

B. RESIDENTIAL ARCHITECTURAL DESIGN CRITERIA

1. ARCHITECTURAL THEME

The concept for the Winchester 1800 architectural theme is derived from the timeless California desert traditions and history. Two styles in particular which have long influenced California architecture are the Spanish Colonial and the Monterey. Implementation of this project will draw upon these styles to achieve a cohesive sense of place and identity for Winchester 1800.

The choice of an appropriate architectural style, together with its implementation, will ensure the creation of a high-quality community. To achieve this goal, these design standards have been established, setting parameters without restricting creativity. The architectural style in the Winchester 1800 community will utilize:

- Traditional building materials that are still used today for their stability against the elements.
- Use of materials consistent with traditional methods.
- Building elements that create comfort through scale, and mitigate effects of the natural elements.
- Use of different, yet compatible, architectural elements to create variety.
- Integration of building structures and the environment to reflect the cultural and climatic influences of the area.

The following are examples of authentic design imagery and will serve as a guide for developing authentic interpretations for the Winchester 1800 community.

a. Spanish Colonial

Spanish Colonial architecture is a derivative of many sources, including American Southwest Adobe, Pueblo and Mission. Dominant architectural characteristics include strong, simple one-and-two story massing with hip or gable tile roofs. Appropriate roof design is typically found at a 4:12 pitch. Walls convey a "thick" appearance, with recessed openings into smooth wall planes. The use of arches, courtyards, colonnades and patios is integral to this architectural style.

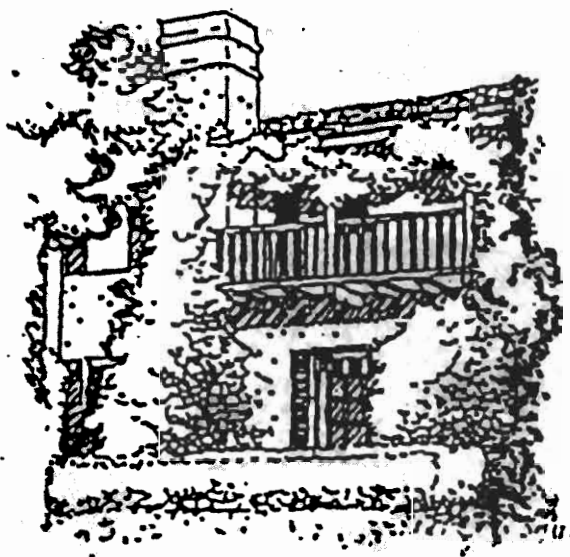
Wood accents play an important role in the Spanish colonial style. It is typically stained dark, in contrast to off-white exteriors. The use of heavy wood members is evidenced in corbels, lintels, porches, trellises and rafter tails. Design details include wrought iron window and balcony grills, ceramic tile accents at windows and doorways and simple vent holes in walls. Roofs of clay or concrete tile or shake and shingles are typical, as well as white stucco block or adobe walls. Board and batten or other wood siding is also used. Earth tones with brighter color accents for windows, shutters and doors are commonly used. Windows are double hung or casement type, with large expanses of glass oriented to views and outdoor areas. French doors may also be used.



b. Monterey

Within the Spanish Colonial style, elements were borrowed from the New England Colonial style to create the Monterey style. Refined carpentry replaced the sometimes rough, heavy timber found in the Mission and Pueblo styles; therefore, there is visual reference to the Monterey style within the Spanish Colonial vernacular.

Like the Spanish Colonial, Monterey is characterized by simple stucco forms, smooth wall surfaces and clay or concrete tile roofs. The Monterey influence is seen more in rectilinear two-story massing with wide second-story porches. The wood elements, such as posts, pickets and lintels, are smoother and more refined in appearance than the heavier treatments found in Spanish Colonial. Wood elements are also typically painted in lighter shades. Detailing is more elegant and crafted, as evidenced by pedimented openings and wood shutters. The exterior elevation is commonly painted white or creamy beige, with accent colors on doors and windows. Wood balconies featuring broken-pitch roofs (3:12 or less) are another distinguishing element of the Monterey style.



2. BUILDING MASSING AND SCALE

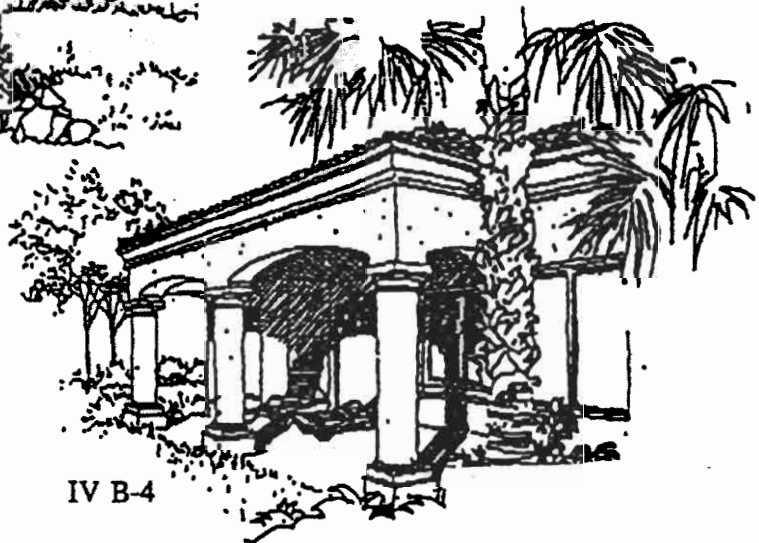
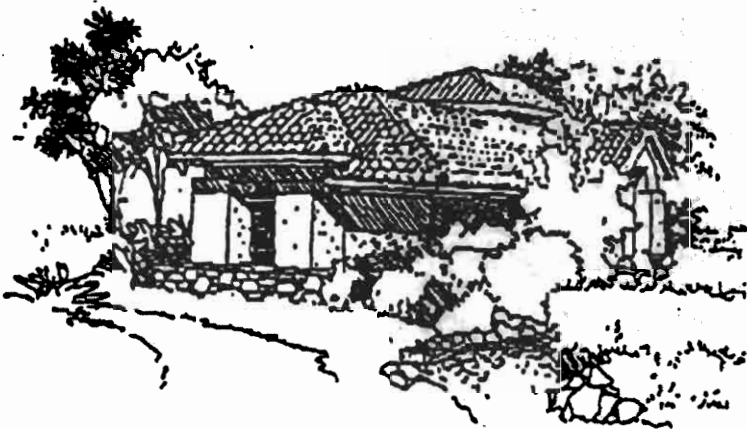
The architectural image of Winchester 1800 will be perceived primarily from public spaces, such as streets and open spaces. Therefore, building massing, scale and roof forms are the primary design components and require careful articulation. The rear and side elevations, as well as the front, should provide variation in massing, wall and roof forms. The emphasis shall be on horizontal forms within the residential enclaves.

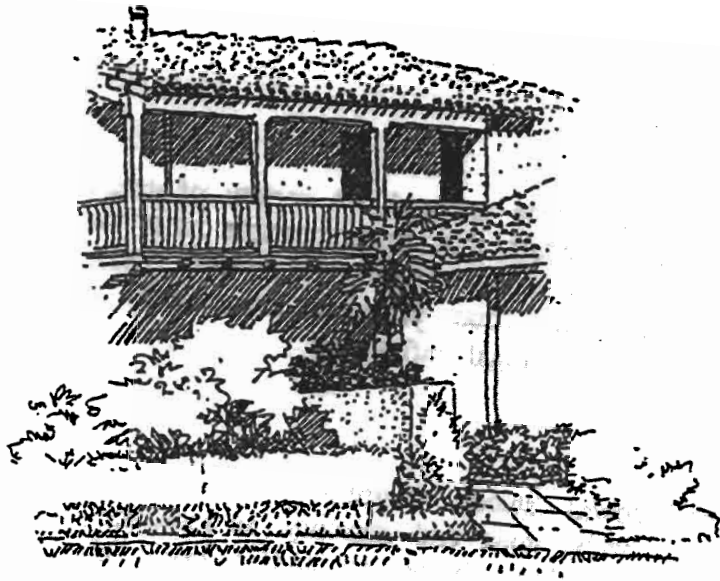
ALLOWED:

- Horizontal architectural elements.
- Low profiles at street fronts and boundaries.
- Projections and recesses to provide shadow and depth.
- Simple, bold forms.
- Broad pitch and, where appropriate, overhangs.
- Covered porches and patios.
- Second story setbacks to create human scale.
- Interruption of large roof areas with clerestory or pseudo second-story elements.
- Variable setbacks from front property lines.

NOT ALLOWED:

- Large, unbroken expanses of flat wall planes (vertically or horizontally) except on the low visibility side yard areas.
- Abrupt, unbroken two-story volumes at minimum setbacks, especially for higher density products.





3. BUILDING MATERIALS

Exterior plaster or stucco will be the primary wall surface material. A variety of stucco finishes may be used when appropriate. Other materials that are compatible with the architectural character, such as wood, concrete or masonry may be used. These materials shall be used in traditional combinations that yield an impression of permanence as well as respect for the climate and regional influences.

ALLOWED:

- Smooth to medium lace (knock-down) stucco texture.
- Crisp, clean, simple use of tile, brick, stone and masonry as accents.
- Stucco courtyard walls with and without brick cap and/or brick inlay and/or tiles.
- Wood trim.
- Patina finish copper as accents.
- Rough sawn beams and corbels.
- Divided light glazing in protected wood storefront frame systems.
- Wrought iron as accents at windows.
- Wood siding.
- River rock, rustic stone, masonry or other veneer treatments.
- Brick walls.

NOT ALLOWED:

- Heavy textured stucco, such as swirl or heavy trowel.
- Seamed, paneled, stamped and/or enameled metal.
- Bright, contrasting enameled surfaces.
- Tilt-up concrete systems and precast panelized finish systems.
- Mill finish aluminum.
- Mirror finish and other bright, highly reflective glazing systems.
- Pipe railing.

4. COLOR

Color will act as a primary theme-conveying element, reflective of the appropriate architectural styles. Wall finish colors will emphasize light, natural earth tones of the region, rather than contrived pastel colors.

ALLOWED:

- Off-white, cream, sepia and ochre wall colors.
- Accent colors which will complement wall surfaces (used in moderation).
- Wood trim with medium colored, semi-transparent stain or opaque paint.

NOT ALLOWED:

- Dark or pastel colors.

5. ROOF FORMS AND MATERIALS

Principal roof forms shall be low-pitched hip or gable. All visible roof material shall be clay and/or concrete barrel tile or flat tile from an established materials and color board to ensure continuity in texture, color and character. The roof forms ranging 4:12 to 6:12 for general building roofs to a maximum of 8:12 at towers and cupolas.

Roof projects and overhangs are encouraged as a response to climate and energy concerns. Roof overhangs assist in providing an efficient solution to passive solar energy techniques for space heating and cooling. The depth of roof overhangs shall be determined by the building architect at a future stage.

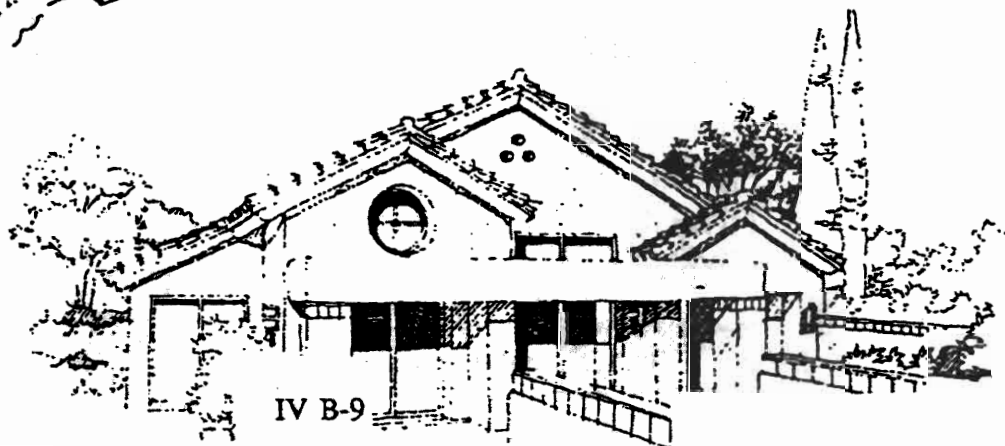
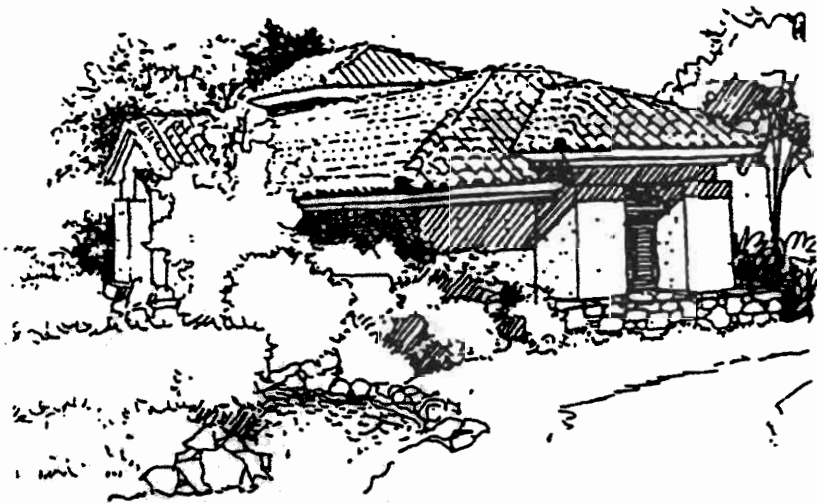
Sloped and hipped roofs may incorporate concealed roof wells or concealed flat roof areas as needed to accommodate roof mounted equipment, as long as the overall visual impression of a traditional tile roof is maintained. Parapets to conceal flat roof areas are allowed, but will be limited to no more than 30% of the total perimeter wall for any building.

ALLOWED:

- Hipped or gabled roofs.
- Low-pitched roofs - 4:12 minimum slope and 7:12 maximum slope for main building volumes.
- Simple roof geometry, emphasizing long, horizontal lines.
- Combinations of stepped, sloped, tile roof planes with intervening parapets which accentuate jogs in wall surfaces.
- Flat roofs with parapets in limited areas, such as garages, porches, patios or other areas as may be necessary to conceal roofing and solar equipment.
- Clay or concrete barrel tile (chinking is allowed).
- Large roof overhangs and exposed rafter ends.
- Flat traditional wood beam/purlin systems in limited breezeway type applications.
- White or light tan coating at concealed flat.
- Pitch breaks in roof forms (Example: 6:12 to 3:12 where a covered porch or patio transitions from the main building volume).
- Traditional cupolas and dormer elements as roof accents.

NOT ALLOWED

- Exposed flat roof areas, or metal roofing.
- Gambrel or mansard roofs.
- Exposed roof mounted HVAC equipment, antennas and vents seen from streetscene.



6. WINDOWS AND DOORS

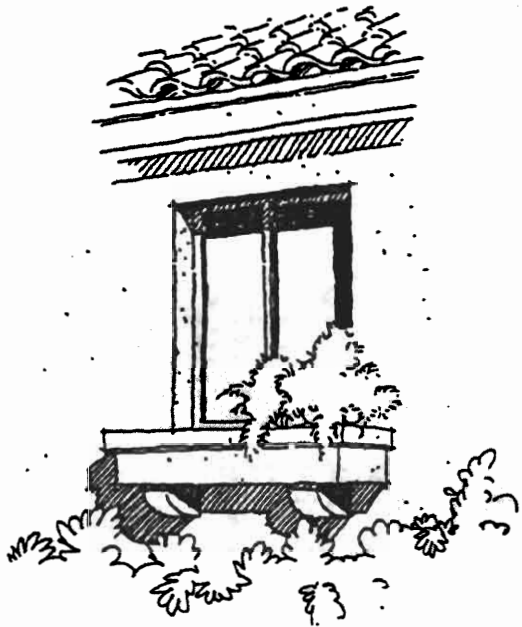
Recessed doors, windows and wall openings are characteristic elements of the intended architectural style. These elements convey the appearance of thick, protective exterior walls. Fully recessed openings and pedimented windows and doors are encouraged to add articulation to wall surfaces. Wherever possible, shading of windows with western and eastern exposures should be accomplished. Operable windows and patio doors allow cross-ventilation and are encouraged to be used.

ALLOWED:

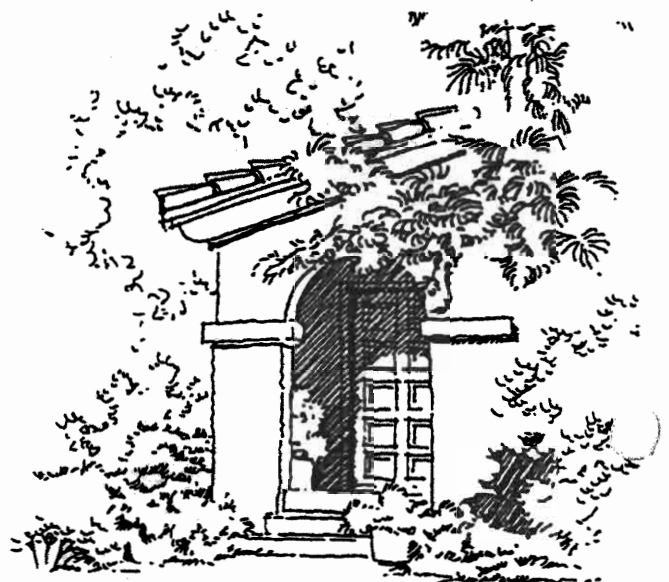
- Generous use of glazing in doors and windows to relate building to the out-of-doors.
- Traditional french doors.
- Decorative entry doors.
- Accent trim or tile at doorways and windows.
- Pedimented doors and windows.
- Banded windows to emphasize horizontal lines.
- Divided pane windows.
- Shutters on windows.
- Picture windows with simple wood and/or metal frames.
- Arched windows and doorways.
- Wrought iron accents.
- Pot shelves below windows.
- Architectural projections or extended eaves.
- Slider doors.

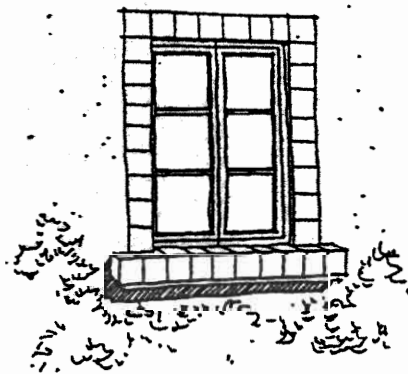
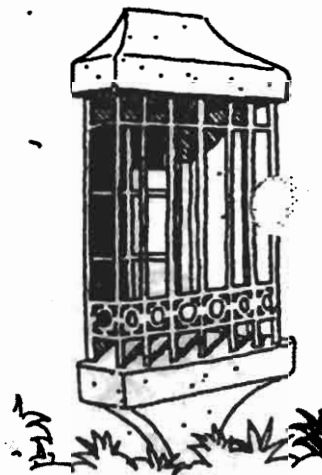
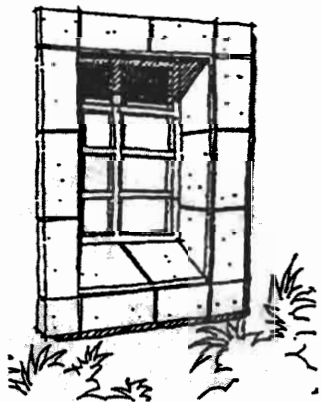
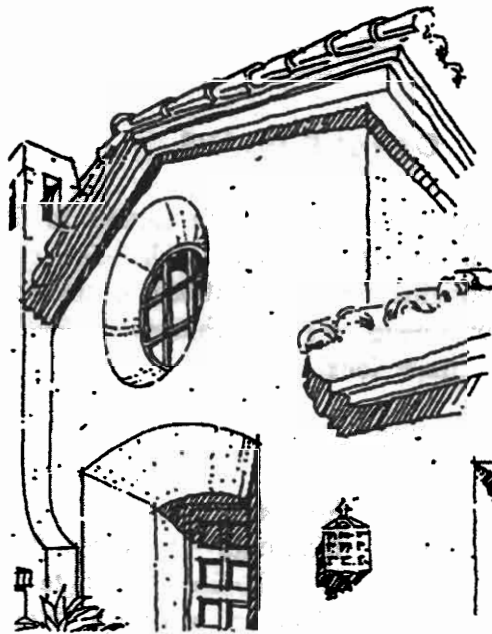
NOT ALLOWED:

- Shiny silver or gold window or door frames.
- Reflective glass.
- Metal awnings.
- Plain exterior doors.



IV B-10





7. GARAGE DOORS

Garage doors should be simple in design. Because they are major visual elements, especially on attached, higher-density units, they should be de-emphasized as much as possible. Ornamentation is appropriate only if it relates to the architecture, such as color accents and/or architectural features (pediments, moldings, small roofs, overhangs and projections).

ALLOWED:

- Simple design.
- Minimum 18" recess from adjacent walls.
- Combination of single and double garage doors.
- Blending of garage door color with building color.
- Roll-up or tilt-up garage doors with or without windows.

NOT ALLOWED:

- Applied decoration.
- Corrugated metal doors.



8. BALCONIES AND HANDRAILS

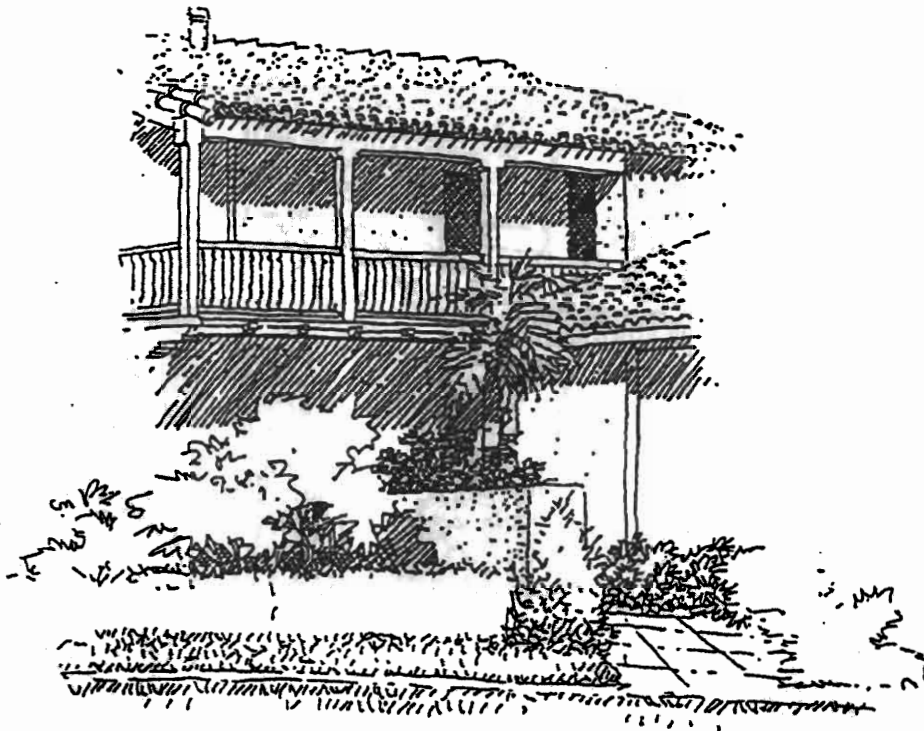
Covered patios, balconies and porches are encouraged to be incorporated as part of the architectural style for both practical and aesthetic value. They integrate indoor and outdoor living spaces, provide shelter, break up large wall masses and add human scale to buildings.

ALLOWED:

- Covered or uncovered porches.
- Smooth stucco or wood.
- Simple, clean, bold projections.
- Wood trimmed details.
- Wrought iron railings.
- Ceramic tile trim.
- Balconies which articulate wall surfaces.

NOT ALLOWED:

- Pipe railings.



9. EXTERIOR STAIRS

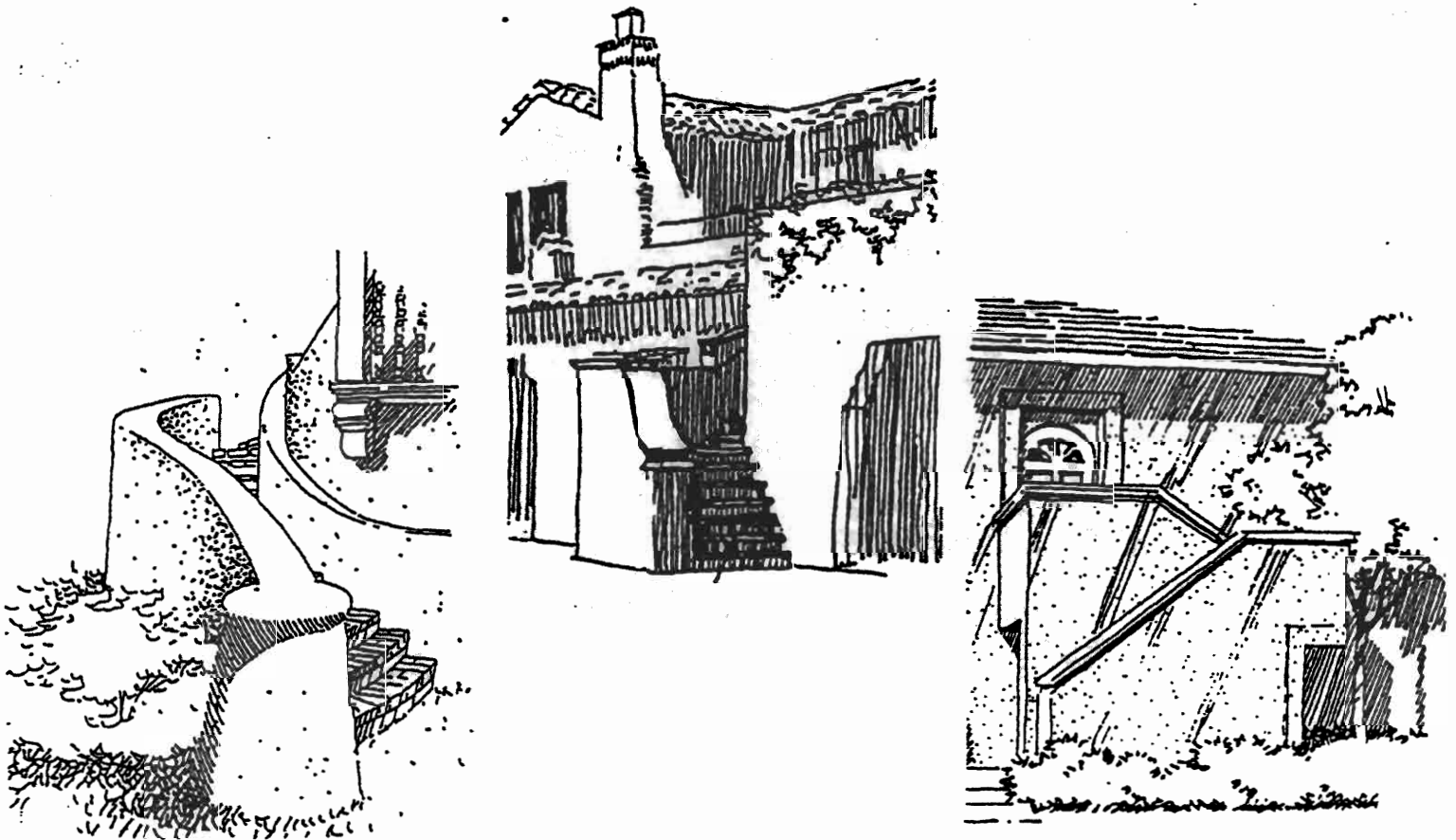
Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the buildings. Stairways shall have a wall that is the same texture and material as the adjacent building, with a railing height that steps with the stairs.

ALLOWED:

- Accent trim cap or banding of tile or brick.
- Stairway design and location to complement building form.
- Enclosed or open railing.
- Smooth stucco, wrought iron or simple wood railing.
- Use of clay tile or brick as tread.
- Use of accent tile on riser.
- Wood or concrete steps and stairs.

NOT ALLOWED:

- Prefabricated metal treads.
- Pre-cast concrete treads.



10. COLUMNS, ARCHWAYS, POSTS AND BEAMS

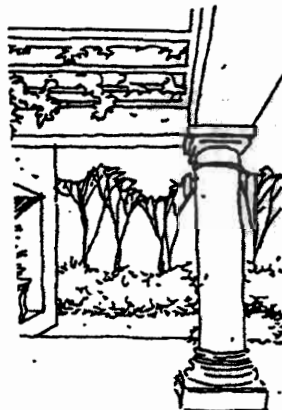
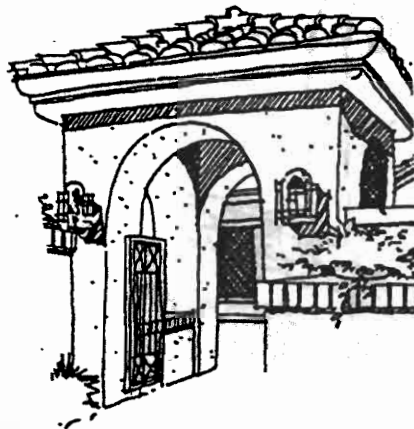
Columns and posts incorporated as a structural or aesthetic design element will convey a solid, durable image used as a free-standing element or as support for porch roofs. Archways shall be compatible with the architectural style.

ALLOWED:

- Square or cylindrical stucco columns.
- Free-standing archways at entrance gates.
- Concrete or stone columns.
- Exposed wood beams with corbels (real or simulated).
- Stucco beams and arches.
- Tile accent bands on plaster columns.
- Hand-hewn posts.

NOT ALLOWED:

- Exposed pipe columns.
- Thin posts, such as metal pipe columns.



11. CHIMNEYS

As an architectural form, chimneys shall be simple in design, having the same material and texture as the building to ensure the consistency of character and style.

ALLOWED:

- Forms and materials reflecting the architectural theme.
- Simple stucco chimneys boldly projected from wall surfaces.
- Brick or tile or wood accents.
- Decorative metal caps that match trim colors.

NOT ALLOWED:

- Free standing or exposed flues.
- Veneers.
- Extravagant metal fireplace caps.
- Slump block or masonry.

