

## 4.3.02. ARCHITECTURAL STYLE GUIDELINES

### A. INTENT

This Section provides a set of guidelines for selected architectural styles that provide the City and project applicants a basis for proposing and reviewing development proposals for new construction, such as buildings or accessory structures (including containers), conversions (including adaptive reuse), remodels, and new uses. These guidelines are not intended as a style manual; instead, they describe typical characteristics of selected architectural styles appropriate for Old Town Newhall, and are meant to assist designers and property owners in their effort to create contemporary designs that are based in historic architectural context for Old Town Newhall. Each style is described in this Section by identifying its primary defining characteristic and is supported by representative imagery. It is expected that the City will use these guidelines as part of a formal design review process assisted by a consulting architect who is versed in these matters.

### B. APPLICABILITY

These styles are applicable to any Zone and any Building Type set forth in this Code. Applicants proposing new construction or new uses are encouraged to review the Building Types and Architectural Styles and apply for an Architectural Design Review for façade improvements.

### C. GUIDELINES BY ARCHITECTURAL STYLE

The following guidelines apply to the five Architectural Styles listed below and are allowed throughout the OTNSP area.

1. Craftsman
2. Main Street Commercial
3. Mediterranean
4. Monterey
5. Western Victorian

## CHAPTER 4: THE CODE



Example of Craftsman



Example of Main Street Commercial



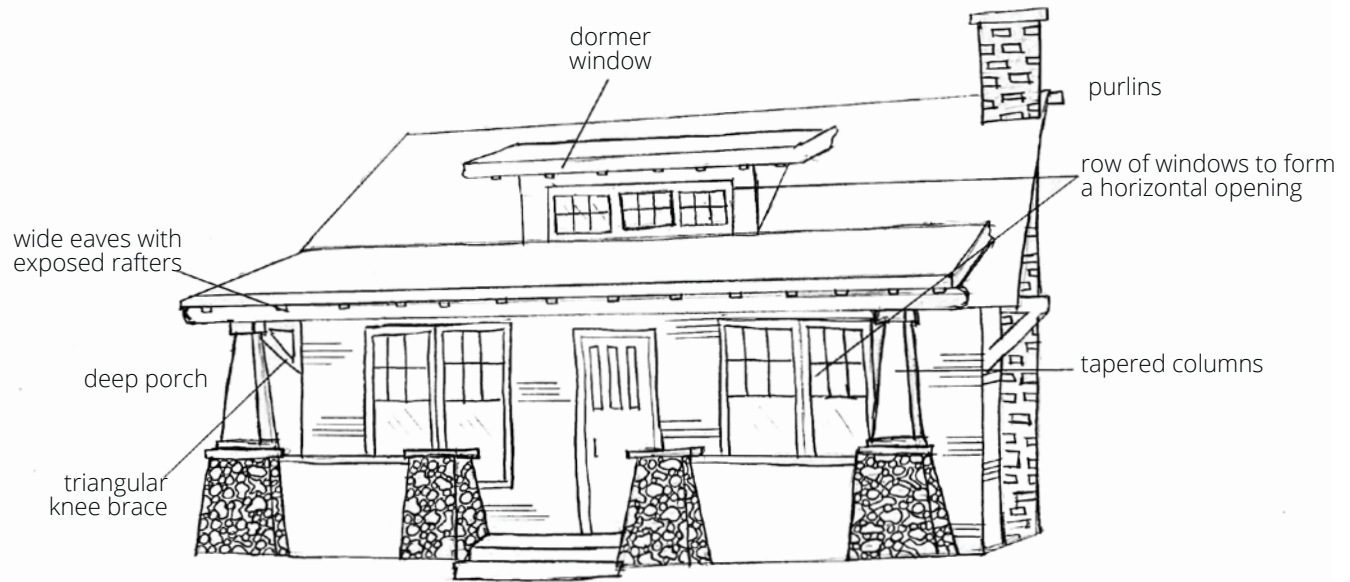
Example of Mediterranean



Example of Monterey



Example of Western Victorian



### A. STYLE DESCRIPTION

Craftsman buildings are typically rectangular “boxes” surrounded by various attached elements. Their primary elevations are horizontally-oriented with an overhanging roof, wide eaves, and exposed rafter tails. Materials are natural, mostly wood and stone, especially along the ground floor. Fenestration includes vertically oriented window openings, rows of windows to form a horizontal opening, and equally divided window lights or divided lights above single lights. Ornament and features include chimneys; trellises; tapered or battered, square columns; wood braces and rafter tails; and deep porches. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

### B. SETBACK

- Setback from street

### C. MASSING

- Rectangular boxes or L-shaped
- Gable roof, hipped roof, or clipped gable
- Wide roof overhang
- Historically one to two stories

### D. PRIMARY ELEVATION OR FACADE

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Concrete, stone, or brick base
- Ground floor porches or verandas

### E. FENESTRATION

- Vertically-oriented windows with wood sash and divided lights arranged in groups
- Casement windows situated in groups
- Tri-partite windows with large center picture window flanked by narrow divided light casement windows.

### F. MATERIALS

- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Wood, stone, and stucco building materials. Typically, no more than two exterior building materials.
  - Cladding: shingled exteriors, occasionally clapboard or stucco
  - Ground floor may be stucco
  - Upper floors clad in wood or shingle siding
- If stone, sizes graduated with largest at bottom and smallest at the top

### G. ORNAMENT AND FEATURES

- Porches
- Chimneys
- Trellises
- Tapered, square columns (sometimes called battered piers)
- Decorative wood brackets and bargeboards along roofline
- Deep porches
- Attic vents
- Dormer windows
- If Japanese-influenced, then may have multi-gabled roofs or gables that peak at the apex and flare at the ends



A. STYLE DESCRIPTION

Main Street Commercial buildings are either one- or multi-story decorated masonry “boxes.” Their primary elevations typically have a tripartite arrangement with a base/ground floor, body/upper floor(s), and top/substantial cornice. The bases are emphasized with different materials and taller in height. The substantial cornice articulates the roofline. Fenestration includes large windows and transoms on the ground floor and grouped upper floor windows. Ornament includes awnings, canopies, and second-floor balconies. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

B. SETBACK

- No setback

C. MASSING

- Square or rectangular boxes
- Flat roof with parapet
- Various heights

D. PRIMARY ELEVATION OR FACADE

- Tripartite arrangement of primary elevation or façade (base-shaft-capital)
- Emphasized building entrance
- Optional different materials for ground and upper floor(s)
- Decorative elements setback within the wall
- Substantial cornice

E. FENESTRATION

- Large ground floor storefront or picture windows and doors with transoms
- Grouped upper floor windows (not picture windows, but smaller windows in pairs or groups of three)
- Ground floor and upper floor fenestration follow same pattern of vertical bays
- Upper floor windows double-hung and vertically oriented

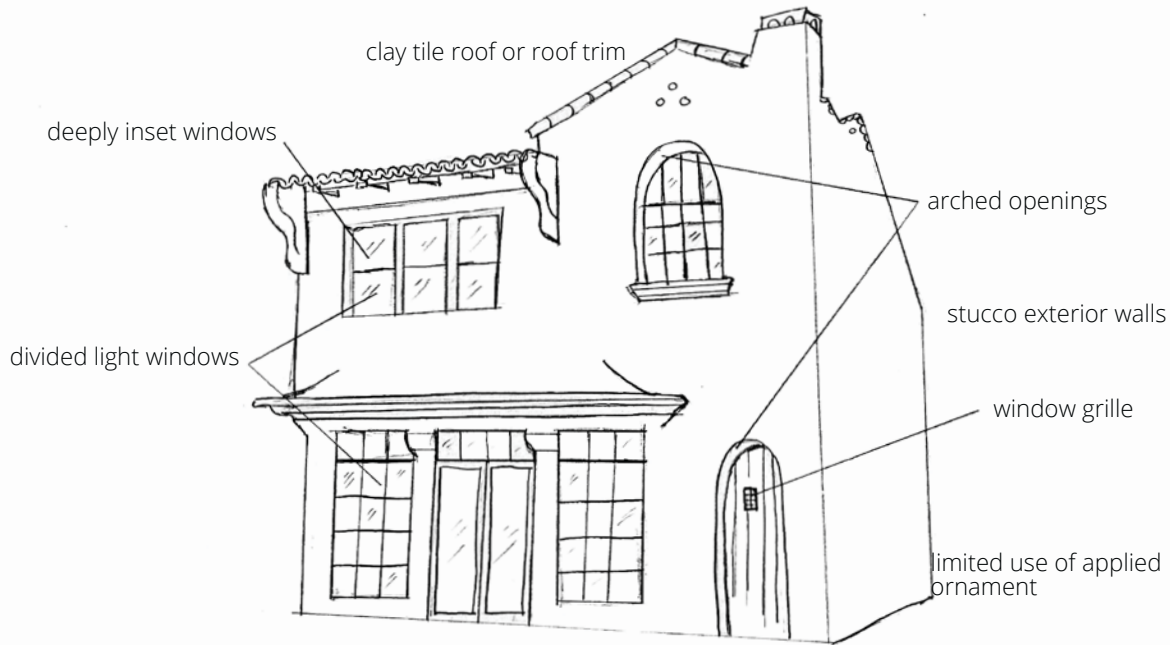
F. MATERIALS

- Brick or masonry veneer on primary elevation, plain or highly decorative
- Stone or cast concrete used for decorative moldings, cornices, or applied ornament
- Brick, stone, concrete, or metal cornice

G. ORNAMENT AND FEATURES

- Awnings
- Canopies
- Second floor balconies (metal rail)
- Decorative moldings
- Cornices
- Use of tile, wood, and/or cast iron





A. STYLE DESCRIPTION

Mediterranean buildings can be a variety of heights with a simple massing that emphasizes horizontality. The exterior walls are often a single plane of stucco. Roofs are typically hipped with clay tile roofs or roof trim. Fenestration includes either symmetrical or asymmetrical divided lights. Ornament includes balconies, stairs, chimneys, window shutters, terraces, and arched openings. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

B. SETBACK

- Small setback or flush with sidewalk

C. MASSING

- Relatively formal composition, approaching symmetry in parts or in whole
- Low-pitched clay tile roof typically hipped
- Towers used as vertical accents
- Articulated building corners

D. PRIMARY ELEVATION OR FACADE

- Emphasis on horizontal
- Painted band or an applied band of stone or cast concrete at base
- Elements setback within wall
- Expressed as single plane

E. FENESTRATION

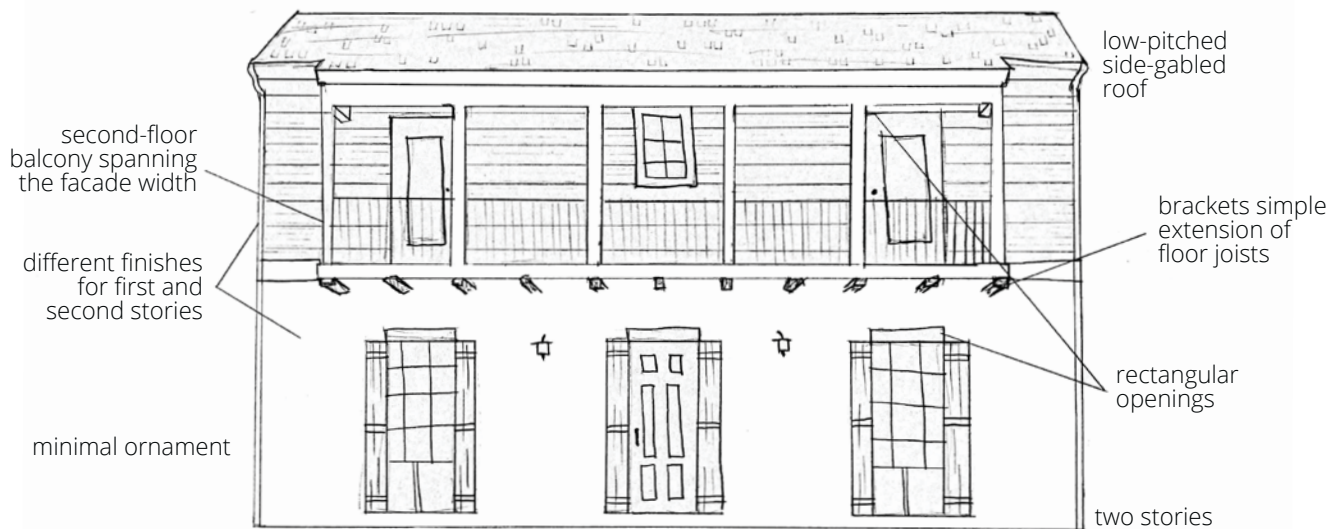
- Arched openings, individually serving doors and windows or arranged in arcades
- Arched openings for windows and doors, sometimes arrange in an arcade
- Arched focal windows
- Deeply inset windows
- Large, fixed windows and smaller groups windows, often with divided lights (symmetrical or asymmetrical)

F. MATERIALS

- Stucco or plastered exterior walls
- Clay tile roof or roof trim
- Applied ornament of stone or cast concrete

G. ORNAMENT AND FEATURES

- Clay tile roof or roof trim
- Covered porches and or/balconies
- Grilles, or rejas, of cast iron or wood over windows and other wall openings
- Polychromatic tile on stair risers or framing fenestration
- Arched openings



#### A. STYLE DESCRIPTION

Monterey-style buildings are two stories in height with rectangular massing and a second-floor balcony or gallery spanning the width of the façade that emphasizes horizontality. The first and second stories have different finishes on their exterior walls, usually a contrasting pairing of stucco or brick on the first-floor with wood clapboard or board-and-batten on the second. Roofs are typically side-gabled with the plane extending over the balcony along the second-floor exterior. Fenestration along the first-floor varies. Paired casement doors or double-hung wood sash windows provide access along the second-floor balcony. Openings are generally rectangular, not arched. Ornament is minimal with simple wood rails and posts along the balconies. Brackets supporting the balcony may be carved wood or simple extensions of the floor joists. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

#### B. SETBACK

- Setback varies, can be flush with the sidewalk or set back on a broad landscaped area

#### C. MASSING

- Two stories
- Relatively formal composition, often a single rectangular mass or paired rectangular gabled-front-and-wing form
- Low-pitched side-gabled or hipped roof, either wood-shingled or tiled, extending over an attached, protruding second-story balcony

#### D. PRIMARY ELEVATION OR FACADE

- Broad, dominant second-story balcony or gallery usually cantilevered and covered by the principal roof
- Emphasis on horizontal

#### E. FENESTRATION

- Primary elevation features full-length windows or casement doors (sometimes called French doors) opening onto second-floor balcony
- On the ground floor, large windows, often double-hung, extending to ground level

#### E. FENESTRATION (CONTINUED)

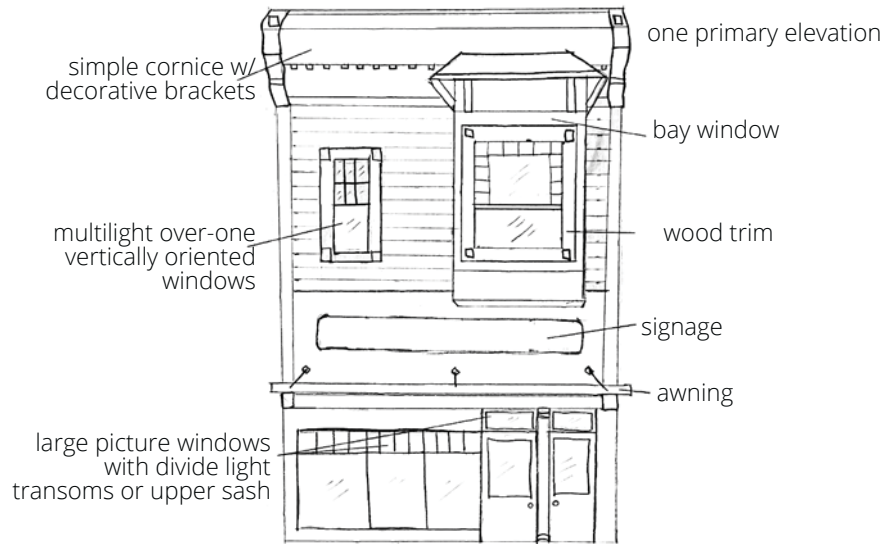
- Symmetrical or asymmetrical arrangement
- Windows and doors are recessed in the wall and framed with wood trim.
- Windows are double-hung, multi-light, and vertical in orientation.

#### F. MATERIALS

- Cladding: stucco, brick or wood, or vertical board-and-batten
- First and second stories of different materials
- Clay tile roof or wood shingle roof
- Posts and rails on the balcony may be wood or decorative iron

#### G. ORNAMENT AND FEATURES

- Dominant feature is a broad second-story balcony,
- Primary entrance may be framed by decorative wood surround
- Balcony may be supported by decorative carved wood or plaster brackets or joists
- Balcony railing typically single-square wood pickets evenly spaced or decorative iron
- First and second stories of different materials



**A. STYLE DESCRIPTION**

Western Victorian styles are often characterized as vertically oriented and by an extravagant use of complex shapes, strongly asymmetrical facades, and combinations of decorative, textural, and colorful details. The modern Western Victorian interpretations are oriented toward the street and most design features are found only on the street-facing elevations. The building can be single or multiple stories. Roofs are steeply pitched and varied. For commercial buildings, the roof might be sloped with a high parapet, but distinguished by a cornice. Exterior materials can be wood, stone, or brick. Door and window openings are elaborately framed and narrow. Fenestration may be varied and include large picture windows with divided light transoms. Stained glass is common. Wood ornamentation is typical in wood and may include spindle work on porches and balconies. Other features include awnings, bay windows, detailed window moldings, cornices, and spindle work corner braces. **Contemporary designs that are based on this historic architectural precedent should follow the guidelines below:**

**B. SETBACK**

- No setback

**C. MASSING**

- Vertical orientation
- The building can be single or multiple stories
- Sloped or flat roof hidden by parapet

**D. PRIMARY ELEVATION OR FACADE**

- Single plane
- Concentration of ornament and features
- Primarily horizontal siding or vertical board and batten

**E. FENESTRATION**

- Door and window openings are elaborately framed and narrow
- Fenestration may be varied and include large picture windows with divided light transoms
- Stained glass is common
- Vertically oriented windows with multilight top sash over single bottom sash
- Upper floor windows smaller than ground floor
- Projecting bay windows

**F. MATERIALS**

- Wood cladding
- Brick or stone bulkhead
- Shingle roof (if visible)
- Decorative exterior materials can be wood, stone, or metal

**G. ORNAMENT AND FEATURES**

- Exuberant combinations of decorative, textural, and colorful wood details
- Porches
- Awnings
- Projecting bay windows
- Columns and pilasters emphasizing verticality
- Window and door moldings
- Cornices with dentil details
- Spindle work corner braces and rails
- Metal elements may include finials or cresting along the roofline