

D. ARCHITECTURAL GUIDELINES

1. General Guidelines

The following architectural design guidelines provide general direction for project design at the land planning level. Separate sections are dedicated to architectural theme, styles, and to structural massing and siting, with the intent of achieving design continuity throughout the project. These guidelines were developed in accordance with the design objectives of The Crossroads in Winchester Specific Plan.

A. Architectural Theme

The Crossroads in Winchester will display an architectural theme which uses the classic lines of generations of architects in northern Europe, coupled with more recent designs of the western United States, to produce a feel that is at the same time diverse but coordinated, a compilation of materials, textures and lines that is as controlled as it is complex.

The Crossroads will be developed with an appearance of a traditional, small community, displaying quality craftsmanship in every structure. Of primary importance from an aesthetic approach is that the community present an organized, clean image.

Because attention to detail of the development process has been integrated under the architectural guidelines, the final product can result in a very pleasing image. This requires detail to all items, including those as minute as lamp posts, trash enclosures, and the choice of lettering styles for entry monumentation.

2. Architectural Qualities and Concepts

The architectural character of The Crossroads in Winchester specifies traditional building styles, predominately those of northern and central Europe, as well as the warmth and expansiveness of California ranch.

The Crossroads architectural style cannot be modernist, in the sense of using concrete and multi-shaped cut-out windows, or block glass and wire mesh with pink and blue hues, because these styles are incompatible with the rural nature of Winchester. Therefore, it must focus on the classic lines of well-seasoned architecture. These test-of-time architectural styles from Europe include English and French Country, Flemish, Dutch; from American history the California ranch and bungalow.

Not acceptable are styles resembling Spanish, Moroccan, Roman-Greco or other Mediterranean, etc., because they overwhelm the fine craftsmanship and the use of wood material (or fire-retardant wood imitations) of the desired styles, with their block massing, white-toned stucco and terra cotta roof material.

Mediterranean style architecture also utilizes palm trees to look its best, and palms are not included in the planting material guidelines.

With its heritage drawn from centuries of masters both from the North American continent as well as overseas, The Crossroads should still strive to be integrated, subtle in its changes from style to style, and consistent in its building massing, especially as seen from the streetscene. Utmost of importance is to keep in mind that The Crossroads marks the entryway to and the centerpoint of the Winchester Valley, where its appearance will benchmark the level to which all new construction should strive.

A. Architectural Styles - Six Exemplary Styles

The architectural style presented in the homes and public buildings of the Specific Plan is its most productive means to emphasize, in fact embody, the environmental, regional, historical and cultural context in which the planned community will be built. In the Winchester area, these variables are both rich and still in existence, documented in family homesteads, operating farms, and town buildings.

The town of Winchester has its roots in the great western expansion that led and then followed the rail lines of the Southern Pacific Rail Company in the 19th century. The same rail, now owned and operated by the Atchinson, Topeka and Santa Fe Rail Company, ran through the center of Winchester Valley, which was called "Paradise Valley." A commuter stop with small station placed Winchester as a potential candidate as county seat of Riverside. Large homesteads were purchased for dry farming. Years later, as the dairy industry in Los Angeles was replaced by burgeoning subdivisions, far-seeing dairymen of Dutch and other extraction placed their land profits in the area, counting on the cycle of expansion to pay off again in the future. Many retirees and others wishing a more open, expressive life style away from the big city divided land and developed ranch and horse properties in and around the town of Winchester. From this background the architectural expression for The Crossroads derives its mix of styles. It is thus in respect to the those visionaries of the area who established home, ranch, feedstore, town hall, church and school that the guidelines for future development is drawn.

1. ***California Ranch Style*** - This most predominant style of structure in the Winchester area is also the most modern of those highlighted in this section. It is characterized by the horizontal (single-story), sprawling layout, reflective of the generous amounts of land of its origin. Striking and functional is the large roof overhang, providing shade in the long hot months to windows which are undersized in southern exposure, but oversized in the other orientations. Prevalent is the use of wood - in siding, roof (although modern fire-safety requirements mandate replica materials), patio areas and fencing. The ranch style more than communicates or attempts to blend with its environs; it is the manifestation of its surroundings.



2. *Dutch* - Drawing an heritage from the great barns and homes of the dairy farmer, the Dutch farmhouse style promotes the feel of workmanship and permanence. Appropriate materials include brick or river rock in conjunction with wood or smooth stucco siding, wood or tile roofing in dark earthy tones; double door entries, Dutch (split) doors, multiple dormers and gabled rooflines. Especially effective in attaining an appearance of solidity is entry hardscape, in formal layout, with half-walls capped in complimentary rock material.



3. *Flemish* - Similar in its history and appearance to the Dutch farmhouse, the Flemish is more articulate in its use of dormers, small windows and split roof lines. This style accommodates a moderately dense zoning, with its ability to provide visual interest in vertical design. The Flemish color scheme will rely on shades of white and blue, with grays and black for window frame and details.



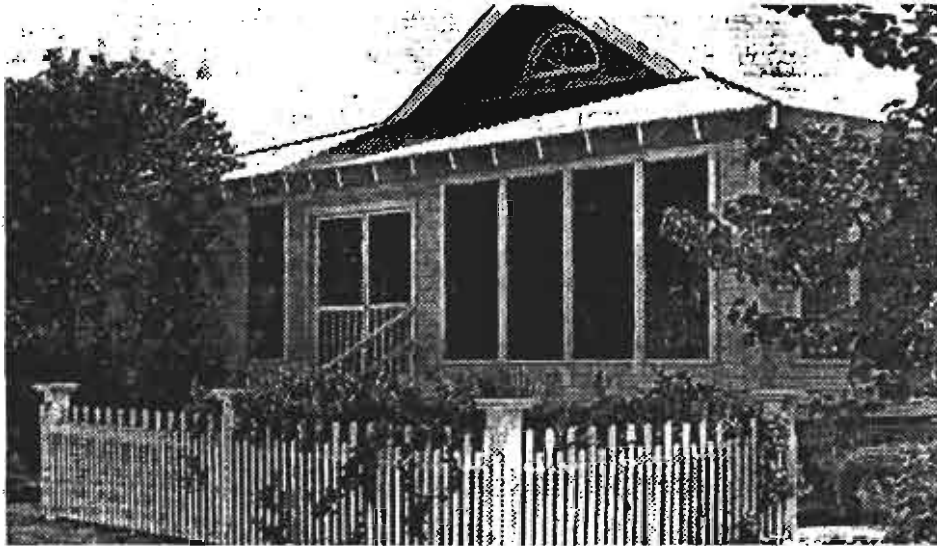
4. **French Country** - Probably employing the most lavish blend of preferred materials from the specifications, French Country lends grandeur in its textures and visual interest. Architecture is somewhat geometric and typically symmetrical: 45 and 90 degree lines are stately, rooflines and window areas are proportional. It is best served by a relatively larger lot (as is California ranch), with hardscape of the same materials as which decorate the main structure. These include rock material in flat and round configuration, roofing of intricate tile or wood (wood replica) with interesting and less typically-used roofing highlights such as copper or other metal, and plaster walls with texture or wood plant-ons. Architectural elements include large vistas of view (french) windows, as well as small and moderately recessed windows and entries which insulate against the heat, and the plant-on motif which accents the structural lines of the product. Also consistent as embellishments are shaded walkways with trellis coverings, fountains and such details as elaborate raingutters and downspouts. French country should be lushly landscaped.



5. **English** - English country resembles French, with the revision of more allowance for unusual lines, asymmetrical building massing, and a more diminutive, less erect stature. This style will work best in narrow dimension lotting. Highlights of the style are natural materials (rock or brick), vertical elements such as enclosed stairs, chimneys and clerestory windows, and rooflines with a moderate pitch (1:2). Colors can be earthy like French, though primarily grays and off-whites, and can accommodate bright primaries or blends such as red or vermillion to highlight an entry door.



6. *California Bungalow* - This style, again at home in its native environs, is also most adaptable to the neo-traditional "sense of place" planned for The Crossroads Specific Plan. The California bungalow has its roots, unpretentiously, in the movement to provide low cost homes in sunny California to in-migrants, before the onset of the Second World War. Materials are simple wood siding and composite roof, floorprint an even ratio of width-to-depth with extended front porch, and garages are implemented by the addition of another square at the side or rear of the lot, detached. But the bungalow is well-suited to the California climate and lifestyle, and its abundant use of large windows, its covered porch, and its propensity to move activities to the outdoors because of limited indoor space make it a functional style in a traditionally planned community.



Summary of Architectural Styles

Rather than restricting architectural style, these guidelines will define the character and quality of the community of projects in The Crossroads. These guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. As such, this section should not be interpreted to require a stringent compliance to a particular style of architecture but rather to a sense of belonging together.

B. Architectural Design Guidelines

The following architectural design guidelines provide a pictorial example of the exterior architecture of residential and non-residential structures. The guidelines describe four characteristics of - sensitivity, effect, features and materials - as well as recommendations for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive, and variations from specified elements or materials are permitted, although a specific list of prohibited materials is also included. Listed features and elements are considered appropriate or acceptable but not necessarily required.

1. Sensitivity

The architectural styles and treatments selected for projects within The Crossroads Specific Plan should exhibit the following characteristics of sensitivity:

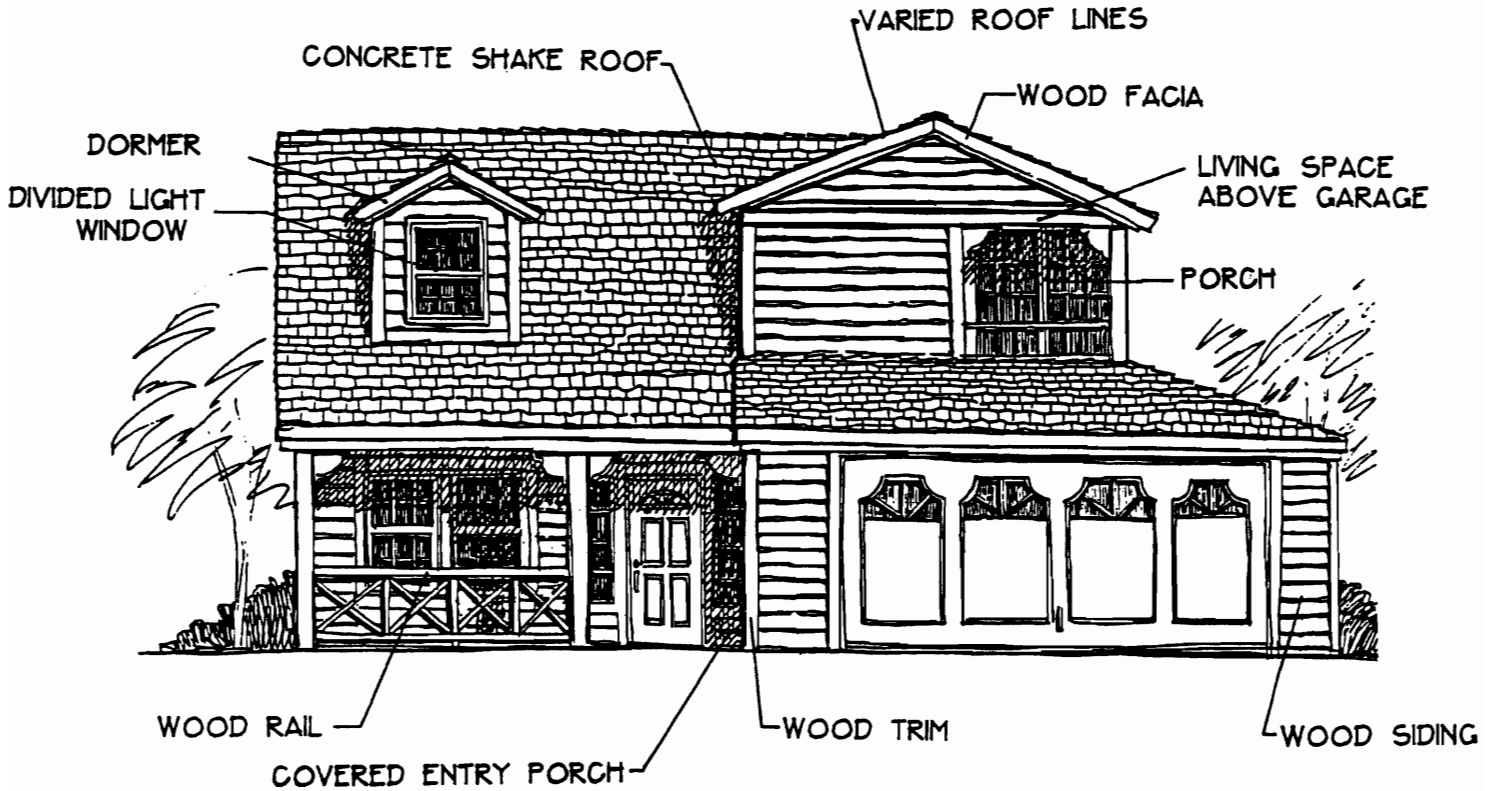
- Create a complementary relationship with adjacent projects
- Create architecturally distinct structures through use of various components
- Project structural integrity
- Develop a compatible relationship between projects and buildings, and open space or recreation areas
- Present an appropriate orientation toward adjacent land uses
- Create an aesthetically pleasant profile

2. Effect

The architectural styles and treatments selected for projects within The Crossroads should create the following effects:

- Establishes and enhances overall character
- Emphasizes proper land use relationships
- Avoids visual repetition
- Creates a desirable visual environment
- Authentically replicates selected architectural styles
- Creates visual vitality through interaction of styles
- Maintains continuity within the project through the use of similar architectural elements

FRONT ELEVATION



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

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SINGLE-FAMILY
RESIDENTIAL
ARCHITECTURE

FIGURE

IV-46

3. Features

The architectural styles and treatments selected for projects within The Crossroads should utilize or incorporate some combination of the following features:

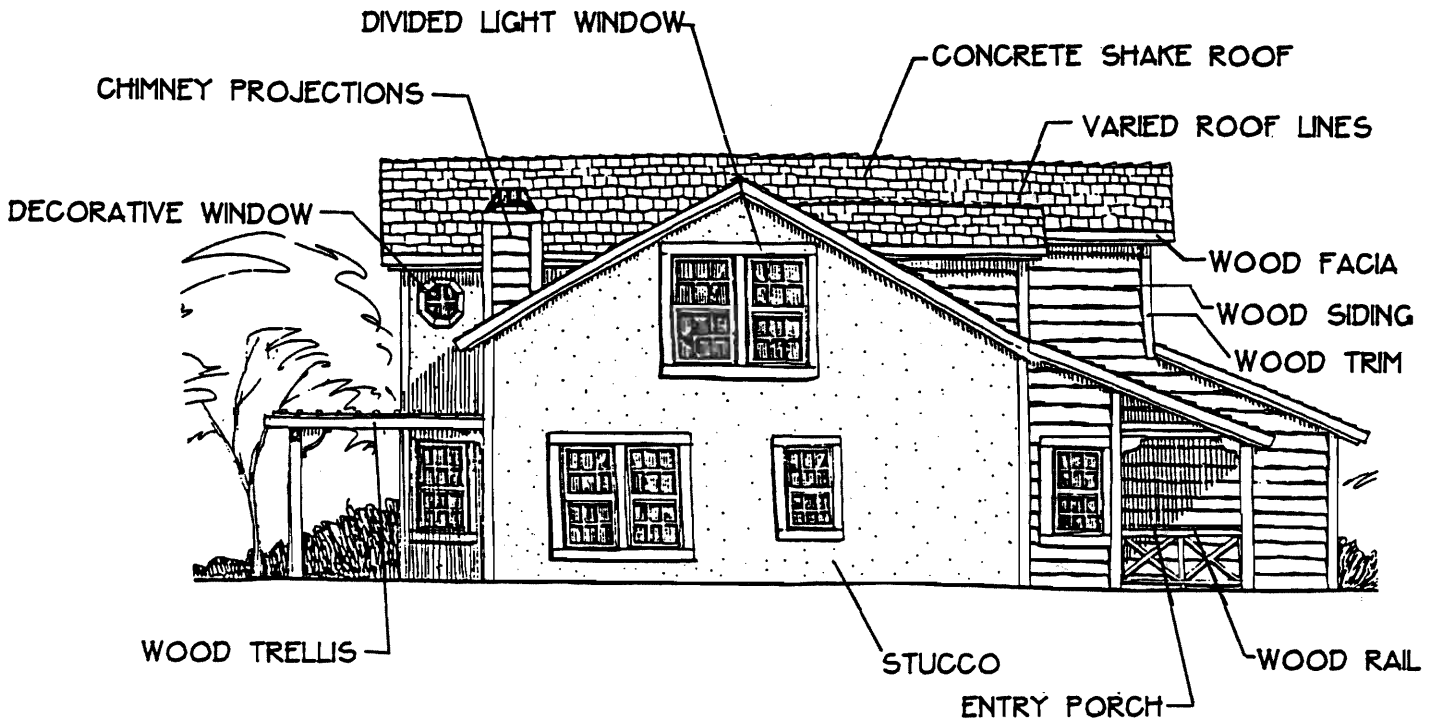
- Articulated facades
- Low plate lines
- Large overhangs
- Variated roof planes
- Recessed entries
- Greenhouses and skylights
- Balconies and broad porches
- Wainscoting
- Extensive windows

4. Materials

The materials used in the construction of residential, commercial, and industrial structures within The Crossroads should be selected from the following listing. Materials not included in this list are subject to architectural review:

- Stucco and plaster
- Wood and dimensioned lumber
- Board on board
- Stone, rock or brick
- Wood or wood replica shingles
- Slate
- Metal or wood window dividers
- Precast concrete or split-faced block (commercial)

SIDE ELEVATION



THE CROSSROADS IN WINCHESTER
SPECIFIC PLAN

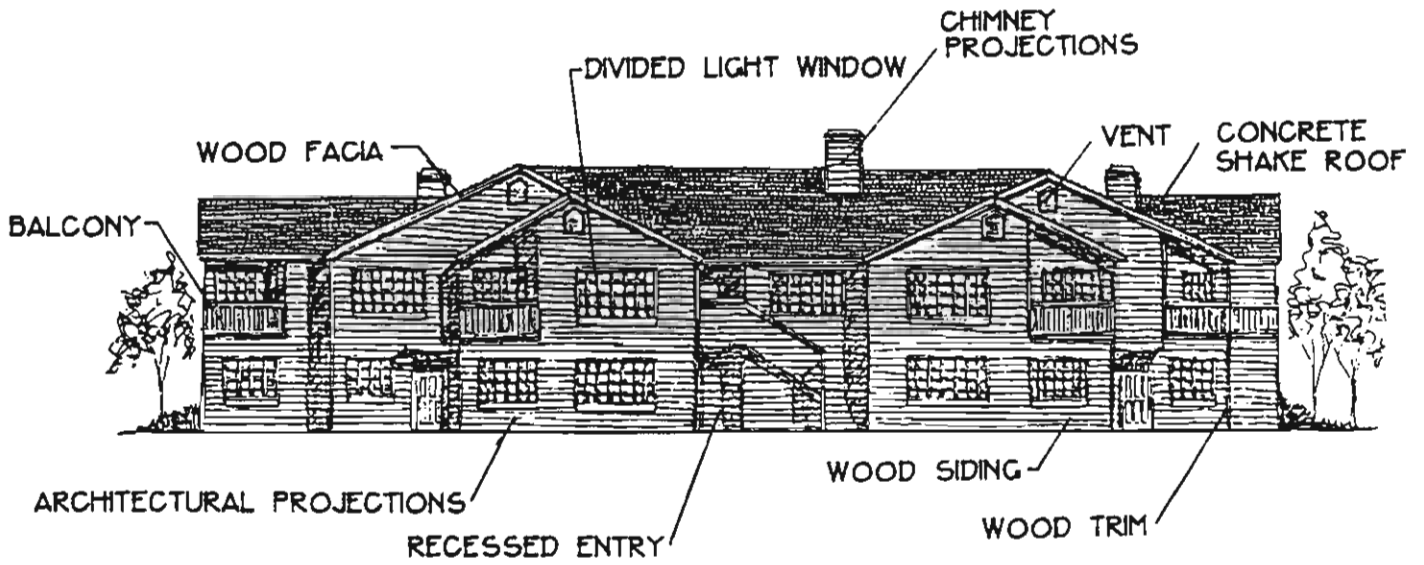
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FIGURE

SINGLE-FAMILY
RESIDENTIAL
ARCHITECTURE

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FRONT ELEVATION

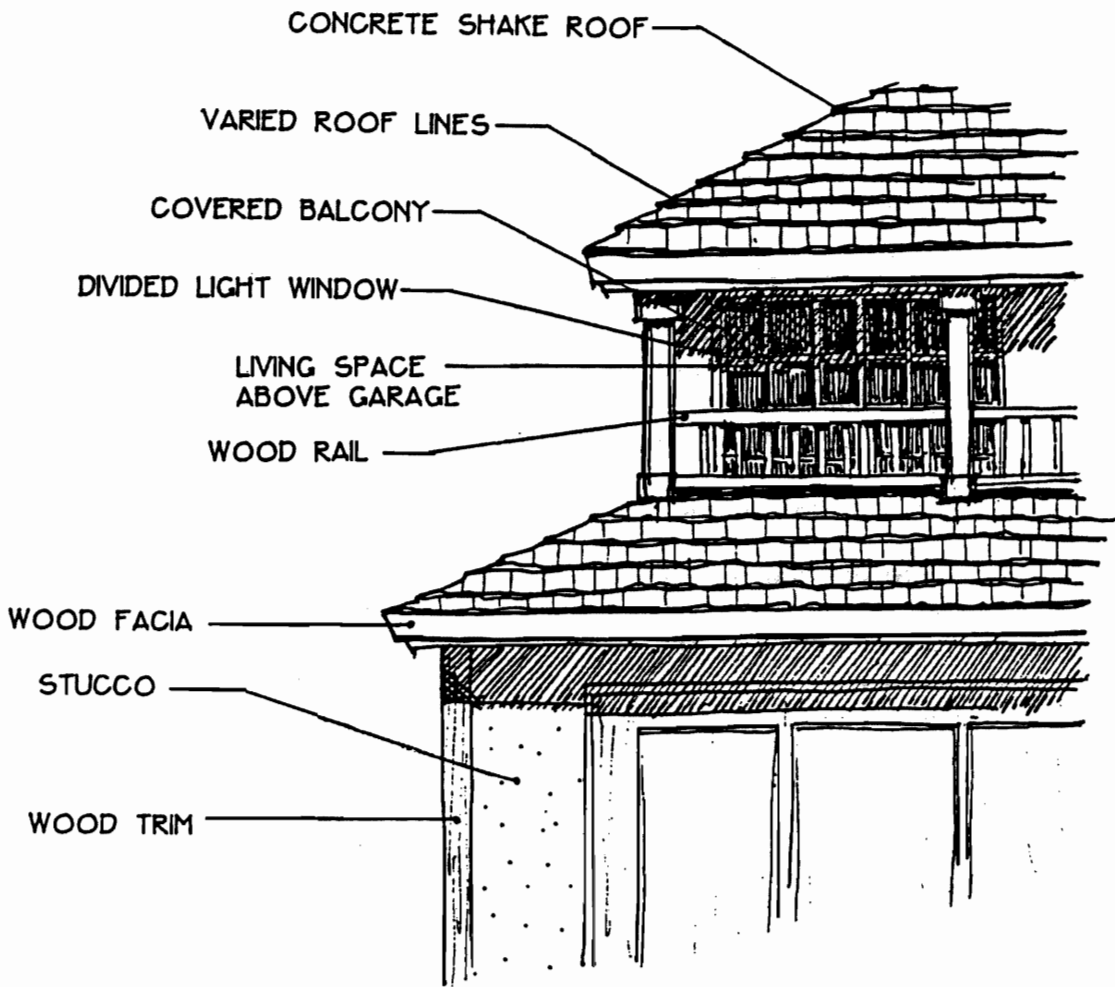


THE CROSSROADS IN WINCHESTER
SPECIFIC PLAN

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FIGURE

IV-47a



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

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ARCHITECTURAL
DETAIL

FIGURE

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