the region.

Popular magazines of the time (1909), such as *Good Housekeeping*, made the style familiar to the general public. Pattern book makers, in turn, made the Craftsman style house the most reproduced style in the country. Pre-cut lumber packages soon became available as well to assist contractors in building the style. Craftsman's interior/exterior space relationship and its adaptability to varying weather conditions allowed regional variations to easily occur, thus increasing its popularity.

TABLE 5.7D. CRAFTSMAN STYLE STANDARDS

Examples of Intended Architectural Character



Complementary volumes with well proportioned gables



Simple massing, asymmetrical gable, central entry



Windows punctuate the textured wall planes in a variety of ways



Simple, large planes highlighted by gables facing the street



Simple two-story masses with 3rd story in volume of roof through dormers



Above and Top: Simple, large planes punctuated by square or vertical windows



Above and Top: Shingle siding provides texture and interest to the large wall planes

**B. Massing , Heights**

- A. Building massing shall be a simple rectangle or square with horizontal proportions in one and two story volumes.
- B. When a third story is allowed, it shall be concealed within the volume of the roof with the assistance of dormers. Additional volumes may be attached to the main mass, which receive independent roof forms. Porches shall be generous in depth and width as required by this code.

**C. Walls**

- A. Walls shall be clad in horizontally oriented wood siding or shingles, and the foundation base shall be expressed with stucco, brick or river stone.
  - 1. Plaster finish shall be smooth.
- B. Where a wall base is to be utilized, it may be achieved by articulation in 'C' below.
- C. Wall articulation shall be achieved by stucco, brick, or river stone.

**TABLE 5.7D. CRAFTSMAN STYLE STANDARDS**

**Examples of Intended Architectural Character**



Simple, trimmed vertical openings including dormer windows for upper stories using the roof volume.



Openings are often compositions of pairs or groupings.



Openings are stacked with the same area being used for either one or two windows. Note the simple shed awning over the ground floor window.



Groupings of windows highlight these gables to the street



Simple, paired openings with functional shutters.



Roof overhang, wooden eave with exposed rafters



Deep overhangs to emphasize horizontality and to provide shade.

**D. Openings**

- A. Door and window openings shall be deep-set and combined with balcony, loggia, or arcade elements to generate rhythmic compositions.
  - 1. Main Door Recess (return): Min. 8 inches
  - 2. Window Recess (return): Min. 3 inches
- B. Proportions shall be vertical, combined into horizontal patterns, and trimmed in large scale wood.
- C. Openings shall be rhythmic in composition either symmetrically overall, locally symmetrical or, asymmetrical. If placement is regular, window type, size, or treatment is varied to avoid strict repetition over a facade.
- D. Windows shall be single-hung or double-hung. Exception: Storefronts may accommodate large openings and large expanses of glass.
- E. Window/door shutters, if used, shall be the aggregate size of the associated opening and functional.

**E. Roof**

- A. Roof forms shall be large, low-pitched forms and vary from 3:12 to 6:12. In larger two story versions, it is common and allowable for gabled roofs to have a high pitch as much as 10:12.
- B. Roofs shall have gabled ends and the eaves shall project a minimum of two feet over the wall, and have exposed rafter tails.
- C. Roof Gable roof projections shall be supported by large timber braces or extended beams.
- D. Roof transitions to exterior walls shall be through projected wooden eave with exposed wooden rafters.

**TABLE 5.7D. CRAFTSMAN STYLE STANDARDS**

**Examples of Intended Architectural Character**



*Porch columns of plaster or wood feature a masonry base*



*Balcony for upstairs dwellings over full width porch*



*Combined patterns of vertical siding above shingle siding, and vertical balcony planks*



*Roof braces are typically large and emphasize their structural role and qualities*



*Landscape is a combination of lawn with naturalistic plantings and groupings of trees to contrast with the building's dramatic shapes*



**F. Architectural Elements**

- A. Architectural elements shall be used sparingly to accent the strong masses and complex surfaces of the building.
- B. The following architectural elements are typical to the style and may project beyond the building volume into setback areas as allowed:
  1. porches and galleries
  2. stairs (attached or engaged)
  3. balconies
  4. plant-shelves
  5. chimneys

**G. Site, Landscape**

- A. The building site shall be clearly defined by both landscape material, landscape architecture features, and the buildings themselves. Craftsman style buildings typically create surrounding public and private space through the use of forecourts, garden walls and courtyards.
- B. Landscape is treated as furnishing for each walled area or exterior room. Softscape items are placed in combinations of in-ground planters, raised planters, and pots. Plant materials include many evergreen species with an emphasis on a natural aesthetic.

