

CHAPMAN WOODS CSD IMPLEMENTATION GUIDE

County of Los Angeles
Department of Regional Planning



Implementation Guide

CHAPMAN WOODS CSD

CHAPMAN WOODS ARCHITECTURAL GUIDELINES

The Chapman Woods community dates back to the 1910s, and is predominately comprised of single-family homes with a wide range of twentieth-century residential architectural styles and scales including, but not limited to, Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional. Each of these styles is comprised of a coherent variety of architectural elements such as building massing, scale, roof types, primary entrances, façade treatments, scale and style of elements, consistent quality of materials, and a typical array of colors.

Drawn from the prominent existing architectural styles, the Chapman Woods Architectural Guidelines herein are intended to provide residents, architects, contractors, and other development professionals with a clear set of design strategies to preserve and create a consistent residential character throughout the Chapman Woods community.

APPLICABILITY OF GUIDELINES

All new construction, additions, repairs, and modifications to existing development in the CSD will be reviewed and advised by the Department for consistency with the Chapman Woods Architectural Guidelines.

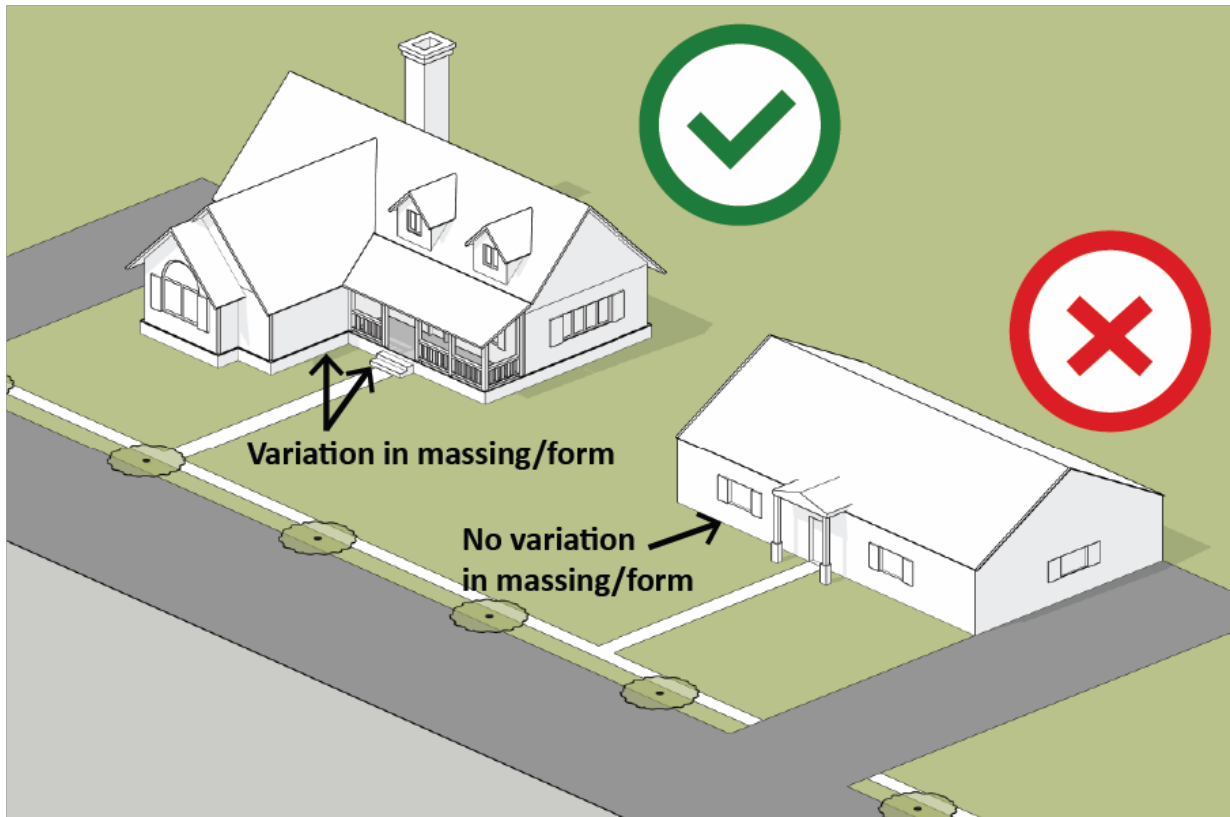
For the Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional styles, a corresponding Architectural Style Sheet and Checklist is provided outlining the essential features of each style. Within each style, required design elements relating to building form, massing, roofs, walls and windows, materials, colors, and architectural features are outlined.

The Department may advise an applicant how to best demonstrate consistency with these guidelines by requesting site plans, elevations, architectural renderings, material boards, and precedent or conceptual images that demonstrate compatibility with the Chapman Woods CSD and the existing community character. For proposed additions, repairs, renovations and alterations, consistency with the existing residential building and /or the surrounding community should be prioritized.

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BUILDING MASSING

Encourage Varied and Articulated Building Forms and Massing – The application of a plain, monotonous, highly-symmetrical, or over-simplified block structures with little architectural articulation is discouraged. The existing character of the Chapman Woods CSD is comprised of a number of one- and two-story twentieth-century architectural styles. Future residential developments should pursue building forms and architectural styles that are complementary with the surrounding context so that future development enhances, and does not distract or take away from the existing community character and built form.



Building Height – Maximum building heights shall be regulated by Table 22.362.070-A and B based on Zone and Lot Size. The general intent is that the height and bulk of individual buildings will be harmonious with abutting properties and public spaces. The key characteristic of a building's volume is how clearly it defines the visible space of its Primary and Secondary Frontages and its proximity to adjacent buildings.

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Horizontal Bands – Application of materials on facades should reinforce the logical expression of the building’s mass. In most cases, massing of materials should run horizontally, and clearly define and frame separate stories within a residential building. Vertical strips defy structural logic. Horizontal bands make houses feel more structurally sound.

AVOID VERTICAL STRIPS



USE HORIZONTAL BANDS



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FOUR-SIDED ARCHITECTURE

The aesthetic character of a residential structure is crucial in making it successful. Generally, each building has four sides and although the Primary Façade (front elevation) often receives the most attention, it is imperative that the two sides and rear of the building are not ignored, especially if they are visible from public view. Side windows create cross breezes and let more natural light in the house. When the sides are treated like part of the overall composition, they elevate the house from a series of walls to a coherent composition. Therefore, the design of all four sides of a building are highly encouraged in this CSD. Elevation plans should be submitted for sides of the building where construction is proposed. The elevation plans should depict the roof pitches, building materials, window dimensions, and color palette.

USE

Building articulation, windows, doors and entrances, changes in materials and color, and architectural elements to provide visual appealing facades on all sides of a residential structure.



AVOID

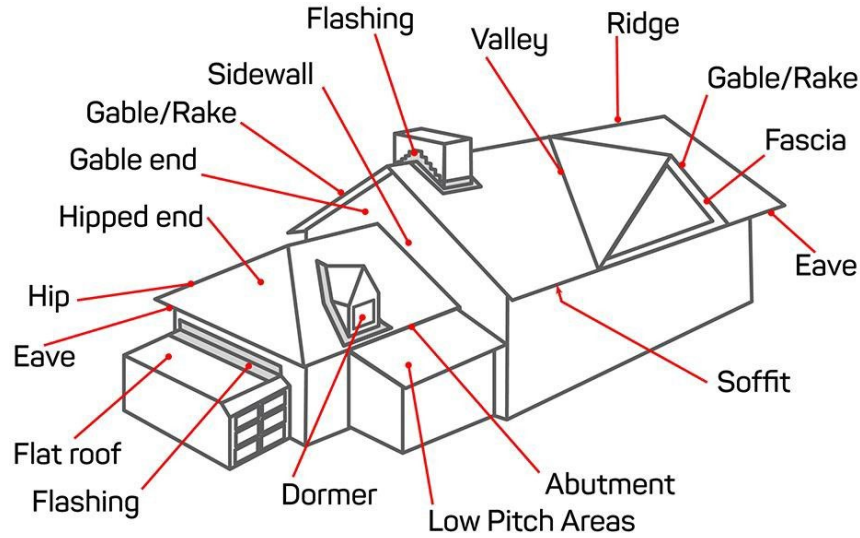
Exterior facades that are flat and blank, with little to no building articulation or architectural elements (e.g. windows, entrances, chimneys, etc.)



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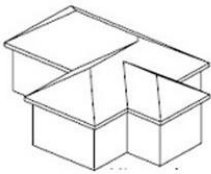
ELEMENTS OF A ROOF

The diagram below shows the primary features and elements that comprise a residential roof. Occasionally, other terms may be found, but in general the terms below are commonplace within the architecture and construction industries.

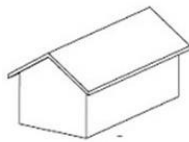


PROMINENT ROOF STYLES

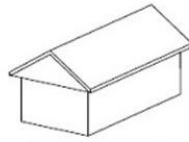
The following roof styles represent the prominent styles found in the existing and original residential architecture in Chapman Woods. Applicants are encouraged to design new buildings and additions with the following types of roofs. Applicants may refer to the Architectural Style Sheets to inform and encourage strong and consistent architectural styles and design elements that reflect the desires and aspirations of the Chapman Woods community.



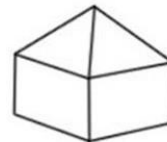
Hip and Valley Roof



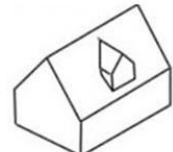
Open Gable Roof



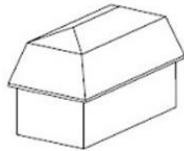
Box Gable Roof



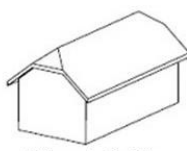
Pyramid Hip Roof



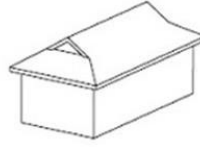
Dormer Roof



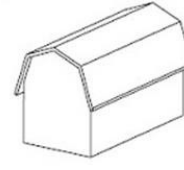
Mansard Roof



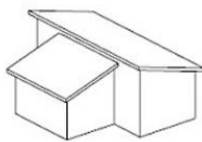
Clipped Gable
"Jerkinhead" Roof



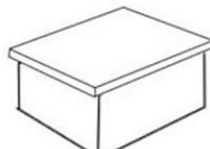
Dutch Gable Roof



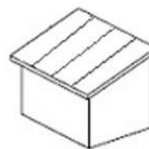
Gambrel Roof



Skillion and
Lean-To Roof



Flat Roof



Shed Roof

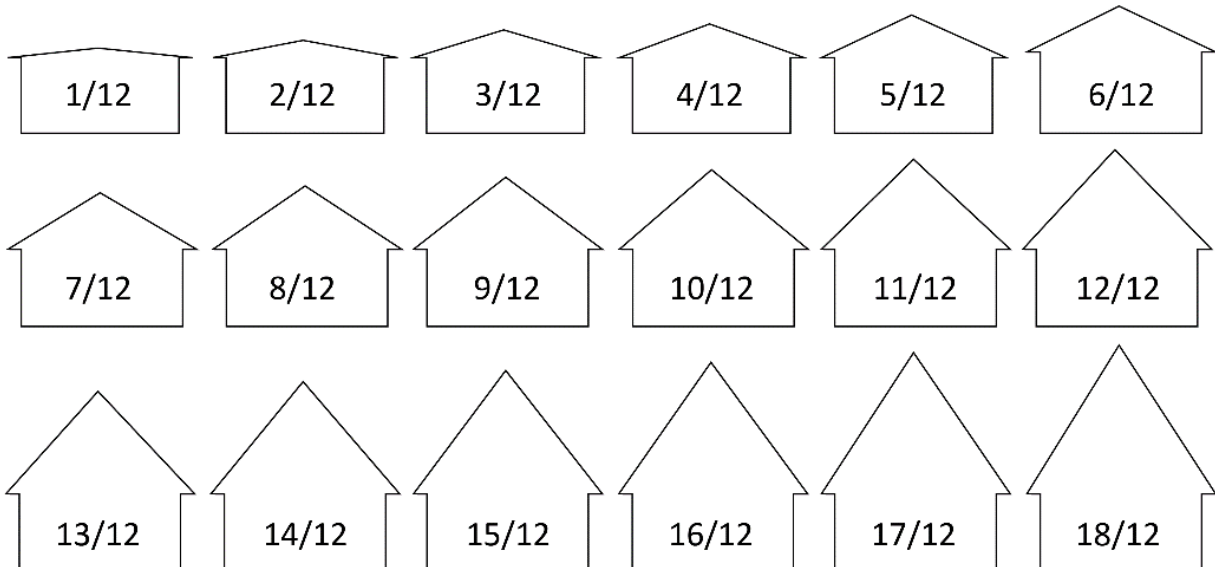
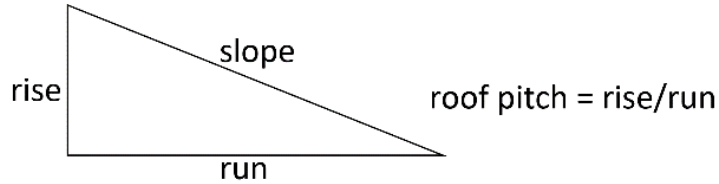


Hexagonal Gazebo Roof

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ROOF PITCHES

Existing roof pitches within Chapman Woods generally range between a ratio of 2:12 to 12:12, depending on the architectural style of the building. Roof pitches outside of this range are possible, but Applicants may refer to the Architectural Style Sheets to inform and encourage strong consistency between chosen building and roof styles.



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SIMPLIFIED ROOFLINES ENCOURAGED

USE

- Minimize the number of steps and gables in a building's roof structure.
- Simple and clear rooflines are generally found in more traditional architectural style, and they are easier to build, maintain, and provide cleaner lines than roofs with endless gables and steps.
- All gables and flat roofs should be used as a drainage management strategy (flat roof should have at least a 2% slope).
- Apply gables to protect entrances and prevent rain from shedding on the walks and entrances and to break up large roof areas.
- Consider the roof from the initial stages of designing the floor plan.



AVOID

- Over-application of gables as an ornamental feature. Consider the roof from the initial stages of designing the floor plan.



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PRIORITIZE HUMAN-SCALED FACADES AND ENTRANCES

Single-story height façades should be used to clearly delineate prominent façades and primary entrances and that correspond to a human scale and create a welcoming and inviting building form with adequate protection from the elements.

USE

Single-story height entrances corresponding to the human scale and provide adequate protection from weather and outside elements.



AVOID

Double-height entrances that create uncomfortable spatial volumes that do not relate to the human scale and don't frame the front door entrance.



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MINIMIZE THE PROMINENCE OF FRONT -LOADED GARAGES

USE

In-line or recessed garage door placement to minimize attention being paid to the car. The main entry should be the most prominent feature on the front façade.



AVOID

Making the garage door the most prominent feature of the home with the main entry as the hidden afterthought. Garage-forward architecture should be avoided.



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LOAD BEARING MATERIAL

Materials such as brick and stone should be based or mounted on the ground.

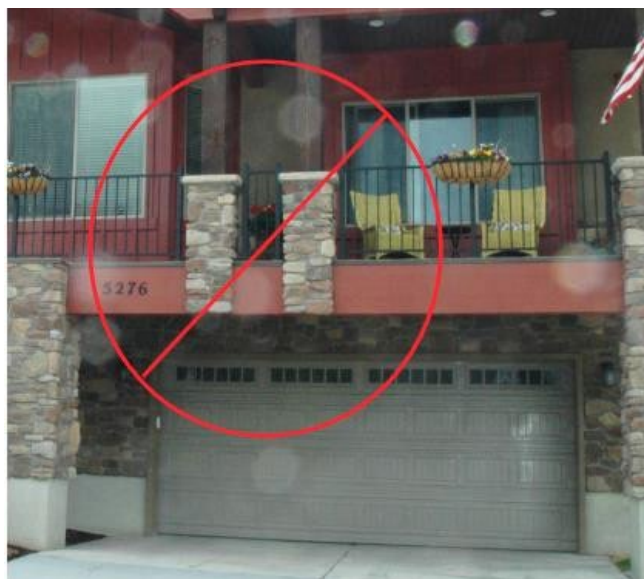
USE

Load bearing materials should be applied in a manner that makes structural sense. Heavy materials support lighter materials.



AVOID

Using load bearing material (brick and stone) in a manner that defies gravity. Brick and stone should never appear to float in the air.



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WINDOWS

USE

Vertically proportioned windows to help break up facades and blank walls and allow additional light into the interior living space. If a horizontal expansion of glass is desired, this should be accomplished by incorporating multiple vertical windows side-by-side.



AVOID

Additions or expansions of horizontal windows, unless wide-picture windows are common to a specific architectural style.



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CHAPMAN WOODS ARCHITECTURAL STYLE SHEETS

Prevalent architectural styles in the Chapman Woods CSD, as identified by community members and the Department include: Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional.

These architectural styles are inspired by a wide range of residential styles found throughout the San Gabriel Valley. Diversity within the aesthetic structure of the theme is encouraged. However, mixing of architectural styles and elements that are not typically or historically combined is discouraged. Designers are encouraged to find local historic examples to serve as templates for new construction.

Architectural features and images in this section are representative interpretations of the most prominent architectural styles existing in the Chapman Woods CSD, not exact templates for future construction. There are many possible successful interpretations of a proposed architectural style. It should not be expected nor desired that each building will incorporate all characteristic elements of the style, or each of the predominant materials on a single structure. These architectural style guidelines establish a baseline criteria to be used by the Department to advise and promote compatibility of building forms and massing, architectural elements, material choices, colors, and finishes that are consistent with the existing community character of Chapman Woods.

INCENTIVES FOR INCREASED FLOOR AREA

Should an applicant develop under one of the “Community Identified Architectural Styles” listed in Section 22.362.060.L, all of the objective standards listed in the “Minimum Required Elements” list for that architectural style must be met in order to receive the incentives specified in Section Table 22.362.070-A.

1. RANCH ARCHITECTURAL STYLE

The Ranch style (also known as “California Ranch”) was popularized in the United States from the 1930s through the 1960s, with a resurgence in the 1990s. Based on elements from Minimal Traditional and Spanish Revival styles, Ranch homes were designed for larger suburban and rural properties to be affordable homes with sprawling single-stories, large patios, backyards, and outdoor spaces.

- Ranch homes offer open and flexible floor plans, allowing them to be expanded over time.
- Design and decorative features are typically modest or limited, keeping this style affordable considering its size.
- Recently-constructed Ranch homes often have more elaborate design features, incorporating extensive roof lines, porches and details found in styles such as Craftsman, Spanish Revival, and Colonial.

KEY FEATURES

Massing

- One story, with horizontally spread and open floor plans
- Floor plans are often “L” or “U” shaped, creating multiple wings and framing a courtyard space in the rear yard
- Ranch plans are popular in cul-de-sac properties
- Attached garages are synonymous with this style

Façades, Porches, & Entrances

- Façades have stucco, clapboard or ship-lap siding, brick, and river rock, with few combinations or accents
- Primary entrances are wide, often located at the center portion of the home, garages and utility entrances are typically located on side wings
- The Primary Façade of the Primary Residential Structure must have an engaged or wrap-around porch

Roofs

- Low to moderately-pitched gable and hipped roofs, with pitches ranging from 2:12 to 6:12
- Wide eave overhangs
- Roofing shall be made of traditional or composite shingles or material made to look like shingles

Windows & Doors

- Rectangular windows
- Large picture windows or projecting bay windows are common on front façades, especially when a wing projects towards the street
- Wide front door of at least 42 inches.

Detail Elements

- Detailing is simplified and ornamentation is restrained
- Windows may feature shutters, painted with darker colors for high contrast
- Railing, balustrades, and supports may be applied to porches, but should be limited to wood posts
- Light fixtures should be a simple lantern-style light post with a painted metal finish
- Simple wall scones with translucent glazing
- Fencing in yards is not common thus emphasizing the open rural appearance of the property and style

Minimum Required Elements

If building in the Ranch Style, the applicant shall meet the requirements (as per 22.362.060.L.1):

- Limited to one story in height.
- Horizontal massing floor plans which emphasize the width of the property.
- Primary Façade of the Primary Residential Structure must have an engaged or wrap-around porch.
- Low to moderately-pitched gable and hipped roofs between 2:12 to 6:12.
- Roofing shall be made of traditional or composite shingles or material made to look like shingles.

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Wide one story, U or L-shaped open floor plans with wings



Low to moderately pitched roof with wide eaves

Consistent façade materials with limited accents

Simple lighting sconces

Central entrance with projecting porch and wood posts

Large picture window on front façade

Attached garage



SAMPLE INTERPRETATIONS OF THE RANCH STYLE



2. FRENCH COUNTRY ARCHITECTURAL STYLE

The French Country style (also known as “French Revival”) represents a wide range of residential homes at various scales built in the early twentieth century, inspired by French architecture, brought to the U.S. following World War I.

- Ranges in scale from small cottages to grandiose mansions and apartment buildings.
- Features exposed timber and beams on architectural edges, similar to the Tudor Revival style.
- Mansard roofs, spires, and steeply pitched roofs highlight the height and mansion-quality of buildings.
- Building materials and finishes may be elaborate with decorative metalwork and wood.

KEY FEATURES

Massing

- One-story homes have asymmetrical floor plan layouts
- Two-story homes have more symmetrical floor plan layouts, with one-story wings that extend to the side

Façades, Porches, & Entrances

- Façades are a combination of rough hand-troweled stucco, concrete, brick, or stone
- Façade colors are typically exposed stone or painted with light, neutral colors such as tans, grays and cream
- Porches and entrances are typically centralized on façades, and often recessed into the façade
- Entrances may be highlighted with prominent door surrounds, archways, and roof lines

Roofs

- Hipped roofs with a steep pitch are typical
- May feature spires, turrets, and/or towers
- Dormers are commonly found on second stories
- May have chimneys extending above the roof line
- Roofs may extend below the base of the second story to create a more prominent roof lines
- Wood shingle and slate roofs with neutral colors
- Shallow eaves with flared ends
- Often decorated with weather vanes and finials

Windows & Doors

- Rectangular or arched windows
- Arched accent windows are also common
- Wide window frames or “surrounds”
- Doors may be wood paneled or battened, with accents of wrought-iron hardware
- Second stories may feature shallow balconettes with double French doors
- Garage door façades match the wood or wood battened appearance of the primary door

Detail Elements

- Prominent chimneys, decorated with metalwork extend above the roof line, often on a Primary or Secondary elevation in public view
- Balconies, railings, and balustrades may consist of thick cast-stone or ornate wrought-iron railings
- Wood window shutters may be used
- Awnings and shutters should be dark and neutral colors to create visual contrast
- Lighting fixtures may be simple to elaborate with glass and metal filigree dark, painted metal finishes
- Fencing should consist of wood or wrought iron with transitional vertical posts

Minimum Required Elements

If building in the French Country Style, the applicant shall meet the requirements (as per 22.362.060.L.2):

- Façades shall be rough hand-troweled stucco, concrete, brick, stone, or materials made to look like these options and where painted, shall use light, neutral colors such as tans, grays, or cream.
- Porches and entrances shall be symmetrically-located.
- No porch is required for this architectural style - a recessed entry is permitted.
- Roofs shall have a shingle or slate finish with a minimum pitch of at least 6:12.
- When included, chimneys shall extend above the roof line.
- Windows shall be symmetrically spaced on Primary and Secondary Façades.

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Prominent chimneys with decorative caps or "pots"

Steeply-pitched hipped roof with shallow eaves

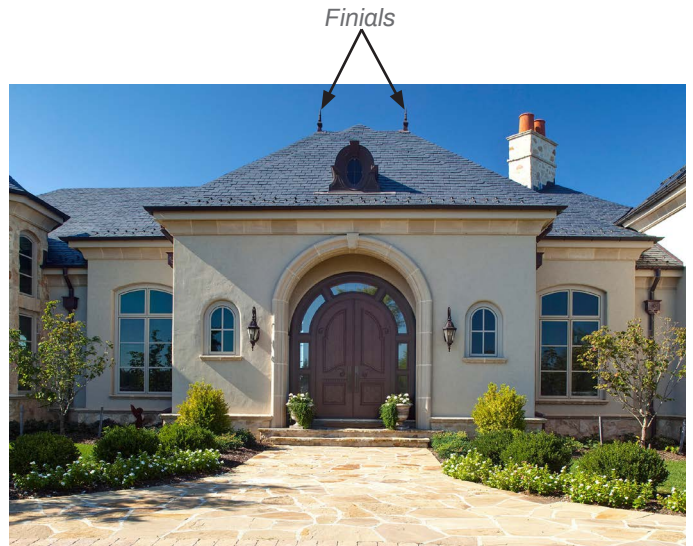
Windows with shutters

Finials and decorative accents

Stone and stucco troweled facades with natural or unpainted colors

Prominent wood front door with iron hardware, recessed under archway

SAMPLE INTERPRETATIONS OF THE FRENCH COUNTRY STYLE



Recessed and centralized front door with arched entrance and roof finials above



3. COLONIAL ARCHITECTURAL STYLE

The Colonial style (which includes subsets of Georgian, Adam, Federal, Classical Revival and Dutch Colonial), was popularized primarily from the 1870s through the 1960s, while more modern and less elaborate interpretations are present in residential, commercial and institutional buildings.

- Early Colonial examples range from one to two stories.
- Earlier examples have symmetrical layouts and frontages, while examples after 1910s may be more asymmetrical.
- Façades are typically defined by a single material, either masonry or horizontal clapboard, but may be mixed between the foundation and floor (i.e. brick foundation with clapboard siding on first floor).
- Colors should have high-contrast with light facades and darker roofs, shutters, doors, and accent features.

KEY FEATURES

Massing

- Often features a one- or two-story boxy building volume, under a single roof plane
- Second stories are rarely stepped back, creating a consistent two-story vertical plane
- One- and two-stories masses may be mixed, but the Primary Façades should be consistent in height and generally flat with little to no architectural breaks

Façades, Porches, & Entrances

- Facades are brick or horizontal clapboard siding
- Colors include whites, off-white, light yellows, light blues, or gray shades for clapboards, and natural red and brown stone colors for masonry
- Brick and clapboard siding may be mixed, but are separated by clearly delineated horizontal bands (i.e. brick foundation with clapboard siding above).
- Front façades feature a centralized porch with a front door that is flush with the front elevation
- Front doors and entries may range from a small gabled roof supported by pilasters or a large engaged porch with a protruding second story principle building or engaged porch above.
- Column styles range from simple Tuscan columns with smooth sides and capitals, to high-styles with Doric and Ionic columns with fluted sides and scrolled capitals

Roofs

- Hipped or side-gable roofs are oriented with the primary plane of the roof facing the street
- Roofs with dark, earth tone shingles are standard
- Symmetrically arranged dormers are common on second floor, with traditional or eyebrow gables
- Edges feature shallow boxed or squared-off eaves, with accent eave brackets

Windows & Doors

- Front doors are wood-paneled with limited glazing, often centered with a “pediment” located above
- Windows with wide trim (i.e., surrounds)
- Bay windows may also be present on the first floor
- Windows often feature shutters colored in reds, blacks, and blues for contrast with the facade
- Garage doors may be wood paneled, battened, or carriage style doors with limited-to-no glazing

Detail Elements

- Masonry chimneys are common and are typically placed on a side elevation
- Railings are thin dark-colored wrought iron with scrolled or turned ends
- Balusters, if present, are used with a second-story balcony or roof deck and turned-wood balusters
- Light fixtures are often lantern-shaped with a dark metal finish, typically one centered above a door, or two on either side of a door
- Fencing consists of wood or wrought iron with traditional vertical posts and simple ornamentation

Minimum Required Elements

If building in the Colonial Style, the applicant shall meet the requirements below (as per 22.362.060.L.3):

- For two-story buildings, the first and second story of the Primary Façade shall be flush with one another and shall not feature any architectural breaks.
- A centralized porch with a front door framed by a dormer, pediment, or second-floor balcony, and possible columns on either side.
- Facades shall be one of the following materials, or materials made to look like one of them: natural red or brown brick, or clapboard siding painted white, light yellow, light blue, or gray.
- Hipped or side-gable roofs, dormers optional.

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- ← Masonry chimney on side elevation
- ← Boxy or rectangular massing under a single roof plane facing the street
- ← Roof eaves with accent brackets
- ← No second story step back creating a single vertical plane
- ← Centered front door with posts and pediment and centered lantern light
- ← Windows wide surrounds, sashes, sills and dark-colored shutters

SAMPLE INTERPRETATIONS OF THE COLONIAL STYLE



Colonial with brick facade, traditional dormers.



Colonial with projecting porch and "eyebrow" dormers.



Front facade with "Doric" scalloped columns.



Centralized front door with "pediment" above.

4. CRAFTSMAN ARCHITECTURAL STYLE

The Craftsman style (also known as “California Craftsman”) is based on simplicity, durability, and harmony with nature. Emphasis is placed on how the architectural elements are joined together, including beams, columns, and porches.

- Principal roof lines feature low- to moderate-pitched gable roofs with wide overhangs, exposed rafters at porches and, wherever feasible, generous porches with substantial columns and bases.
- Dormers are typical above the first story.
- Symmetry is optional and depends on the orientation of the principal roof.
- Ornamentation is restrained. Characteristic details include exposed rafter tails, tapered columns, trim elements, and diagonal braces at gable ends.
- Wall materials include stone, brick, limited stucco (not to exceed 20% of façade), shingles, and siding (no vinyl).

KEY FEATURES

Massing

- A side gable, center gable facing the street, or cross-gable with dormers is typical for the primary roof form
- One-and two-story massing is typical
- Dormers are typical above the first story
- Emphasis should be on horizontal beams and lines

Façades, Porches, & Entrances

- Exterior colors shall be painted in dark, neutral, or earth-toned colors such as shades of taupe, beige, olive, or burgundy
- Trim and accents may be painted in a lighter paint palette such as a light gray, blue, or green
- Porches facing the street are common
- Porch columns that sit on wider bases or low walls
- Tapered columns with header and base details

Roofs

- Moderately-pitched gable roofs with wide overhangs
- Main roof pitches: 6:12 to 8:12
- Secondary hip or shed roof pitches: 3:12 to 6:12
- Roof eaves and overhangs project 18 - 36 inch
- Shed or pitched dormers are common
- Generously sized eaves with exposed decorative rafters

Windows & Doors

- Windows are often mullied together in pairs or threes.
- Limited use of small accent windows and angled bay windows is encouraged
- A single, rectangular wood-paneled door
- Glazing or windows in doors are common and designed to match the windows
- Wide trim (5 to 6-inch) with head trim extending past the jamb is typical for doors and windows

Details

- Expression of structural members and attention to wood joinery is characteristic of the style
- Beams, rafter tails, knee braces, and brackets are often found at gable ends
- Extended lintels (frames) over door and porch openings are common
- Tapered elements, including trim work and columns are common
- Decorative garage door with small pane windows

Minimum Required Elements

If building in the Craftsman Style, the applicant shall meet the requirements below (as per 22.362.060.L.4):

- Exterior walls shall utilize lap or batt-and-board siding with at least 20% of the façade covered by stone or brick near the bottom half of the facade.
- Stucco may be used in place of siding, but cannot exceed 20% of the facade area.
- Exterior colors shall be dark, neutral, or earth-toned colors such as taupe, beige, blue, olive, or burgundy.
- Front porches shall address the street (10' min. width, 5' min. depth).
- Porches shall include square columns that are either straight or tapered, with plinths measuring eight to 14 inches in width and depth.
- Required roof pitch must be between 6:12 and 8:12.
- Eaves shall range from 18 to 36 inches in projection.
- Roofing shall be made of shingles or material made to look like shingles.
- Decorative trim (5 to 6-inch wide) around windows with emphasis on top and bottom (no stucco).

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Second story dormers

Moderate-pitched roof with deep overhangs

Expression of beams, structural components, and trim

Tapered columns on square pilasters at the base

Front porch addresses the street

SAMPLE INTERPRETATIONS OF THE CRAFTSMAN STYLE



5. TUDOR REVIVAL ARCHITECTURAL STYLE

The Tudor Revival style (also known as “Tudor-Cottage”) was popularized during the 1920s and 1930s in the United States, taking inspiration from medieval architecture of northern Europe in the 15th and 16th Centuries.

- The style is known for having asymmetrical plans to allow for the gradual expansion over time.
- Prominent stone, brick, wood shake siding, combined with half-timbered facades, shingled roofs, and dark natural browns and earth tones being applied, the Tudor Revival style present a traditional style that blends with the surrounding natural elements.

KEY FEATURES

Massing

- One or two stories in height
- Complex, asymmetrical and irregular floor plans
- Massing may include a variety of forms including towers, archways, and wings

Façades, Porches, & Entrances

- Combination of natural cladding including stone, brick, wood, and stucco grouped into bands around the building (i.e. brick or stone foundation with stucco and half-timbering above)
- Large chimneys projecting above the roof line on Primary and Secondary façades, often with decorative brickwork, patterns, chimney caps
- Entrances are often flush or slightly recessed into the façade, and highlighted with a small projecting roof or decorative brick or wood surrounds

Roofs

- Steeply pitched hipped roofs, cross-gabled, and clipped-gabled roofs
- Pitches are a minimum of 6:12
- Shingled and slate roofs with darker neutral colors
- Roof eaves are shallow and often rolled
- Roof eaves may also expose wood beams

Windows & Doors

- Windows have rectangular or diagonal muntins
- Dark and natural-colored shutters and canvas spearhead awnings are common to increase shade
- Heavy wood paneled or battened doors with exposed iron hardware
- Doors may be rectangular or arched
- Garage doors should appear to be carriage doors with wood-panels or battened finishes with iron hardware

Detail Elements

- Decorative brick, clinker “woven” brick, and carved stone are common accents
- Wood lattice work, half-timbering, flower boxes, and planters may be used to integrate natural forms
- Railings are simple wrought-iron
- Sturdy lantern-style light fixtures with hammered or cast iron hardware and dark painted metal finishes
- Fencing should consist of simple wood or wrought-iron, often painted dark brown or black

Minimum Required Elements

If building in the Tudor Revival Style, the applicant shall meet the requirements below (as per 22.362.060.L.5):

- Asymmetrical building elevations, including varied forms and heights such as towers, archways, and wings.
- Facades comprised of stone, brick, stucco, or wood shingle siding with decorative half-timbering.
- Facade colors shall be dark natural browns, tans, red brick, and unpainted stone.
- Roofing shall have minimum pitch of 6:12.
- Tall chimneys often with chimney caps or “pots” extend above the roof line on Primary or Secondary facades.
- Windows divided by rectangular or diagonal muntin patterns.
- Wood-paneled or battened doors with exposed iron hardware.

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Steeply-pitched roofs with dark shingles

Shallow eaves with exposed rafter tails

Half-timbering

Up to two stories with asymmetrical floor plans

Windows with rectangular or diagonal muntins

Combination of brick, stone, wood and stucco facades

Front door flush or slightly recessed into façade

Wrought-iron railing and accents

SAMPLE INTERPRETATIONS OF THE TUDOR REVIVAL STYLE



6. SPANISH REVIVAL ARCHITECTURAL STYLE

The Spanish Revival style (also known as “Spanish Colonial” or “Spanish Eclectic”) was popularized in Southern California following the 1915 Panama-California Exhibition in San Diego. Many of the exhibition’s buildings are still seen in areas like Balboa Park, Old Town San Diego, and Spanish Colonial missions established throughout California.

- The style is based on early Spanish architectural influences, pulling from Moorish, Andalusian, Renaissance, and Baroque architectural styles.
- Spanish style is characterized by the integration of white and natural earth tone colors and forms since in the stucco cladding, clay tile roofs, and curved forms such as archways and rounded façades.

KEY FEATURES

Massing

- One to two stories in height
- Asymmetrical floor plans and massing volumes
- Homes range from boxy or blocky forms in smaller homes, to more complex forms in larger buildings including towers
- Integration of outdoor spaces such as patios, courtyards, and seating areas

Façades, Porches, & Entrances

- Primarily smooth stucco finish (with light “dash” or “float” marks from hand troweling)
- Masonry and exposed concrete is not common but may be used in accents or in foundations
- Prominent masonry chimneys on a Primary or Secondary façade extend above the roof line
- Curved walls and archways create openings or extensions of a façade
- Entrances and front doors are often flush or slightly recessed into the façade and may feature a projecting roof or archway
- Entrances may feature a projecting roof or archway

Roofs

- Low to moderate-pitched roofs (2:12 to 6:12), with eaves that are flush with the facade edge or have shallow overhangs
- A wide range of roof styles are permitted including: gabled, conical, hipped, shed and flat roofs
- Multiple roof styles may be present on a single building
- Red-toned Spanish clay tiles overlapped on pitched roofs, or overlaid as coping on a parapet wall

Windows & Doors

- Windows with wide trim (i.e., surrounds)
- Archways over large fixed-windows may be found on the public-facing façades
- Arched or rounded accent windows are typical
- Double French-style doors with glazing may be used on first and second stories to connect outdoor spaces

- Wood-paneled and battened doors with iron hardware are common
- Garage doors shall match the appearance of the wood-paneled and battened doors

Detail Elements

- Wrought iron with scrolled or turned ends may be used to cover or accent windows, doors, railings
- Carved wood or turned balusters may also be used in railing and should be painted dark earth tones
- Decorative clay attic vents located along roof lines
- Recessed cutouts paired with arched openings and iron grilles provide an architectural relief in facades
- Mosaic tiles and ceramic accents may be used to highlight edges or architectural features
- Light fixtures should have iron appearance and a dark metal finish
- Canvas awnings with spearhead poles or ornate metal awnings may be used for shade and accents

Minimum Required Elements

If building in the Spanish Revival Style, the applicant shall meet the requirements below (as per 22.362.060.L.6):

- Asymmetrical building including varying forms and heights such as towers, archways, and wings.
- Exterior walls shall be white or tan in color and made of stucco with smooth or lightly textured finishes (i.e., hand troweled or smaller particles).
- Low-pitched gabled or hipped roofs, between 2:12 and 6:12.
- Roof shall have red clay tiles or materials made to look like them, with either the Spanish S-shape or Barrel Type Mission design.
- Windows with wide trim (i.e., surrounds).

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Prominent chimneys

Moderate to low-pitched roofs with Spanish tiles

Up to two stories with asymmetrical floor plans

Smooth stucco

Entrances may be off-center with archways

Iron work accents in railings and grilles

Outdoor patios and courtyards

SAMPLE INTERPRETATIONS OF THE OF THE SPANISH REVIVAL STYLE



7. MINIMAL TRADITIONAL ARCHITECTURAL STYLE

The Minimal Traditional style was created in the 1930s during the Great Depression, following the United States establishment of the Federal Housing Administration (FHA) loan programs.

- In addition to financial assistance, the FHA provided construction guidelines that allowed homebuilders to quickly build homes following a sharp rise in demand.
- The Minimal Traditional style gets its name from the directive to limit non-essential and costly features such as gables, dormers, decorative woodwork or stone.
- Small accents such as bay windows, chimneys, and shutters may be present.
- The style remained popular throughout World War II and into the 1950s, before it was replaced by the dominance of the Ranch architectural style.

KEY FEATURES

Massing

- One-story in height
- Compact floor plans are rectangular or “L” shaped
- Incentives for this architectural style will be limited to setbacks and increased Gross Floor Area
- No incentives shall be granted for additional height or a second story

Façades, Porches, & Entrances

- Façades may be wood clapboard siding, stucco, and brick materials, and may be combined but are typically painted the same color
- Foundations may be exposed concrete slab, or may have extension of facade materials to match
- Masonry chimneys are common
- Primary entrances typically flush with the front facade
- A small projecting porch is often created by an extension of the roof line supported by modest wood or wrought iron posts

Roofs

- Hipped, cross- and front-gabled roofs are most often used with rectangular homes
- Cross-gabled roofs are used with “L”-shaped plans
- Low-pitched roofs, typically 2:12 to 6:12
- Shallow eaves and roof overhangs, less than 12 inches
- Shingles are typically asphalt, shall be neutral brown and gray colors

Windows & Doors

- Rectangular windows
- Large picture windows or projecting bay windows are common on front facades, especially when an “L” shaped plan projects a wing towards the street
- Rectangular awnings made of canvas or aluminum are typically found in this style

- Doors are simple wood-paneled, may be solid or with partial glazing
- Garage doors should have a simple wood appearance with modest hardware

Detail Elements

- Homes shall have limited decorative details
- Wood window shutters are common
- Scalloped gabled edges and exposed rafter eaves and tails may be applied
- Railings and balustrades are not common. If used, they should be simple wrought-iron or wood posts
- Light fixtures are simple lantern-style with a painted metal finish
- Simple wall scones with translucent glazing
- Fencing should be limited to simple wood picket fences, typically painted white or natural wood

Minimum Required Elements

If building in the Minimal Traditional style, the applicant shall meet the requirements below (as per 22.362.060.L.7):

- One-story in height.
- Roof pitches between 2:12 to 6:12, with traditional or composite shingles or material made to look like shingles.
- Façades shall have stucco or clapboard siding painted with lighter neutral colors with contrasting colors applied to trim, shutters, and doors. Brick may also be used as a building facade material.
- Primary entrances shall be flush with the Primary Façade and be integrated with a small projecting or engaged porch.

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Masonry chimneys used as accent

Low-pitched gabled and hipped roofs with shallow eaves and asphalt shingles

Façades with combination of wood siding, stucco and brick

One story with rectangular and "L" shaped plans

Dark colored doors and double-hung windows with shutters for accent

Front entrance with small projecting porch with posts

SAMPLE INTERPRETATIONS OF THE MINIMAL TRADITIONAL STYLE



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