

Appendix 2: Architectural Guidelines

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2B Complementary Architectural Styles

* Full-sized (11" x 17") copies of these pages (in pdf format) are available on the City's web site (see link below) and at the Community Development Department, 1000 Spring Street, Paso Robles , CA 93446; (805) 237-3970; Planning@prcity.com.

www.prcity.com/government/departments/commdev/planning/pdf/uptown-towncentre/UptownSP-Chapter5.pdf



5.5.3 - Architectural Styles (continued)

1. Victorian - Residential Character

The Victorian style is characterized by vertically proportioned volumes whose elements (walls, gable ends, porches, pediments) are decorated with applied woodwork. Windows are invariably vertical and narrow in their vertical proportion. Roofs are sloped and clad in wood or composition shingles. A variety of intersecting volumes are encouraged. Turrets are allowed. Residential buildings may be up to two-and-one-half-stories in height.

In the *Uptown/Town Centre Specific Plan*, the Victorian style may be applied to residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-under, Courtyard Housing, and Stacked Dwelling).



Typical one-story hipped roof form with gable-ended front bay



Typical one-story hipped roof form with gable-ended front bay with bay window



Two story gable-fronted main body with a gable-fronted bay extending to the street



Typical two-story hipped roof form with a two-story, chamfered bay



Example of a high-style victorian with an octagonal corner turret which the porch engages



Example of a high-style victorian with a round corner turret which the porch engages

MASSING ELEMENTS

Roof

- Roof pitches should be steep (6:12 - 9:12).
- Roofs should be clad with shingles.
- Materials: Asphalt, metal or wood.



Steeply pitched gable

Roof-Wall Connections

- Depth: 12' min. on eaves (projecting overhang along the length of the roof) and rakes (projecting overhang at the gable end of the roof).
- The rake should always be grounded by a board following the base of the overhang a min. of 10" tall. There should be a bed mould between this board and the overhang.
- If brackets are used, they should have a horizontal band along the base to ground them.
- Brackets may be wood or fiber-glass.



Roof and wall connection on the main body of the house with bracketed bay



Bracketed cornice with horizontal band at the base to ground the brackets

Primary Walls

- Primary walls should be clad in siding or shingles (wood or cementitious; no T-111).
- Facades should be embellished with decorative elements such as window molding and decorative porch columns.



Painted shingles

Base

- Exterior walls should rest upon a brick or stone base.
- Wood siding may extend down to grade as long as a base condition is suggested.



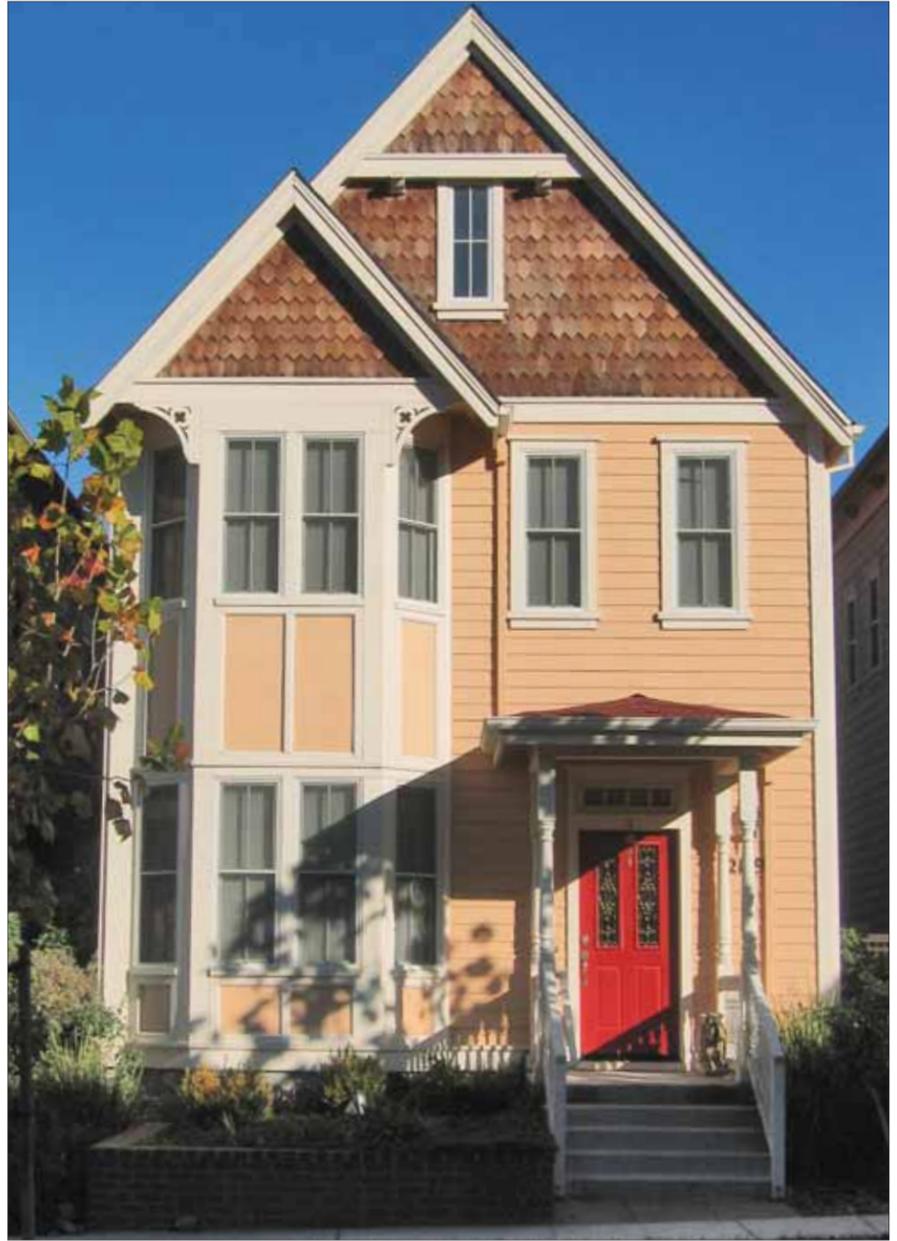
Brick veneer extends to concrete base

Turrets

- Turrets are often found on the corners of larger buildings.
- Turrets are typically round or octagonal.
- Horizontal articulation is important to define the different stories and to create an appropriate proportion for the turret to the building.



Three examples of corner towers integrated into Victorian residential buildings



Above and below: Two examples of new construction with appropriate massing, roof pitch, bay detail, materials and transitions. Proportions, window divisions, doors with transom windows and stoop details are also all appropriate.



OPENINGS

Windows

- a. Windows are typically double hung with clear glass panes; Sliding windows not allowed.
- b. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.
- c. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¼" width and minimum ½" depth.
- e. Windows can only be ganged together when the window surround divides the windows.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of ¾" minimum from the plane of the wall.
- g. Shutters are not used in this style.



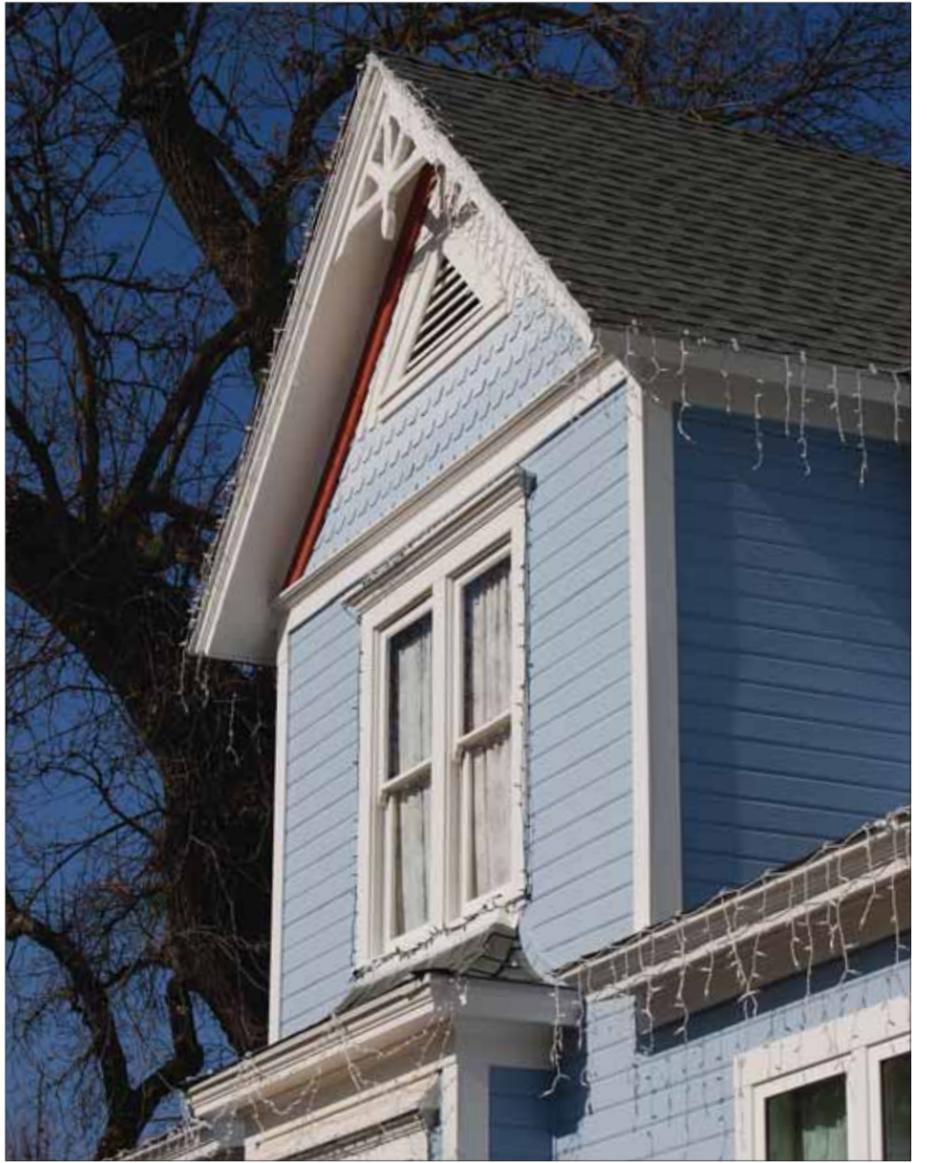
Vertically proportioned windows, surround and 2-over-2 lites



Vertically proportioned windows with surround dividing ganged windows



Vertically proportioned windows tucked into a gabled dormer



Good example of many Victorian elements including: Depth within rake and eave, transition of materials from gable to main body, profile of window surrounds, strong corner boards and appropriate cap and bay window roof forms.

Bays

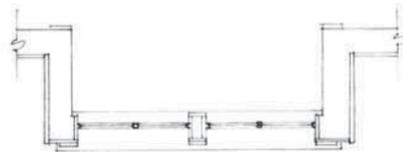
- a. Bay windows may be square, chamfered or round. Bays come in a variety of heights and depths.
- b. May or may not have supporting brackets and should not project above the cornice
- c. On multi-story bay each story should be defined by horizontal articulation (see drawing to right)



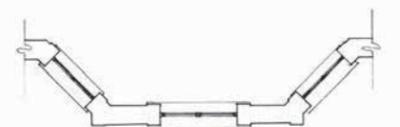
One story square bay with brackets



New construction: one story square bay with brackets



Square bay window in elevation and plan with appropriate proportions and details.



Chamfered bay window in elevation and plan with appropriate proportions and details.

Doors

- a. Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- b. Doors generally have square tops.
- c. Doors should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.



Door with divided lites and transom



Door with divided lites and transom



Paneled door with window



Paneled door with transom

ATTACHED ELEMENTS AND SITE DEFINITION

Decorative Gable Trusses

- a. The Victorian style typically has a change of materials within the gable and a decorative truss at the peak.



Three examples of a steep gable with shingle detail transitioning to horizontal wood siding and a decorative truss at the gable peak

Porches

- a. Porches are typically embellished with spindlework.
- b. Railings must be turned or decorative.



Turned columns with attached spindlework



Chamfered square columns with decorative railing



Porch enclosing a square bay window

Columns/Posts

- a. Columns should be square or turned.
- b. Square columns must have chamfered edges.
- c. Columns may be embellished with decorative spindle work.



Chamfered square posts with decorative bracket



Chamfered square posts with decorative spindlework



Chamfered square posts with decorative bracket



Turned posts and railing



Turned posts and railing

9. Site Definition and Landscape

- a. Picket fences may enclose the front yard.
- b. Brick, stone or concrete retaining walls may be used at the front property line, especially on sloped sites.



Yard enclosed by a picket fence



Small side yard enclosed by a picket fence



Brick retaining wall at front property line

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities for residential buildings in the Victorian style. The examples shown are not intended to illustrate every combination of massing and building type, but instead show how to apply the Victorian architectural style at different scales.

Small Massing (Single Family)

A narrow massing presenting a gable end and a small side porch under a hipped roof.

Medium Massing (Single Family or Duplex)

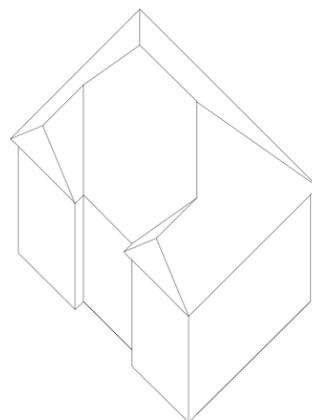
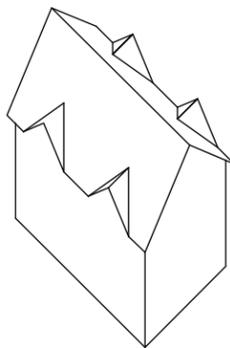
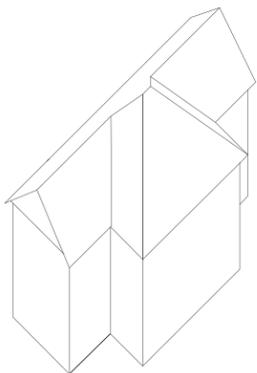
A wide massing with two dormers and a full porch.

Large Massing (Duplex or Quad)

A wide massing with two cross gables and a central porch.

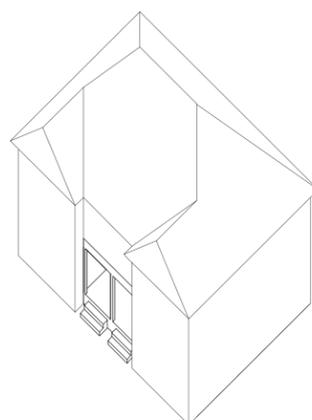
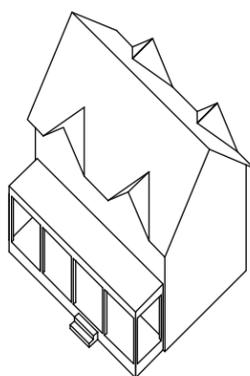
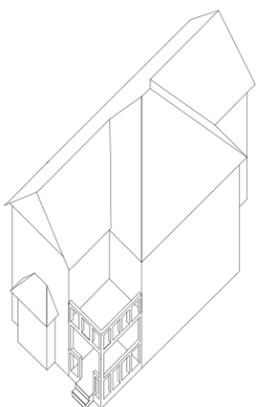
Basic Massing

Simple combinations of gable ends and hipped roof forms in two story massings. The Victorian style generally emphasizes vertical proportions.



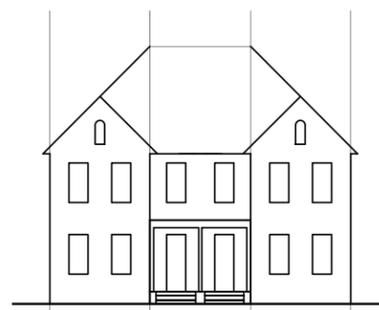
Detailed Massing Elements

The addition of bay windows and porches helps to break down the overall massing. Elaborately carved brackets, spandrels, columns and other details characterize the Victorian style.



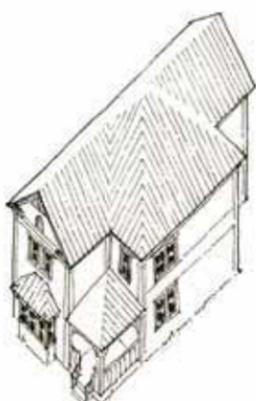
Openings and Composition

Buildings in the Victorian style exhibit a regular rhythm of elements.



Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Victorian residential buildings appropriate for Paso Robles. Elements such as brackets, spandrels and columns combined with changes in siding in the gable ends help to further break down the massing and add character to the building.

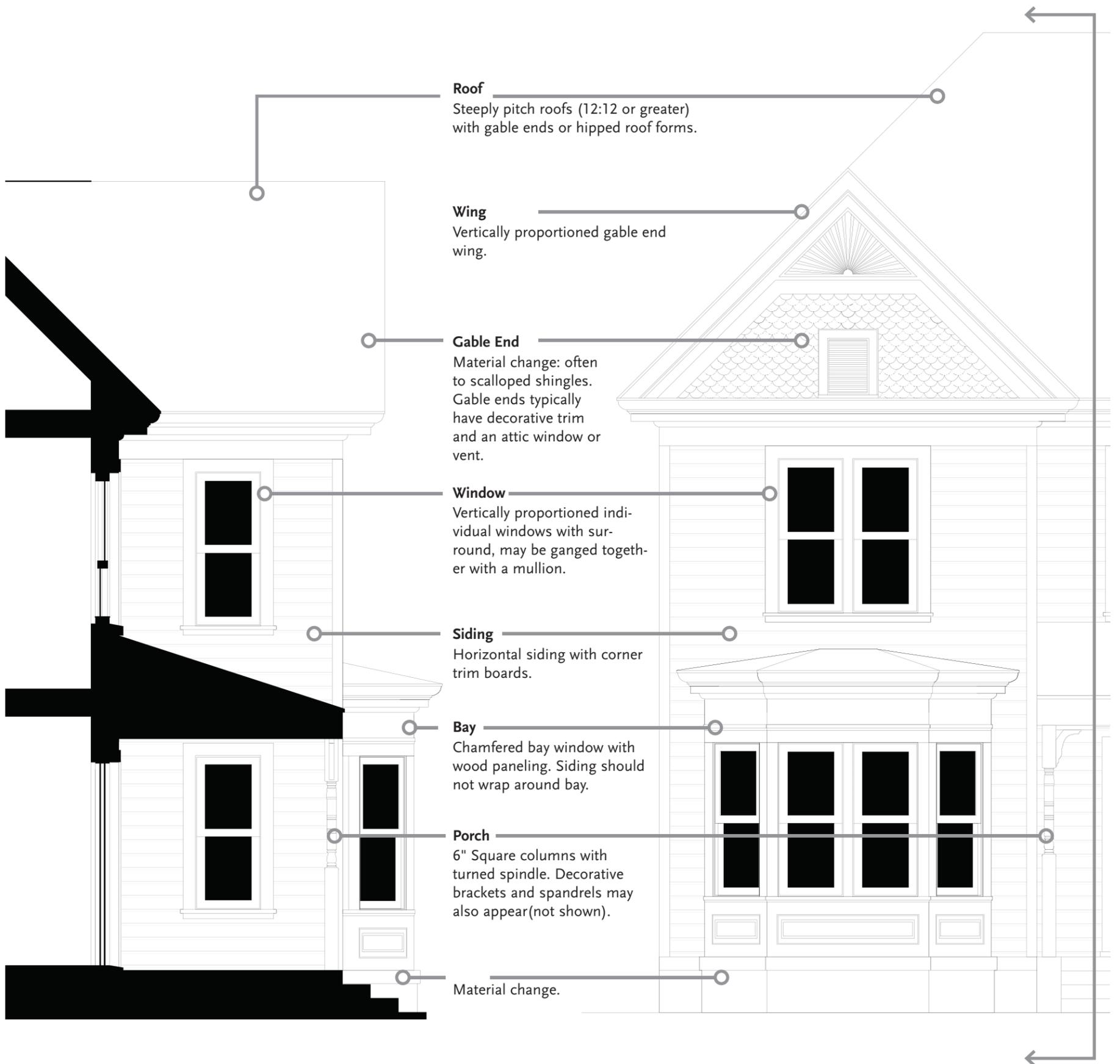


Example Elevation and Section

This page shows one possible elevation and composition in the Victorian style. Key elements of the drawings and the style are called out for a medium-sized single family residence. A portion of the full elevation (at right) is illustrated.



Key





5.5.3 - Architectural Styles (continued)

2. Victorian - Commercial Character

The commercial Victorian style is characterized by vertically proportioned masses clad in wood or stucco. Typically, this style emphasizes an elaborate street-facing, rectangular facade that provides an urban gesture towards the street and conceals the rest of the building. The front facades are decorated by structural elements such as columns and braces while the rest of the building is simple in composition and decoration. Windows are of narrow and vertical proportion. Pitched roofs are clad in wood shingles.

Commercial buildings are usually a minimum of two-stories and may be multiple stories or a combination of stories. The building may be composed with one street-facing facade that is articulated as a decorated flat plane or as a single gabled volume. Flat plane elevations may also wrap around to side elevations.

The difference between the residential and commercial characters of Victorian buildings is largely demonstrated in the facade. Commercial buildings have wider proportions with more openings to frame the street environment. The openings may be simply decorated or elaborate.

In the *Uptown/Town Centre Specific Plan*, the Victorian commercial style may be applied to commercial and mixed-used building types (Live-Work, Flex Block, and Flex Shed).



Narrow two-story gabled volume with columns and simple details



Narrow two-story with elaborate bay window and gable end roof



Wide massing with flat roof and simple details in a flat plane



Wide massing with hipped roof; ground floor entry to second story at right



Large massing with elaborate cornice and bay windows; transoms at the corner



Large massing with elaborate cornice, two-story bay windows and detailed storefronts

MASSING ELEMENTS

Roof

- Primary roof, whether flat or sloped, may be hidden by street-facing parapet.
- Sloped roofs may be shingled.
- Gable ends often have scalloped or decorative shingles.



Low pitched roof with simple continuous cornice



Tall, formal continuous cornice

Cornices

- The cornice provides an appropriate building "cap". There are three types of cornice: standard bracket, tall bracket and formal.
- Minimum overhang is 18-24".
- Proportions are borrowed from the architrave, frieze and cornice of the classical orders.
- The cornice is able to wrap around the building, engaging bay windows.
- Materials are either wood or fiber cement members.
- The cornice should be painted the color of the building or an accent color.



Wood siding meets the cornice, which is painted with an accent color; the cornice engages the bay windows



Tall cornice with small gable



Formal cornice with tall brackets



Standard bracket cornice with small parapet



Colorful accent on formal cornice

Primary Walls

- Primary walls should be clad in siding or shingles (wood or cementitious: no T-111).
- Primary walls may be finished with smooth stucco.
- Facades should be embellished with decorative elements such as window molding.



Combination of painted wood siding and shingles



Combination of painted wood siding on the second floor and smooth stucco below



Smooth stucco finish

Base

- Exterior walls should rest upon a brick or stone base.
- Wood siding may extend down to grade as long as a base condition is suggested.



Raised panel base



Brick base with panel below storefront window



Wood plank siding to grade

Turrets

- Turrets are often found on the corners of buildings.
- Turrets are round or octagonal.



Round turret at building corner over a commercial storefront



Round turret at building corner over a commercial storefront

CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Storefronts

- a. Storefronts can be found with recessed entry, angled corner entry or flush entry.
- b. Storefront windows and doors have clear glass panes and often have a transom windows above.
- c. Storefronts are setback a minimum of 6" and a maximum of 1' from facade plane.
- d. Storefronts have a 1' - 2' tall continuous base finished with wood panels, brick, tile or fiber cement.



Storefront with awning; entry to second story at left



Recessed entry between shopfronts



Recessed entry under flush transom



Angled corner entry storefront with transom and large, heavy brackets supporting two second-story bay windows above (bay windows not pictured)



Storefront with vertical panes

Windows

- a. Windows are typically double hung with clear glass panes; Sliding windows not allowed.
- b. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.
- c. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¾" width and minimum ½" depth.
- e. Windows may be ganged together when a mullion with a minimum 4" width and a minimum 1" depth is used.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of ¾" minimum from the plane of the wall.
- g. Shutters are not used in this style.



Ganged, double-hung window



Ganged, double hung window



Hinged, casement window



Storefront window



Double-hung window with surround



Ganged, double-hung window



Ganged, double-hung window with decorative brackets



Ganged, double-hung window with decorative brackets

Bays

- a. Bay windows may be square, chamfered or round. Bays come in a variety of heights and depths.
- b. Generally do not have supporting brackets and should not project above the cornice
- c. On multi-story bay forms are continuous with the same horizontal articulation on a building.



Chamfered second-story bay window



Two-story chamfered bay window



Two-story round bay window

Doors

- a. Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- b. Doors should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron. Window trim caps may be a basic trim board or a more formal cap with or without brackets.



Door with transom above



Paired, paneled doors with square, divided windows



Swinging doors with transom above



Door to second-story at street facade

ATTACHED ELEMENTS AND SITE DEFINITION

Brackets

- a. The Victorian style has highly decorative brackets on porch columns, under formal window caps and incorporated into the roof form - either as part of the cornice or supporting an overhang.



Stoop entry bracket



Porch bracket



Roof bracket

Columns/Posts

- a. Square porch columns may be articulated and are embellished with decorative brackets.



Paired entrance with columns separating entries under second-story balcony



Elaborate columns framing a stoop



Bracketed columns framing a gallery

Awnings/Canopy

- a. Awnings and canopies may extend into the public right-of-way and may be used to provide shelter to passing pedestrians, to emphasize ground floor uses such as cafes and restaurants, and/or to add interest to the facade.



Corrugated metal canopy extending below transom



Canvas awning turning the corner



Canvas awning with lettering

Site Definition and Landscape

- a. For buildings in a zero-setback urban condition, planted pots may be placed at sidewalk.
- b. Forecourts may be hardscaped, landscaped, or a combination of the two. Large shade tree should be provided in all forecourts and courtyards.



Forecourt with abundant plantings



Planted pots at zero setback condition



Forecourt with lawn and large shade tree

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Victorian style that are appropriate for commercial buildings. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Victorian architectural style at different scales.

Narrow Massing (Live/Work or small Flex Block)

A free standing narrow massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

Wide Massing (Live/Work or Flex Block)

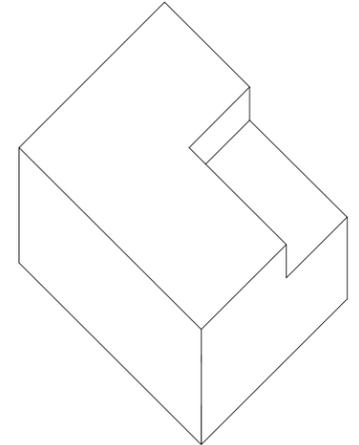
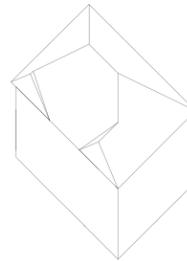
A free standing wide massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

Large Massing (Flex Block)

A wide 75' long massing appropriate for the town core. This massing and composition is appropriate on frontages of 50'-125'. Longer frontages should be broken down into a composition of two or more buildings.

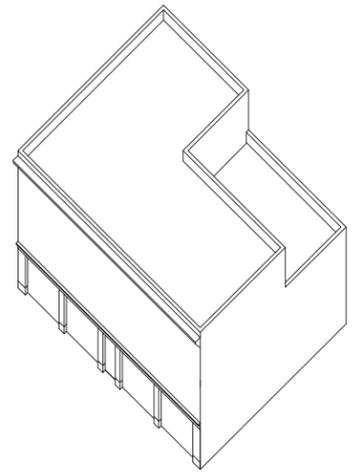
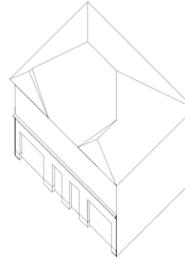
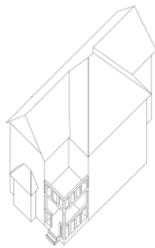
Basic Massing

Simple rectilinear massing or a combination of gable ends and hipped roof forms in two or three story massings.



Detailed Massing Elements

The addition of storefronts, bay windows and/or porches are used to break down the overall massing.



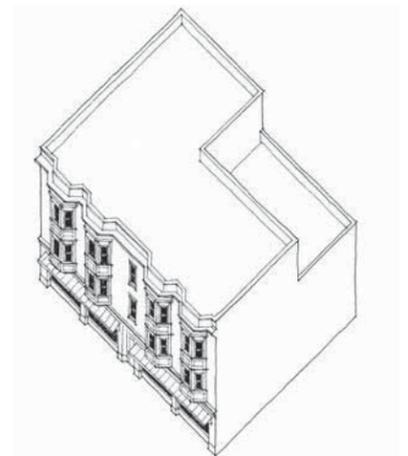
Openings and Composition

The Victorian style has regular rhythm of elements. Bay windows and vertical openings characterize the style.



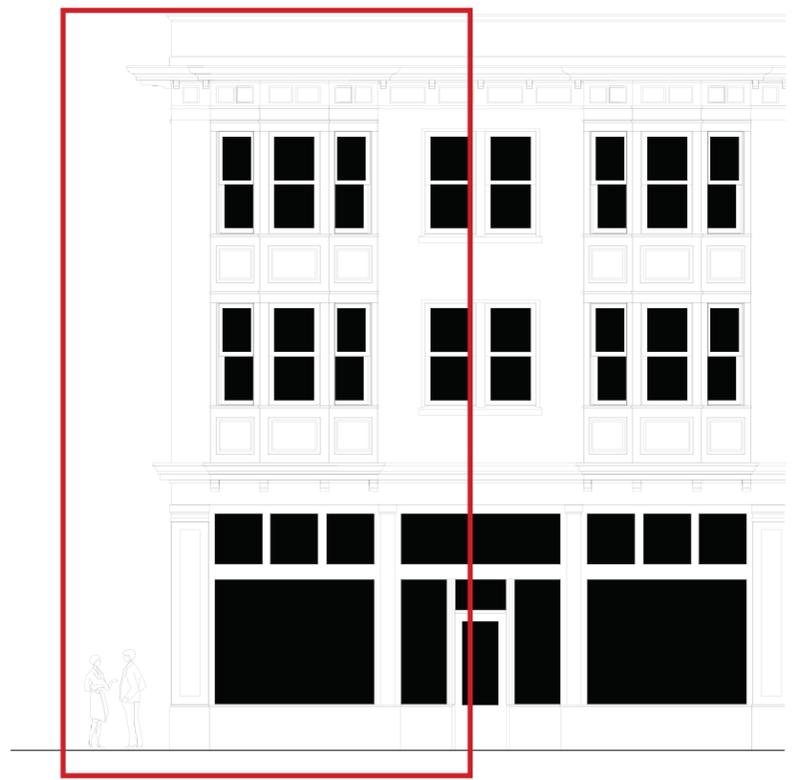
Illustrative Elevations and Axonometrics

Elaborately carved brackets, spandrels, columns, cornices, bay windows, and storefronts with transoms and/or awnings and canopies are appropriate details for the Victorian commercial building.

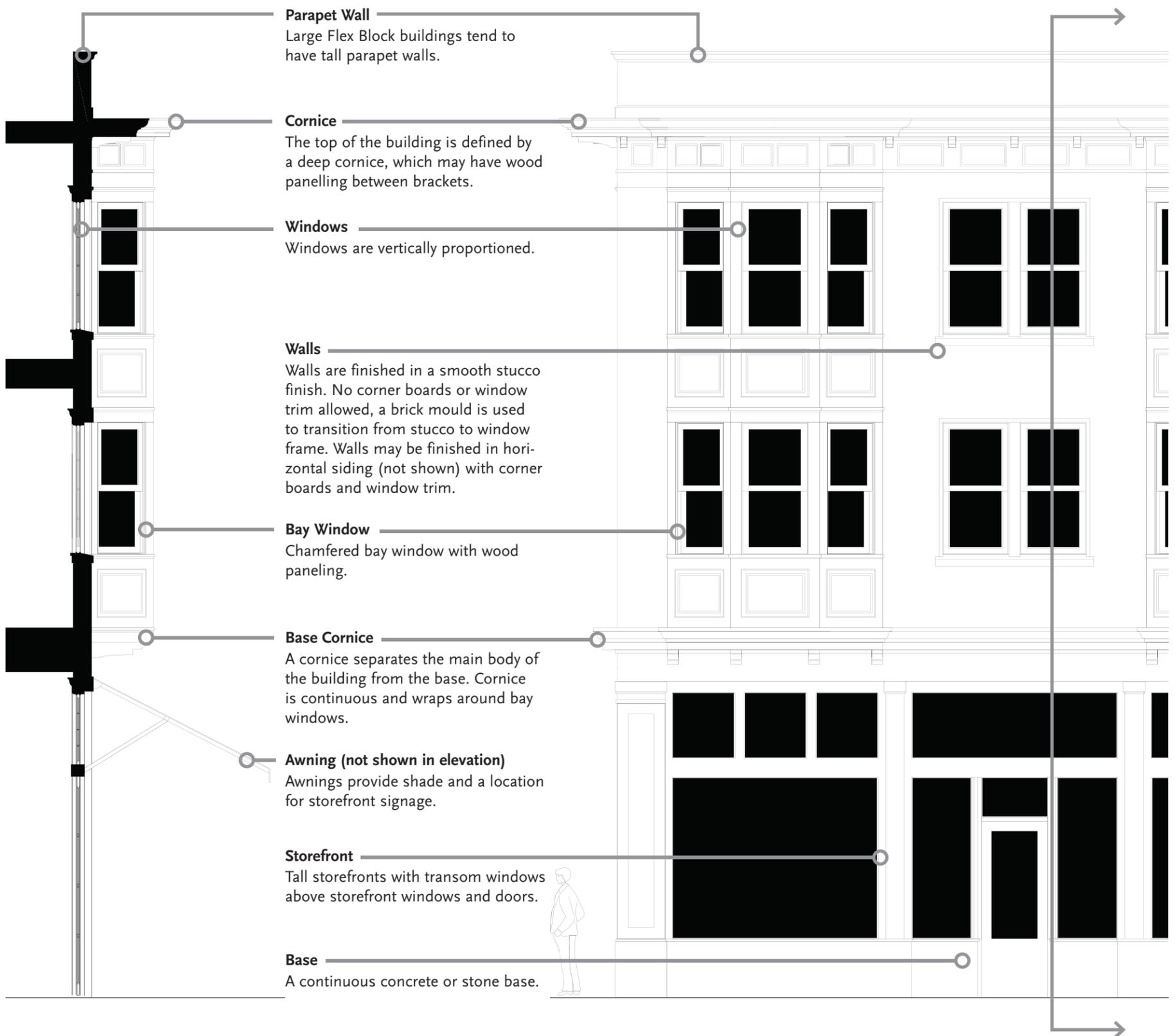


Example Elevation and Section

This page shows one possible elevation and composition in the Victorian commercial style. Key elements of the drawings and the style are called out. The example section and elevation provide typical profiles and overhangs for a large-scale Flex Block building. A portion of the full elevation (at right) is illustrated.



Key





5.5.3 - Architectural Styles (continued)

3. Craftsman

The Craftsman Style is derived from the constructional logic of carpentry in which buildings are proportioned and formed by the repetition of structural elements: walls, columns, beams, rafters railings and so on. Craftsman Style buildings are defined by large gabled roofs, occupied attic spaces lit by dormer windows and street-friendly porches. The massing is low slung. Walls of horizontally patterned wood siding or shingles typically sit upon a brick, stone or stucco foundation base. Windows and doors are vertical in proportion and are trimmed in wood. Roofs are shallow in slope and clad in wood or asphalt shingles with broad overhangs and exposed rafter tails. Porch and balcony roofs are typically supported by brick, stone, stucco or heavy timber piers. Chimneys are stucco, stone or brick.

Typical massing compositions include one or both of the following key elements of the Craftsman form:

- a. A cross gabled roof with upper floor dormers concealing either the second or third floors; and
- b. An attached porch or veranda which may extend partially across the facade or across the entire length.

In the *Uptown/Town Centre Specific Plan*, the Craftsman style may be applied to residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-Under, and Courtyard Housing).



Simple gable-fronted form with gable ended porch



Simple cross gable form with shed dormer with an English arts and crafts character



Simple cross gable form with gable ended porch and dormer



Simple gable-fronted, L-shaped form



Simple gable-fronted form with wrapped porch



Simple gable-fronted form with wrapped porch with side gable

MASSING ELEMENTS

Roof

- Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- Dormers may be used to provide light and air to rooms in the attic space.
- Heavy timber throughout in lookouts and brackets (6x8 min).



Roofs parallel to street



Dormer window with pitched roof



Simple cross gable form with shed dormer

Roof Form and Details

- Cross gable and end gable roof forms.
- Roof will often have shed, gable or knee wall dormers.
- Gable ends and second floors may change materials to shingles.



Side gable with shed dormer



Gable end with gable end porch



Side gable with large cross gable porch

Dormers

- There are four types of dormers: Cross Gable, Shed, Hipped, and Knee Wall dormers.
- Eaves on dormers match the rest of the house.
- Materials may change on dormers from those found on the building.



Hipped dormer with asphalt shingles and deep overhang



Shed dormer with asphalt shingles and deep overhang



Cross gable dormer with wood shingles and deep overhang supported by brackets

Roof-Wall Connections

- Wide eaves with exposed rafters are encouraged. Minimum overhang is 18".
- Rafter tails are often elaborately carved.
- Wood braces may be used.
- Paced boards to hide attic vent attics are encouraged.



Exposed rafters



Decorative rafter tails with wood brace



Large overhang

Primary Walls

- Walls should show no more than two materials along any vertical section of the building.
- Wood columns should be 6" x 6" minimum.
- Stone or stucco piers should be 18"x18" minimum.
- Lower floor may be wood siding or stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.



Shingle siding above stucco base



New construction with appropriate, simple massing (simple box with a few applied elements), materials, deep eaves with brackets, appropriate window sizes and porch details.

Base

- Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.



Concrete base finished with stucco

CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Windows

- a. Windows are typically double hung, casement or french case-ment with clear glass panes; Sliding windows not allowed.
- b. Individual windows are vertically proportioned.
- c. Windows should be framed with a 3½" minimum wood or fiber cement trim and a 2" minimum apron.
- d. Windows should be vertically proportioned and multi-paned with exterior true or simulated muntins. Muntins should have a profile and minimum ¼" width and minimum ½" depth.
- e. Windows may be ganged together when a mullion with a minimum 4" width and a mini-mum 1" depth is used.
- f. All windows must have a sill. The sill should not be integrated into a "picture frame" surround and have a depth of 2" mini-mum from the plane of the wall.
- g. Louvered or paneled shutters are allowed and are encouraged to be operable. Shutters should be half as wide as a single window and match the window height. Not allowed on ganged win-dows.



Vertical openings



Double hung windows paired with surround dividing them



Typical shed dormer window pattern



Note: New construction with appropriate massing, dormer, materials, and windows.



Triple-ganged casement windows with surround dividing them



Single hung window with planter box

Bays

- a. Bays are used to break down the massing of the building.
- b. Two types found Square and Oriel/Chamfered.
- c. Made from a combination of wood, stucco or cast stone.
- d. Bays may be one, two or full sto-ries.
- e. Upper floor bays have support brackets.



Square side bay supported by heavy brackets



Square side bay supported by heavy brackets



Chamfered, stucco side bay

Vents

- a. Attic vents are often found on gable ends and have a simple trim surround.
- b. May be grouped with small accent windows.
- c. Sometimes found as decorative grills.



Framed vent in upper gable



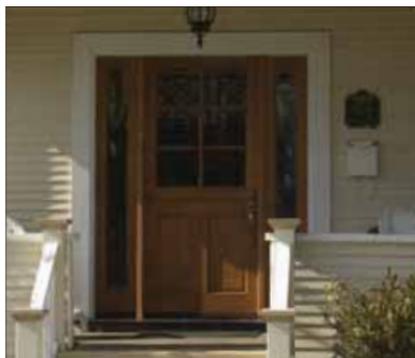
Slatted wood attic vent

Doors

- a. Doors appear heavy and have a deep set back from exterior walls.
- b. Doors are panelled and may have a small lite. Side transom windows are allowed.
- c. Doors may have square or arched tops.
- d. Door surrounds may be wood, brick or cast stone.
- e. Residential garage doors are panelized with lites across the top.



Wood door with screen door



Simple, paneled, wood door with side lites



Simple, paneled door with upper-door windows and a shelf below the window

ATTACHED ELEMENTS AND SITE DEFINITION

Eave Details

- Rafter tails can be simple or elaborately carved. Recommended minimum overhang is 18".
- Painted or carved rake boards may provide interesting accents.



Stacked bracket supporting tall rake board



Sculpted rafter tails with deep overhang



Tall, decorative rake board with cut-out

Brackets

- Wood brackets range from simple to elaborately carved profiles.



Simple wood bracket



Heavy bracket with carved details



Heavy bracket with carved details

Porches

- One-bay and full front porches are common in the Craftsman style.
- Porches may be one-story or two-stories high.



Engaged porch



One bay, gable front porch with decorative rake



Full front porch

Columns

- Columns on porches are tapered or square columns.
- Columns are always set on a base.



Tapered wood column with stone base



Tapered wood column with brick base



Tall wood column with paneled wood base



Multiple beams forming one column

Drainage

- May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- Downspouts are painted or copper and typically round or square.



Gutter and downspout



Downspout

Site Definition and Landscape

- Buildings typically face a front yard.
- Garden walls of rounded stone or brick are common.
- Trellis and other woodwork define outdoor porches and patios.



Walls composed of natural materials to blend into landscape



Trellis as entry



Natural materials with accented gate

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Craftsman style. The examples illustrated are not intended to show every combination of massing and building type, but instead show how to apply the style at different scales.

**Small Massing
(Single family dwelling)**

A simple, but broad single family dwelling that would fit on a 50' wide lot. The house is strongly anchored with a full front porch. A partial second story is concealed below the roof.

**Medium Massing
(Single Family or Duplex)**

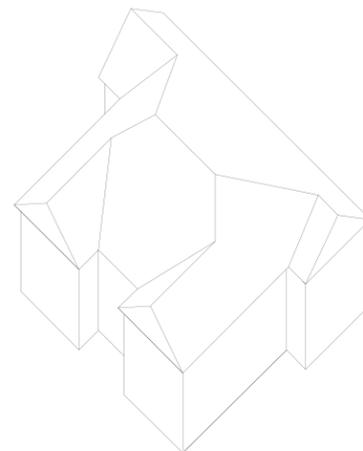
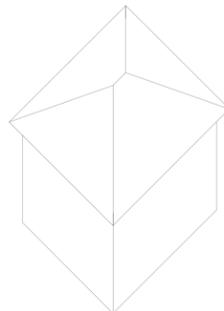
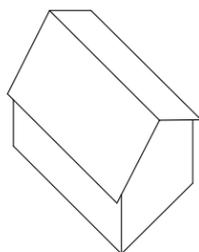
A two-and-one-half story single family home or stacked duplex with small dormer. This massing would fit on a 50' wide lot. A second entrance to the upper floor could be provided on the side.

**Large Massing
(Duplex, Triplex or Quadplex)**

This large massing could be accommodated on a 75'-100' wide lot. The building could be configured as two, three or four residential units.

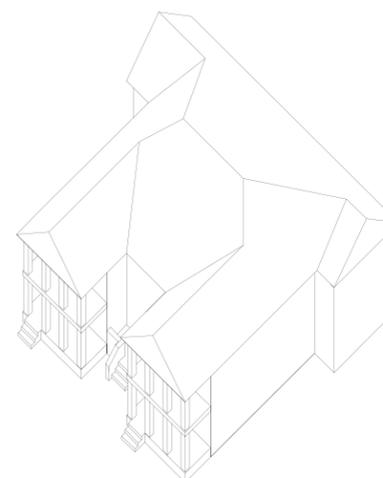
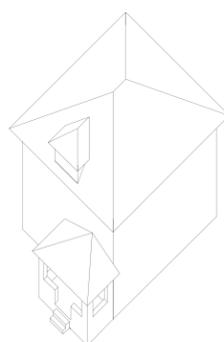
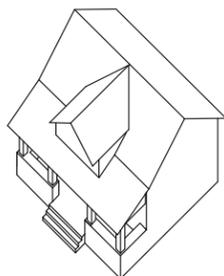
Basic Massing

Simple rectilinear massing with a combination of cross gables and hipped roof forms in two- or three-story massings.



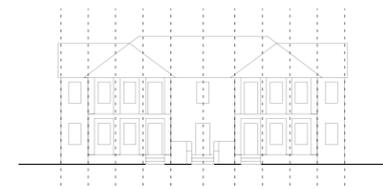
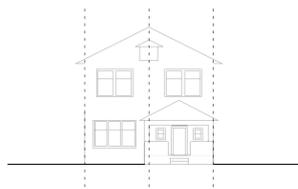
Detailed Massing Elements

The addition of (generally large) dormers and porches are used to break down the overall massing.



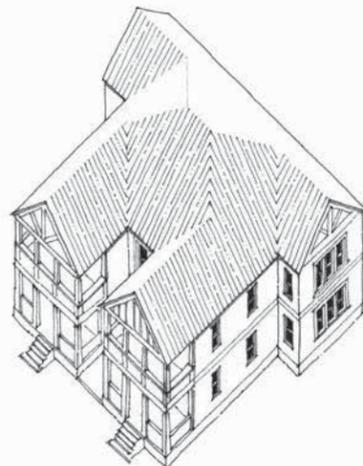
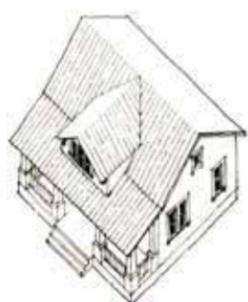
Openings and Composition

The Craftsman style has regular rhythm of elements. Dormers and porches are evenly proportioned within vertical bays.



Illustrative Elevations and Axonometrics

Wood-framed windows, dormers, porches with large cement bases and heavy wood doors are appropriate details that reinforce the Craftsman style.

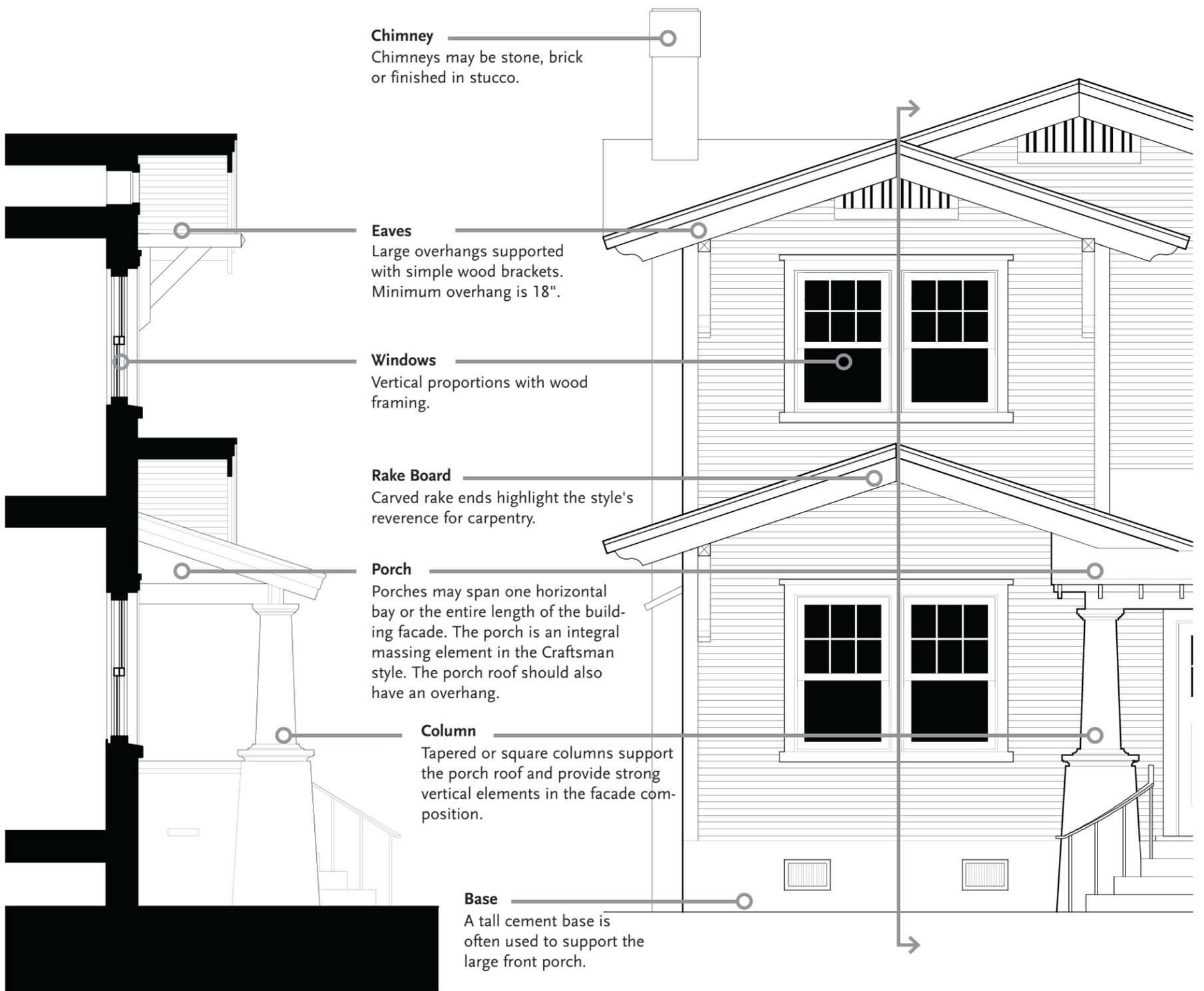


Example Elevation and Section

This page shows one possible elevation and composition in the Craftsman style. Key elements of the drawings and the style are called out. The example section and elevation provide typical profiles and details for a single family residence or duplex. A portion of the full elevation (at right) is illustrated.



Key





5.5.3 - Architectural Styles (continued)

4. Spanish Revival - Residential Character

The Spanish Revival Style features flat, austere stucco planes and punched, recessed windows and door openings. Window openings are elaborated with small metal balconies, grilles, or awnings and are deep set to accentuate shadows. Exterior trim is reserved for principal doorways, often framed by elaborate pilasters, columns and capitals. Wood detailing is spare and is typically reserved for rafter tails, heavy timber brackets supporting cantilevered balconies, window shutters, or balcony railings. Roofs are always tile and shallow in slope.

In the *Uptown/Town Centre Specific Plan*, the Spanish Revival (Residential Character) style may be applied to freestanding residential building types (Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, Tuck-Under, Courtyard Housing, and Stacked Dwelling).



Single volume composition



Offset of primary volume



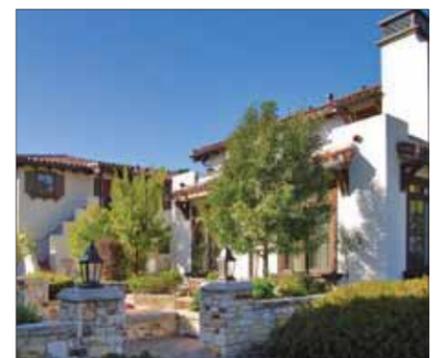
Two story single volume



Two story massing single volume



Three story massing in courtyard



Two story massing in courtyard

MASSING ELEMENTS

Roof

- Pitched roof slopes should be approximately 3:12 - 4:12.
- Pitched roofs should be clad in Roman or Mission tile laid irregularly.
- Flat roof parapets should be articulated as an extension of the exterior wall.
- Flat roofs may be occupied as balconies or terraces.
- Tile end condition (at eave) should be mortar filled; bird stops should be avoided.



Sloped tile roof



Sloped tile roof



Parapet with flat roof

Roof-Wall Connections

- Eaves can be open or closed with wood or stuccoed finish.
- Terra cotta tiles overhang eaves and wrap rake on gable ends.
- Closed eaves have a stuccoed cornice with profile with a minimum 6" depth and a minimum 6" height.
- Open eaves have exposed rafters and can include decorative profile on rake boards. Eaves on the main roof have a minimum 2' depth and on porches or balconies a minimum 10" depth. Rafter tail have a minimum 4" depth and a minimum 4" height.



Closed eave with Simple stucco detailing



Closed eave with stucco detailing



Closed eave with Simple stucco detailing



Open eave with exposed rafter tails



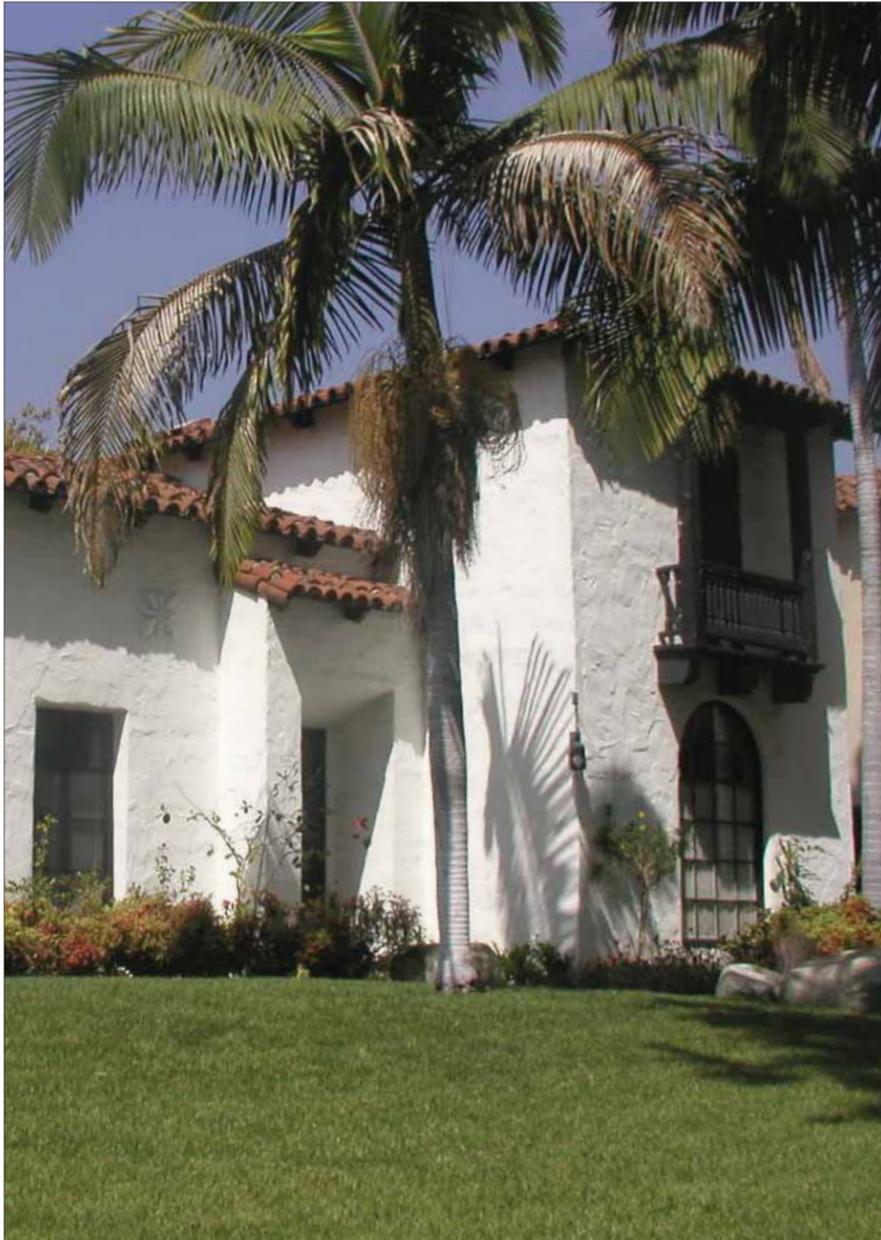
Open eave with exposed rafter tails and simple coffering in soffit



Open eave with decorative brackets

Primary Walls

- In the spirit of historical precedents constructed of load-bearing masonry, exterior walls should convey a sense of mass and weight and should be expressed as single-plane expanses of plaster wall.
- Walls may be articulated with traditional moldings or applied ornament of stone or cast concrete.
- Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish.
- Control joints should be avoided.



Open eave tile roof with monolithic walls and no base



Garden wall as extension of primary walls



Stucco walls with windows recessed in punched openings



Stucco walls with windows recessed in punched openings. Walls have no base.

Base

- Buildings may be designed with or without a base.
- Explicit base elements may be described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- Elements set back within the primary wall, may be composed of different materials than adjacent walls. Acceptable materials include tile, plaster or concrete.

CHAPTER 5 : THE DEVELOPMENT CODE

MASSING ELEMENTS (CONTINUED)

Chimneys

- a. Chimneys are stuccoed to match building materials and may be engaged with the facade or within the roof.
- b. Chimney tops vary from simple tops with tiled roofs to elaborate tops with simple square or arched openings.



Simple chimney



Chimney with ornamental top



Chimney with openings and roof



Brick chimney



Chimney with openings and tile roof



Chimney with openings and tile roof

Exterior Stairs

- a. Located in courtyards, along paseos or as entrances to upper floor units.
- b. Exterior stairs are made from a combination of stucco, stone, terra cotta, or tile. Tiles are often set on the risers.
- c. Exterior stairs often have metal rails or stepped stucco or stone wall.
- d. Entrance landing may be covered by an overhanging balcony or shallow roof.



Exterior stair off of a courtyard



Exterior stair off of a courtyard



Exterior stair up to entry door; balcony above door provides some shelter.

Tower Elements

- a. Tower elements are round, octagonal or square in form and are located at important corners.
- b. Towers typically have few small punched openings and a tiled roof, hipped or round.
- c. Towers may be used to provide usable floor space or simply as smaller, decorative element.



Round Tower



Octagonal Tower



Round Tower

OPENINGS

Windows

- a. Individual windows are vertically proportioned, recessed a minimum depth of 6" and set in square punched openings, full arch or ornamental arched openings.
- b. Ganged windows have a mullion with a minimum 4" width and a minimum 1" depth.
- c. Fixed or casement windows with divided lites are allowed; Sliding or double-hung windows are not allowed. Windows should be divided with exterior muntins that have a minimum 3/4" width and a minimum 1/2" depth.
- d. Decorative tile surrounds may be used but surround or exterior casings are not typical.
- e. Windows must have a sill made out of stucco or cast-stone with a minimum projection of 2".
- f. Louvered or paneled shutters are half the width of a single window width and the height should match the window. Shutters are not allowed on ganged windows.



Fixed window with operable shutters and stucco sill



Arched windows with stucco details and decorative tile.



Double arch windows



Ganged windows recessed with decorative columns between



Vertical casement window



Wood casement window with vertically proportioned panes and a stucco sill

Doors

- a. Doors should have simple, rectangular panels and windows.
- b. Doors may have square or arched tops.
- c. Single Doors; French doors; Paired doors



Recessed door with tile



Recessed door



Wooden gate within arch



Door with angled recess and arched surround



Heavy wood door with tile shed roof above

Arcades and Loggias

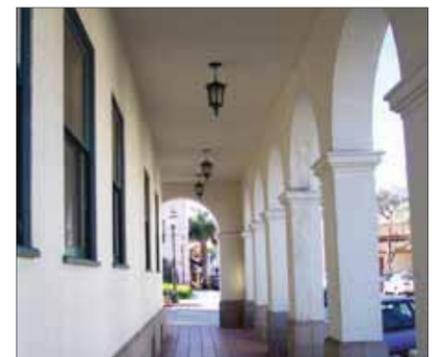
- a. The archways are regularly spaced and emphasize the tall floor-to-ceiling heights.
- b. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- c. Ground floor arcades and loggias have an approximately 1'-6" tall continuous base.



Upper floor loggia/arcade



Upper floor loggia/arcade



Loggia with arcade along street

Decorative Vents

- a. Typically located in gable ends or as accent elements in wall composition. Simple two or three circles or more elaborate patterns may be used.
- b. Typically made from stucco, wood or metal.



Wall vent



Wall vent



Wall vent

CHAPTER 5 : THE DEVELOPMENT CODE

ATTACHED ELEMENTS

Balconies

- a. Balconies are used as accents along facades and are generally made from Wood, heavy timber or metal.
- b. Wood and Heavy Timber balconies have decorative wood brackets and simple posts or decorative columns/rail. Often covered with tiled roof and exposed rafter tails. Balconies generally have a minimum 3' depth.
- c. Metal balconies are made from wrought or cast iron and may have metal rails and decorative, supporting metal brackets or metal rails with concrete or stone base and brackets. Typically uncovered but may have an awning. Metal balconies have a minimum 12" depth.



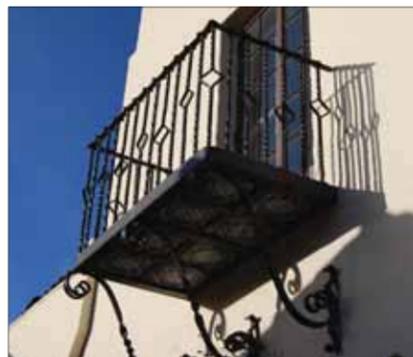
New construction example of a metal balcony with awning



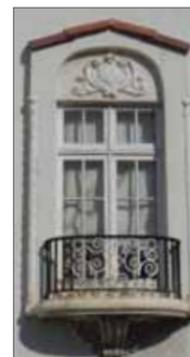
Heavy timber balcony



Wood balcony



Metal balcony



Rounded metal balcony with concrete cantilever

Window Grilles

- a. Window grilles are generally made from metal, but can be made from wood.
- b. Grilles come in a variety of designs from simple iron work on small accent windows to more ornate designs on large windows.



Metal Grille



Metal Grille



Wooden Grille



Simple Iron Grille



Metal Grille

Pergola and Trellises

- a. Creates usable outdoor space on upper floors by providing a structural canopy that provides shade.
- b. Wood or heavy timber beams and purlins supported by wood or stucco post/columns.
- c. May have vines growing on them.



Pergola



Pergola

Drainage

- a. Pitched roofs may be drained by gutters and downspouts.
- b. Flat roofs may be drained by scuppers.
- c. Rainwater reaching the ground may be harvested in cisterns, temporarily collected in dry wells, or pass through gravel beds and permeate into soil.



Gutter and downspout



Gutter and downspout



Scuppers

SITE DEFINITION AND LANDSCAPE

Walls and gates

- Walls and gates are used heavily in the Spanish Revival style to define courtyards and forecourts.
- Walls are generally finished in stucco and may have a tile cap.
- Gates are either wrought iron or wood.



Verandah with gate and garden wall



Wooden gate



Wooden door to residential forecourt



Entry gate



Wall defines edge of enclosed patio



Low wall defines edge of property and entry

Fountains

- Fountains may be simple stucco, stone or concrete or can be elaborate with decorative tile.
- Should be carefully located within courtyards or forecourts as freestanding or engaged wall element fountains.



Fountain within courtyard



Tile fountain within a courtyard



Tiled fountain engaged with low wall

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows massing and composition possibilities in the Spanish Revival style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Spanish Revival architectural style at different scales.

Small Massing (Single Family)

A simple cross gable massing for a single family building. This single story massing incorporates a porch.

Medium Massing (Rowhouse)

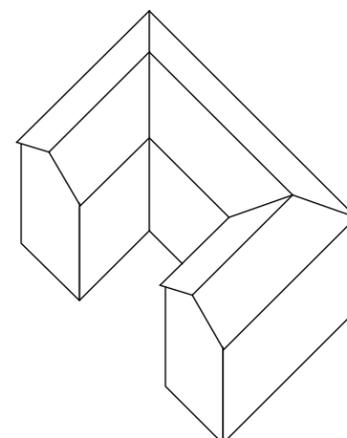
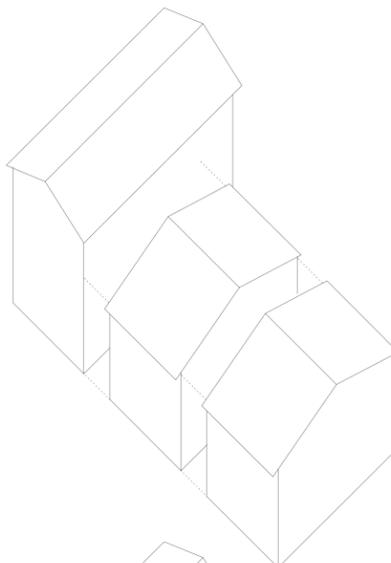
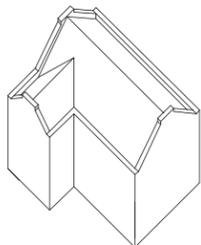
A combination of two and three story narrow rowhouses. Each rowhouse is a simple rectangular massing broken down with balconies, projecting bays and chimneys.

Large Massing (Courtyard Housing)

A wide two story facade with a courtyard open to the street. The buildings is symmetrical, the facing page shows a three story asymmetrical version of this massing

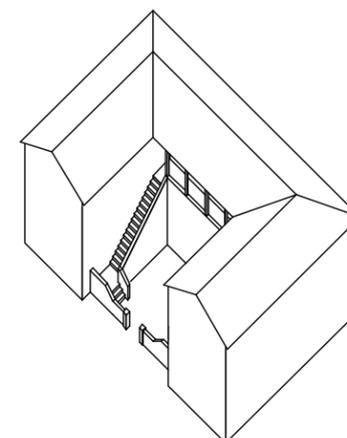
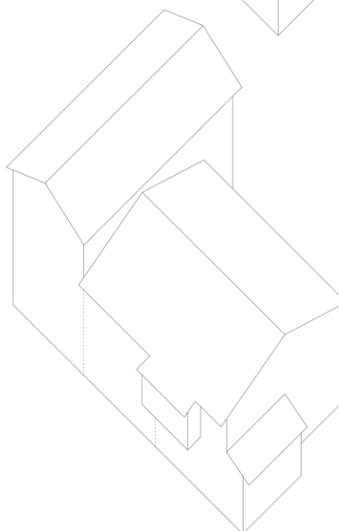
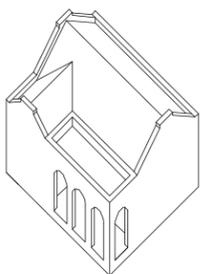
Basic Massing

A combination of gable ends and hipped roof forms in one, two or three story massings.



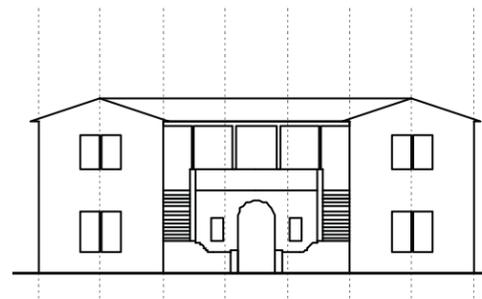
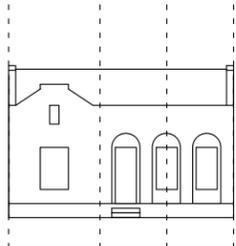
Detailed Massing Elements

Overall building massing is broken down by a regular rhythm of bays, and the addition of exterior stairs and/or porches are used to break down the overall massing.



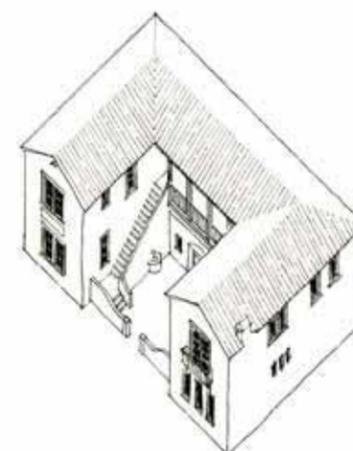
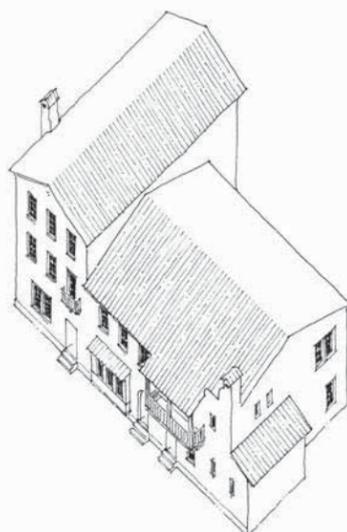
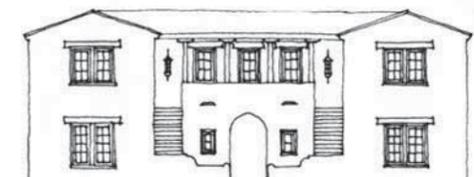
Openings and Composition

Composition of openings and massing elements may be overall asymmetrical with local symmetry or vice versa. Residential character buildings tend to be more asymmetrical than commercial character buildings.



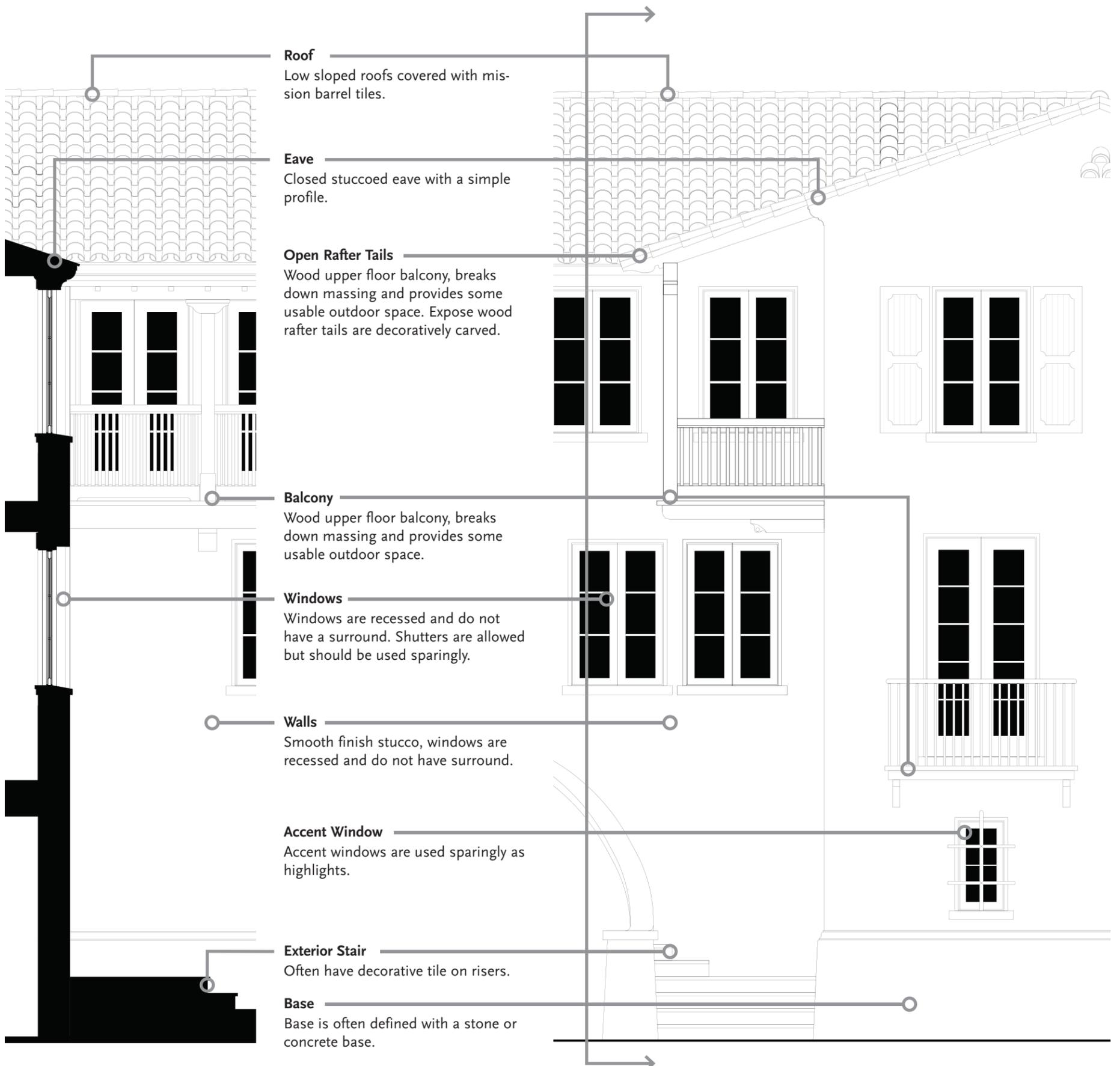
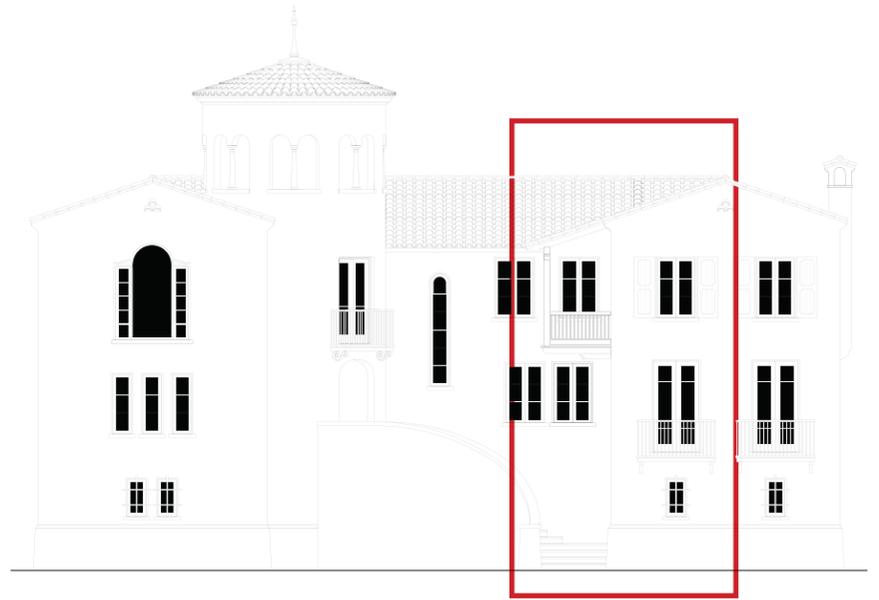
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Spanish Revival buildings that would be appropriate in Paso Robles.



Example Elevation and Section

This page shows one possible courtyard housing massing and composition in the Spanish Revival style. The overall building is asymmetrical with an interior corner tower breaking down the massing. Each end gable is treated differently adding some local asymmetry to the composition. Key elements of the drawings and the style are called out.





5.5.3 - Architectural Styles (continued)

5. Spanish Revival - Commercial Character

This architecture is derived from Spanish, Italian, Greek and North African precedents, and their extraordinary progeny in North and South America from the Colonial period, and up to 1950. The Spanish Revival style is a mature and complex architectural language. Its heritage is so extensive that when applied, it evokes a casual, relaxed atmosphere, and an intimate relationship with nature.

In the *Uptown/Town Centre Specific Plan*, the Spanish Revival (Commercial Character) style may be applied to commercial building types (Live-Work, Liner, Flex Block, and Flex Shed).



MASSING ELEMENTS

Roof

- Pitched roof slopes should be approximately 3:12 - 4:12.
- Pitched roofs should be clad in Roman or Mission tile laid irregularly.
- Flat roof parapets should be articulated as an extension of the exterior wall.
- Flat roofs may be occupied as balconies or terraces.
- Tile end condition (at eave) should be mortar filled; bird stops should be avoided.



Sloped tile roof



Parapet with flat roof



Parapet as extension of exterior wall

Roof-Wall Connections

- Eaves can be open or closed with wood or stuccoed finish.
- Terra cotta tiles overhang eaves and wrap rake on gable ends.
- Closed eaves have a stuccoed cornice with profile with a minimum 6" depth and a minimum 6" height.
- Open eaves have exposed rafters and can include decorative profile on rake boards. Eaves on the main roof have a minimum 2' depth and on porches or balconies a minimum 10" depth. Rafter tail have a minimum 4" depth and a minimum 4" height.



Clay tile with no eave



Closed eave with stucco detailing



Shallow eave with large rafter tails



Expressed rafters, broad eave



Open eave with exposed rafter tails and simple coffering in soffit



Open eave with decorative brackets

Primary Walls

- In the spirit of historical precedents constructed of load-bearing masonry, exterior walls should convey a sense of mass and weight and should be expressed as single-plane expanses of plaster wall.
- Walls may be articulated with traditional moldings or applied ornament of stone or cast concrete.
- Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
- Control joints should be avoided.



Single plane composition



Intermediate molding at base



Applique at cornice

Base

- Buildings may be designed with or without a base.
- Explicit base elements may be described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- Elements set back within the primary wall, may be composed of different materials than adjacent walls. Acceptable materials include tile, plaster or concrete.



Tile base



Plaster base



Painted base

CHAPTER 5 : THE DEVELOPMENT CODE

MASSING ELEMENTS (CONTINUED)

Chimneys

- a. Chimneys are stuccoed to match building materials and may be engaged with the facade or within the roof.
- b. Chimney tops vary from simple tops with tiled roofs to elaborate tops with simple square or arched openings.



Simple chimney



Chimney with ornamental top



Brick chimney



Chimney with openings and tile roof



Chimney with corbelled base engaged in the side gable

Exterior Stairs

- a. Located in courtyards, along paseos or as entrances to upper floor units.
- b. Exterior stairs are made from a combination of stucco, stone, terra cotta, or tile. Tiles are often set on the risers.
- c. Exterior stairs often have metal rails or stepped stucco or stone wall.
- d. Entrance landing may be covered by an overhanging balcony or shallow roof.



Exterior stair from courtyard



Exterior stair from plaza



Exterior stair from street

Tower Elements

- a. Tower elements are round, octagonal or square in form and are located at important corners.
- b. Towers typically have few small punched openings and a tiled roof, hipped or round.
- c. Towers may be used to provide usable floor space or simply as smaller, decorative element.



Square tower



Octagonal tower



Square chamfered tower

Arcades and Loggias

- a. The archways are regularly spaced and emphasizes the tall floor-to-ceiling heights.
- b. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- c. Ground floor arcades and loggias have an approximately 1'-6" tall continuous base.



Loggia with arcade along street



Arcade



Loggia extended from main building



Upper floor loggia/arcade



Upper floor loggia/arcade

OPENINGS

Storefronts

- a. Storefronts can be found with arched, punched, inset openings.
- b. They are regularly spaced and emphasize tall floor to ceiling heights.
- c. Edges integrate heavier piers or pilasters to visually carry the weight of the building above.
- d. Storefronts are setback a maximum of 9" from facade plane, typically with inset or flush entry doors.
- e. Storefronts have a 1'-6" tall continuous base finished with decorative tiles, stone or concrete.



Storefront



Arched storefront



Storefront



Chamfered corner storefront



Storefront with awnings and central entry

Windows

- a. Individual windows are vertically proportioned, recessed a minimum depth of 6" and set in square punched openings, full arch or ornamental arched openings.
- b. Ganged windows have a mullion with a minimum 4" width and a minimum 1" depth.
- c. Fixed or casement windows with divided lites are allowed; Sliding or double-hung windows are not allowed. Windows should be divided with exterior muntins that have a minimum 3/4" width and a minimum 1/2" depth.
- d. Decorative tile surrounds may be used but surround or exterior casings are not typical.
- e. Windows must have a sill made out of stucco or cast-stone with a minimum projection of 2".
- f. Louvered or paneled shutters are half the width of a single window width and the height should match the window. Shutters are not allowed on ganged windows.



Three part bay of windows divided by stucco pilasters, also with three part divisions within each window bay



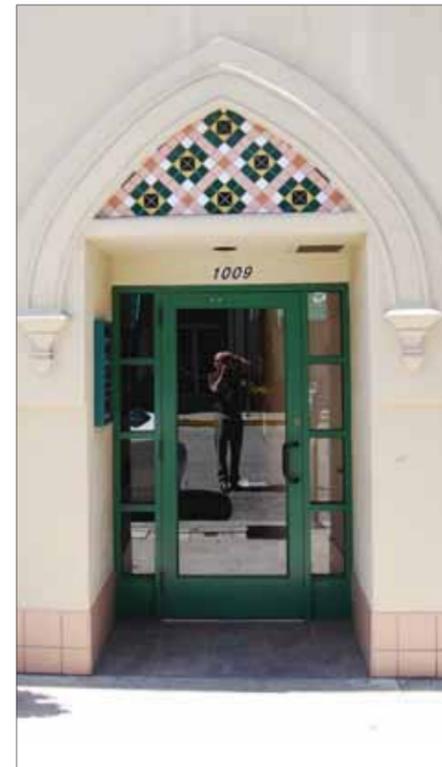
Double arch windows



Ganged windows recessed with decorative columns between



Vertical casement window



Door with angled recess and arched surround

Doors

- a. Doors should have simple, rectangular panels and windows.
- b. Doors may have square or arched tops.
- c. Single Doors ;French doors; Paired doors.



Recessed door with tile



Recessed door



Wooden gate within arch

Decorative Vents

- a. Typically located in gable ends or as accent elements in wall composition. Simple two or three circles or more elaborate patterns may be used.
- b. Typically made from stucco, wood or metal.



Wall vent



Wall vent



Wall vent

ATTACHED ELEMENTS

Balconies

- a. Balconies are used as accents along facades and are generally made from Wood, heavy timber or metal.
- b. Wood and heavy timber balconies have decorative wood brackets and simple posts or decorative columns/rail. Often covered with tiled roof and exposed rafter tails. Balconies generally have a minimum 3' depth.
- c. Metal balconies are made from wrought or cast iron and may have metal rails and decorative, supporting metal brackets or metal rails with concrete or stone base and brackets. Typically uncovered but may have an awning. Metal balconies have a minimum 12" depth.



New construction of metal Balcony with awning



Covered wood balcony supported by heavy brackets

Window Grilles

- a. Window grilles are generally made from metal, but can be made from wood.
- b. Grilles come in a variety of designs from simple iron work on small accent windows to more ornate designs on large windows.



Metal grille



Metal grille



Wooden grille



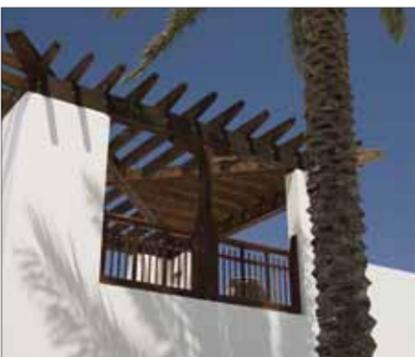
Simple iron grille



Metal grille

Pergola and Trellises

- a. Creates usable outdoor space on upper floors by providing a structural canopy that provides shade.
- b. Wood or heavy timber beams and purlins supported by wood or stucco post/columns.
- c. May have vines growing on them.



Pergola



Pergola

Drainage

- a. Pitched roofs may be drained by gutters and downspouts.
- b. Flat roofs may be drained by scuppers.
- c. Rainwater reaching the ground may be harvested in cisterns, temporarily collected in dry wells, or pass through gravel beds and permeate into soil.



Gutter and downspout



Projecting scuppers



Scuppers

SITE DEFINITION AND LANDSCAPE

Walls and gates

- Walls and gates are used heavily in the Spanish Revival style to define courtyards and forecourts.
- Walls are generally finished in stucco and may have a tile cap.
- Gates are either wrought iron or wood.



Low wall defines edge of forecourt



Entry to courtyard



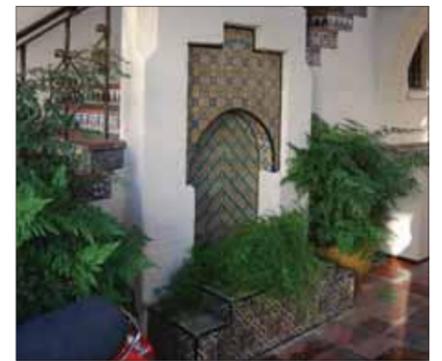
Wall and entry gate into courtyard

Fountains

- Fountains may be simple stucco, stone or concrete or can be elaborate with decorative tile.
- Should be carefully located within courtyards or forecourts as freestanding or engaged wall element fountains.



Tile fountain within a courtyard



Tiled fountain engaged with wall



Tile fountain within a plaza

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows massing and composition possibilities in the Spanish Revival style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Spanish Revival architectural style at different scales.

Narrow Massing (Live/Work or Flex Block)

A free standing narrow massing type that is appropriate in neighborhood centers or on the edges of the town core. The massing is intended as a transition from a town center flex block to a residential character.

Wide Massing (Flex Block)

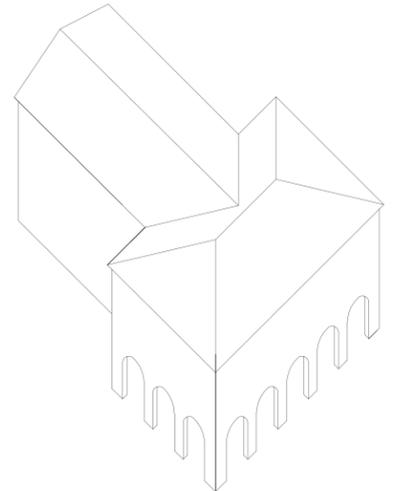
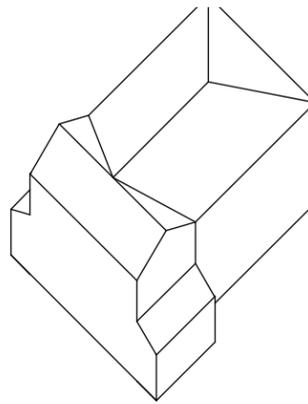
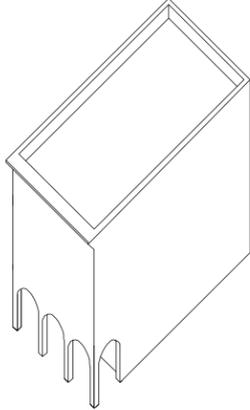
A simple 50' wide massing for a flex block building. The facade is broken down into a regular rhythm of bays.

Large Massing (Flex Block)

A wide 100'+ facade that breaks down the massing through the use of arcades, galleries and facade plane shifts. Located on a corner or paseo the arcade and tower elements turns the corner of the building.

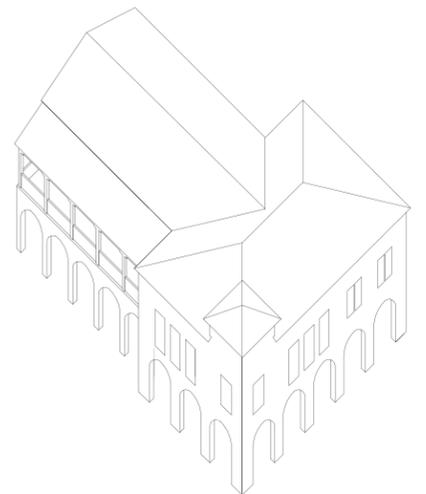
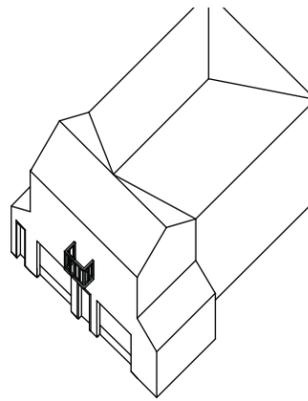
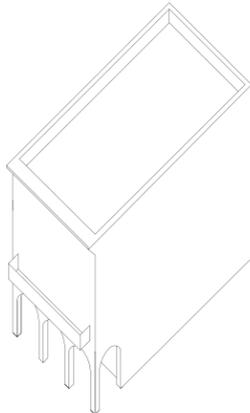
Basic Massing

Simple rectilinear massing with a flat roof or a combination of gable ends and hipped roof forms in two or three story massing.



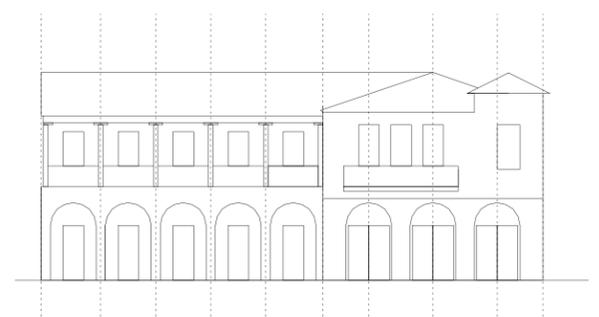
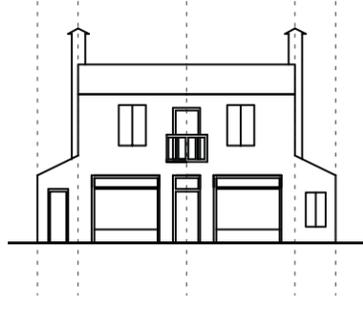
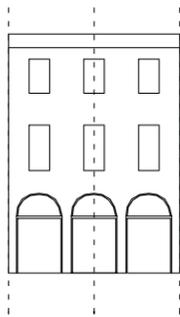
Detailed Massing Elements

Overall building massing is broken down by a regular rhythm of bays and the addition of storefronts, balconies and/or tower elements. Buildings should have a clearly defined top, middle and base.



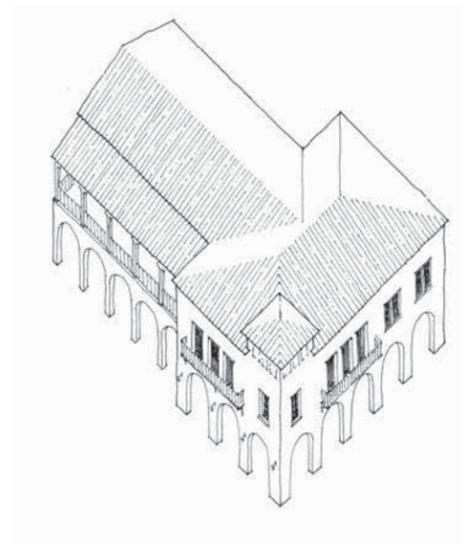
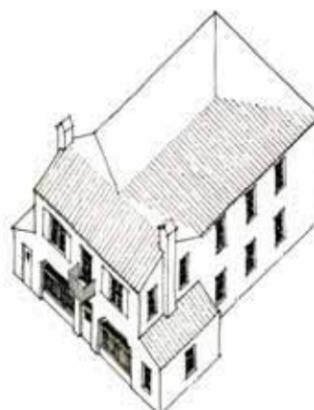
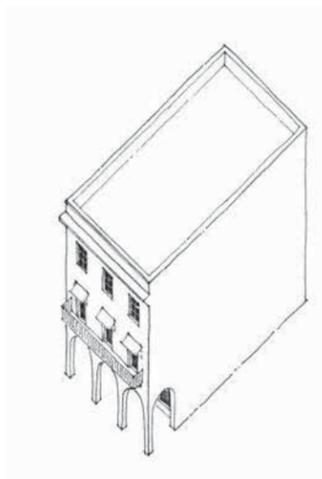
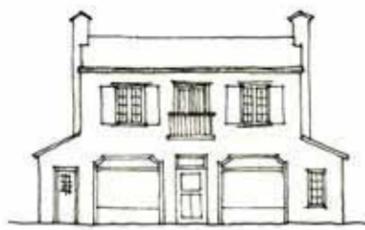
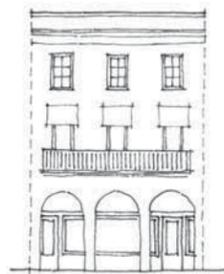
Openings and Composition

Composition of openings and massing elements may be overall asymmetrical with local symmetry or vice versa. Commercial character buildings tend to be more symmetrical than residential character buildings.



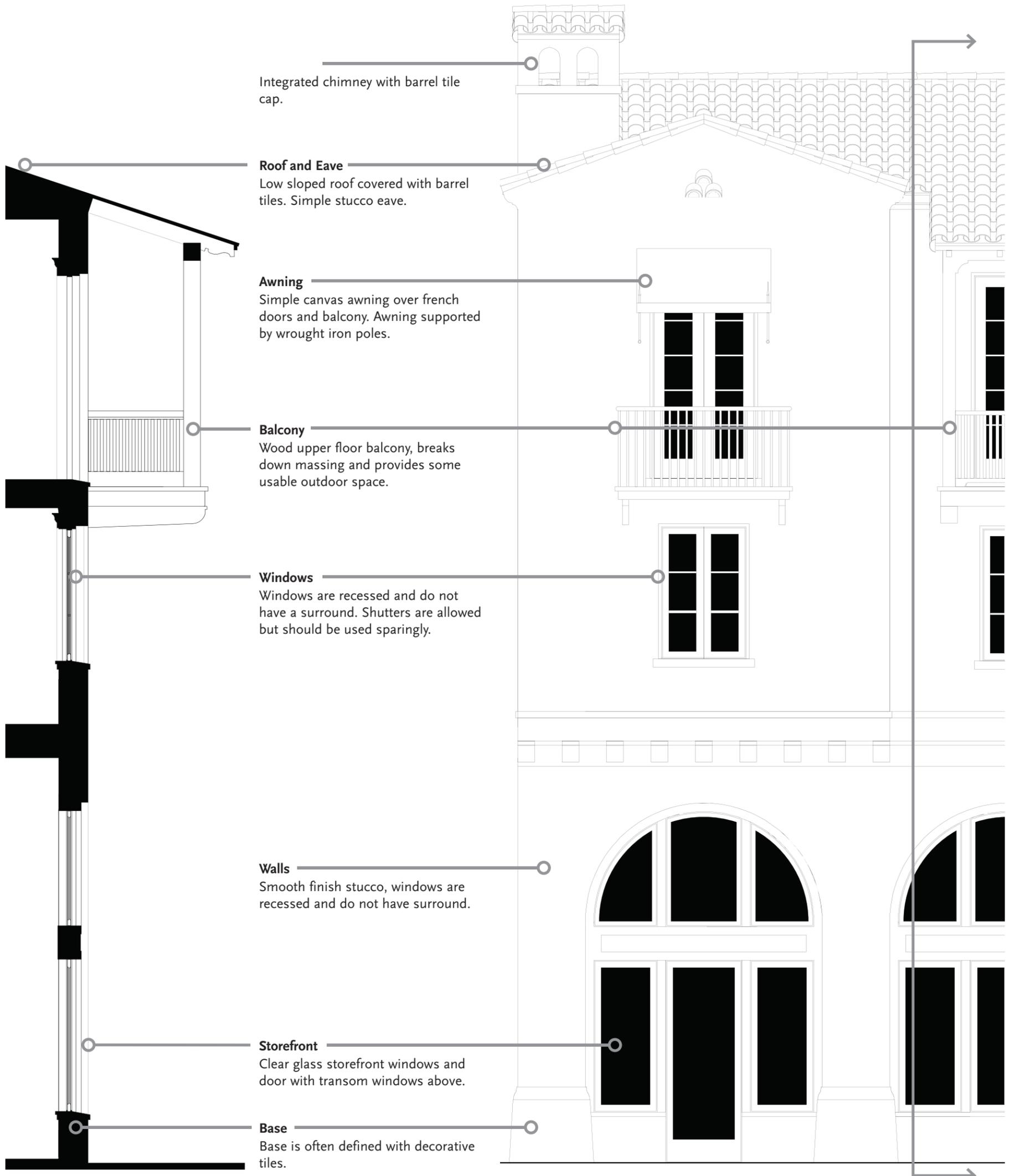
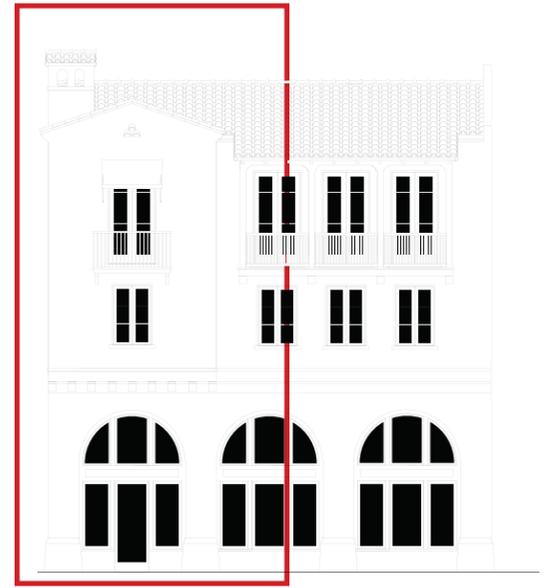
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Spanish Revival buildings that would be appropriate in Paso Robles.



Example Elevation and Section

This page shows one possible Flex Block massing and composition in the Spanish Revival style. The overall building is a simple rectangular massing with a chimney, projecting bay and balconies breaking down the massing. The base is defined by a series of arched storefronts. Key elements of the drawings and the style are called out.





5.5.3 - Architectural Styles (continued)

6. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.

Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a facade, emphasize important architectural features such as a building entrance or variations can accentuate a corner condition.

In the *Uptown/Town Centre Specific Plan*, the Main Street style may be applied to commercial building types (Live-Work, Liner, Flex Block, and Flex Shed).



One-story narrow massing in mid-block



Two-story narrow massing in mid-block



Two-story flex block



Two-story flex block



Large massing with tall base



Large massing with tall base

MASSING ELEMENTS

Roof

- a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
- b. Roofs may be accessible and be used as balconies or terraces.



Continuous parapet with central detail and attached cornice



Accessible roof used as restaurant

Roof-Wall Connection

- a. The roof-wall connection is the top of the facade's tripartite facade composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.
- b. Foam moldings are expressly prohibited.
- c. Parapets are typically continuous across an entire elevation.
- d. Two cornice types: Attached formal and corbelled brick.
- d. Corbelled cornices are made from brick, stone, and formal cornices are made from metal, stone or a combination of these materials.
- e. Parapets should typically be continuous.
- f. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.



Corbelled, painted brick parapet



Brick cornice broken at center with decorative parapet



Corbelled brick parapet steps up for hierarchy



Attached formal cornice

Primary Walls

- a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



Single brick plane

Base: Cornice

- a. Multi-story buildings: the base of the building is articulated by a cornice that separates the ground floor from the upper floors.
- b. The base cornice may be made from brick, stone, wood paneling or fiber cement.



The wall below the base cornice changes material from the brick primary wall and acts as an independent pier

Base: Piers

- a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials from upper floors.
- b. Elements (not walls) setback within the wall may have their own material connection to the ground, such as tile, wood, and/or cast iron.



The wall below the base cornice changes material, but the base columns retain the same masonry as the primary wall



Base cornice using combination of materials with frieze and cornice detail



The wall below the base cornice is composed of a combination of materials, different from the primary wall above



The wall below the base cornice changes from brick and is anchored with heavy masonry columns

CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Storefronts

- Storefronts have large expanses of glass with tall windows that often have transom windows that allow light to penetrate deep into the store.
- Entry doors should be accessed from primary street address. Handicapped access ramps are not to be located within public right-of-way.
- Entry ways are commonly recessed but may also be found flush with the storefront windows or as a corner entry.
- Storefront frames are made of wood, metal, or aluminum and are recessed from the facade a minimum of 6" to a maximum of 1'.
- Storefront glass is clear and smooth, shall not be tinted, mirrored or colored.
- A continuous 1' - 2' base made from wood paneling, brick, tile or fiber cement wrap storefronts.
- Subdividing display window member size: Depth a 4" minimum projection beyond storefront and 4" minimum width.
- Corner Storefront entry doors are located on an angled 45° wall on the corner of the building. Typically has bay window above door and can have 6" minimum width vertical support at the very corner of building form.



Recessed entry with a transom window across entire storefront. Wood paneling at base of storefront



Storefront with a recessed chamfered entry and windows with transom



Recessed storefront doors with transom windows flush with storefront windows.



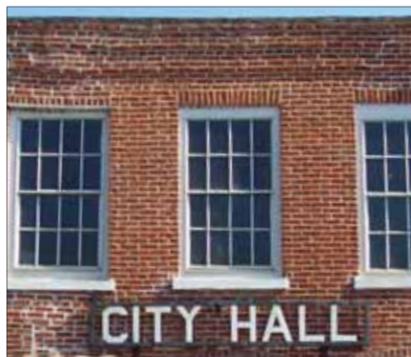
Storefront with a recessed entry and storefront windows.

Windows

- Window types allowed are double hung, casement; french casement, fixed-highlight. Sliding windows are not allowed.
- Windows shall have vertical proportions with clear glass panes divided by muntins of a minimum width of 3/4" and a minimum depth of 1/2".
- Ganged windows are allowed when a mullion of a minimum 4" width and minimum 1" depth is used to separate them.
- The openings shall be finished with a segmented arch, jack arch, stone lintel, or ornamental arch.
- Brick facades shall not have surrounds or shutters.
- Lintel width is equal to window opening plus a 2" minimum extension on each side. The height of a stone lintel is equal to 1 1/4 the stone sill height. Brick lintel minimum height is one soldier course of bricks.
- All windows must have a sill with a minimum projecting depth of 3/4" from the plane of the wall; the sill should not be integrated into a "picture frame" surround.



Double hung windows set in simple brick frame



Double hung windows set in simple brick frame



Double hung windows set in simple brick frame



Ganged double hung windows with transom, divided by a deep mullion



Double hung windows set in an arched-brick frame and keystone



Ganged double hung windows with mullion between

Doors

- Doors should have simple, rectangular panels and windows. Top transom windows are allowed.
- Doors may have square or arched tops.
- Single Doors; French doors; Paired doors.
- On brick facades doors shall not have surrounds or shutters.



Deep recessed, double door entry



Double door entry



Single door with side lites



Double door entry

ATTACHED ELEMENTS AND SITE DEFINITION

Attached Elements

- a. Awnings and canopies may extend into the public right-of-way and may be used to provide shelter to passing pedestrians, emphasize the ground floor uses, and/or add interest to the box-like massing inherent to the style.



Awning that is part of storefront and hinges below the transom windows



Awning that hinges above the transom windows



Canopy at commercial frontage

Site Definition and Landscape

- a. At zero-setback frontages, planting on ground floor street-facing facades should be avoided.
- b. Internal courtyards and street-facing forecourts should be finished with hardscape, landscape, and, where appropriate, street furniture.



Commercial frontage



Street-facing forecourt



Courtyard within a flex block



New construction of a well-proportioned and detailed Main Street building. The building is designed as a simple wall plane with appropriate proportion of wall to window opening, depth in the windows, and cornice scale and detail.

CHAPTER 5 : THE DEVELOPMENT CODE

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Main Street style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Main Street architectural style at different scales.

Narrow Massing (Live/work or Flex Block)

A simple, two-story narrow deep massing found on 25' - 50' wide lots. Regular upper story bay rhythm and ground floor storefront.

Wide Massing (Flex Block)

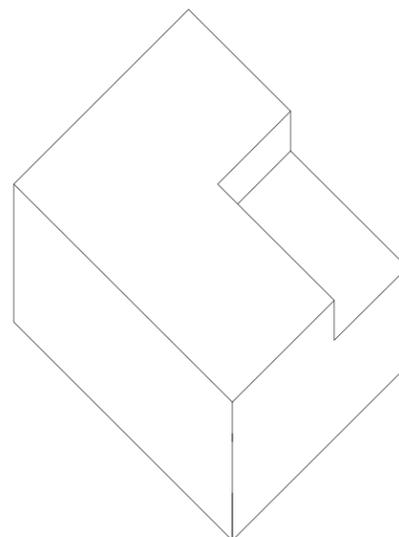
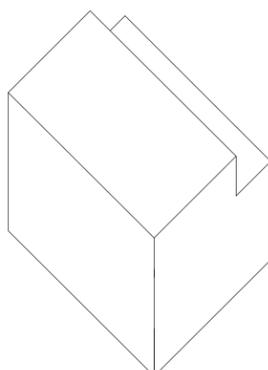
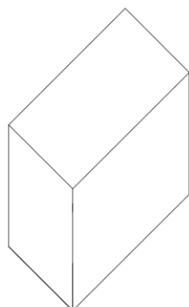
A wide 50' - 75' lot that presents a single, broad face to the street. This facade is broken down into a regular bay rhythm and has a clearly defined top, middle and base. The massing can be further broken down on the rear side with the addition of a roof-top terrace.

Extra Wide Massing (Flex Block)

A wide 100'-125' building is the longest length that should be composed as a single facade. This large massing is broken down into a regular bay rhythm and has a clearly defined top, middle and base. Courtyard or roof top terraces are often incorporated.

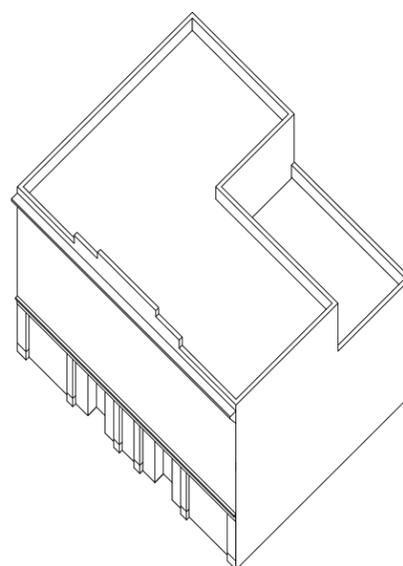
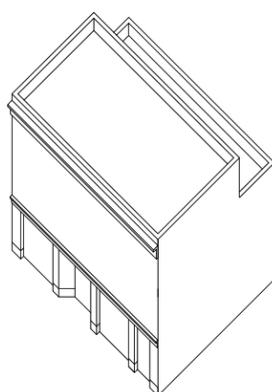
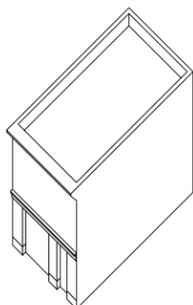
Basic Massing

Simple rectilinear boxes with a single orientation (except for buildings on a corner, which must address both cross streets). Buildings of a width greater than 125' should be broken into multiple facades to appear as individual buildings.



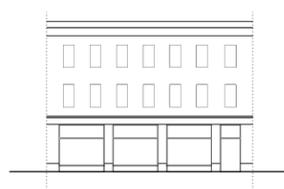
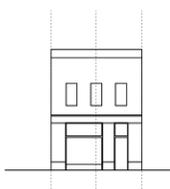
Detailed Massing Elements

Massing is broken down with a bay rhythm and a clearly defined top, middle and base. Define a continuous base, cornice and parapet.



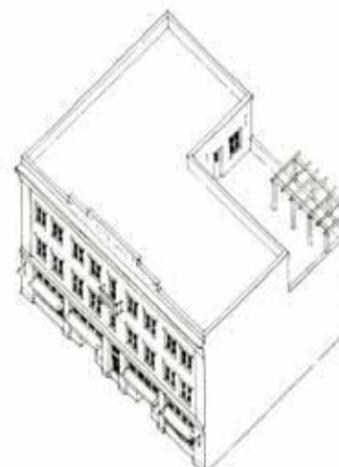
Openings and Composition

Composition of openings and massing elements is regular and symmetrical.



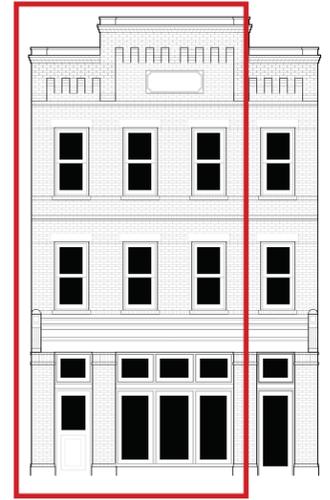
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Main Street buildings that would be appropriate in Paso Robles.

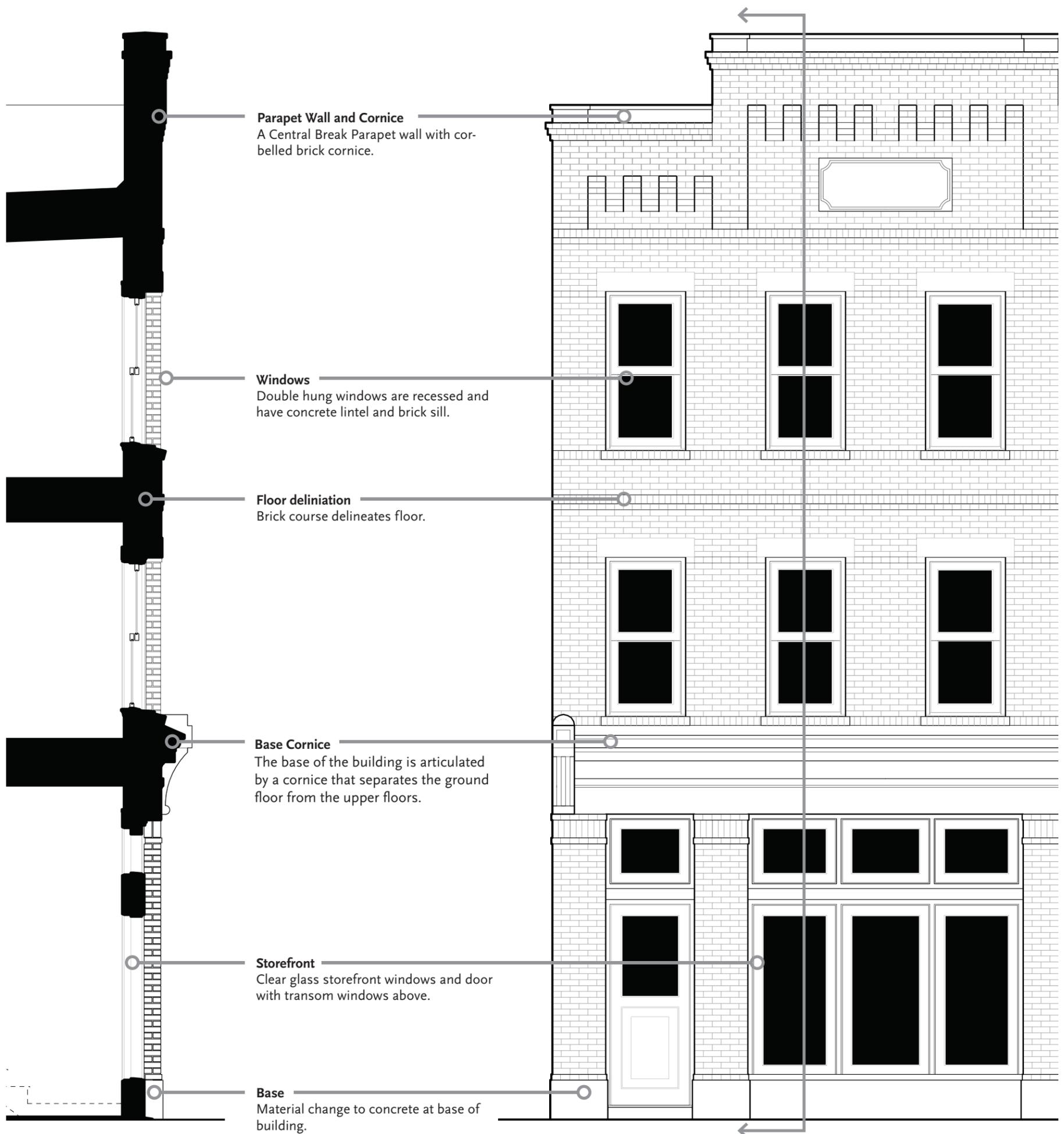


Example Elevation and Section

This page shows one possible elevation and composition in the Main Street style. Key elements of the drawings and the style are applied to a medium-sized Flex Block building. A portion of the full elevation (at right) is illustrated.



Key



CHAPTER 5 : THE DEVELOPMENT CODE

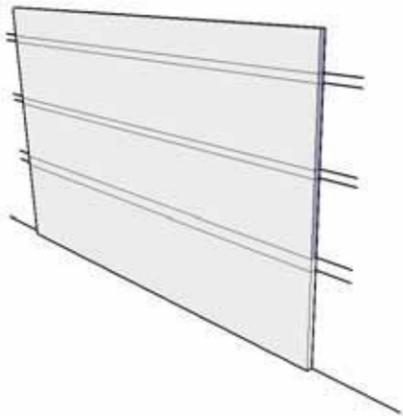
COMMERCIAL PROPORTIONS

Example Facade Composition

This page shows an example of how to compose the facade of a large Flex Block building. The rules described here are not specific to any style. The intent is to illustrate how rhythm is established. The rhythm can then be tailored for each style appropriate to a Flex Block building: Victorian, Spanish Revival or Main Street.

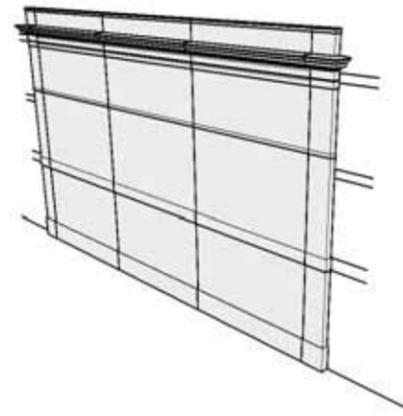
Step One - Background

- Find local or regional precedent of the same building type and use. Take photographs, copy images, etc. to bring into initial meetings with the City.
- Define a simple plane the entire length of your lot frontage line.
- Define floor heights.



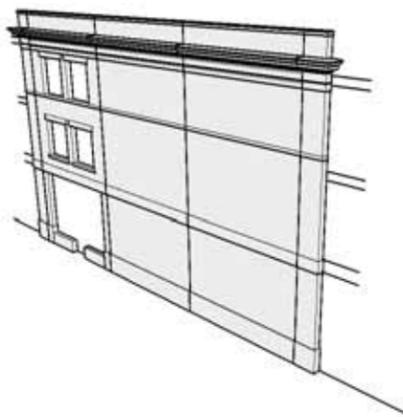
Step Two - Establish Guides

- Define a continuous base with cornice and parapet. The cornice style, height and depth should be appropriate for the building scale.
- Divide the facade into a regular rhythm of bays.



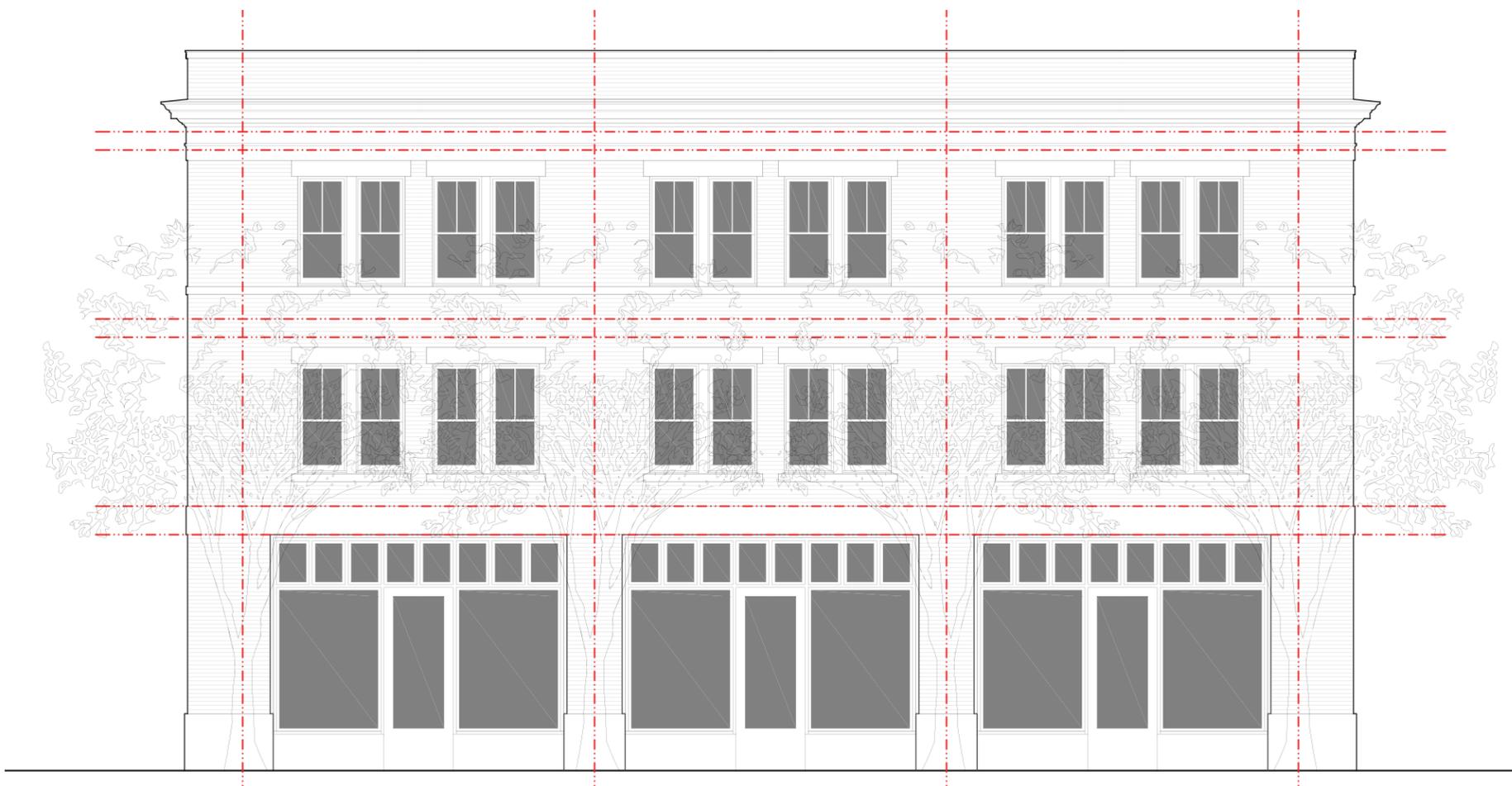
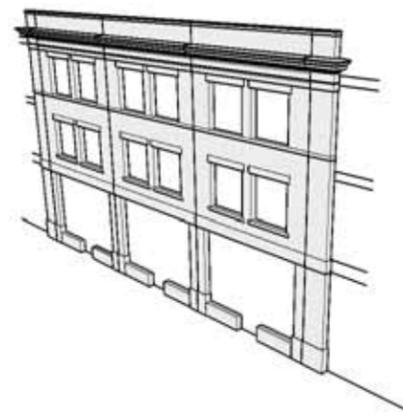
Step Three - Architectural Elements

- Select a window type from the relevant Architectural Style and apply appropriate pattern to bay. Verify proportions and size in keeping with the style. The spacing between the end window and the building corner should be greater than the distance between windows.
- Select a storefront to reinforce the style and rhythm of windows above.
- Add optional awnings or canopies.



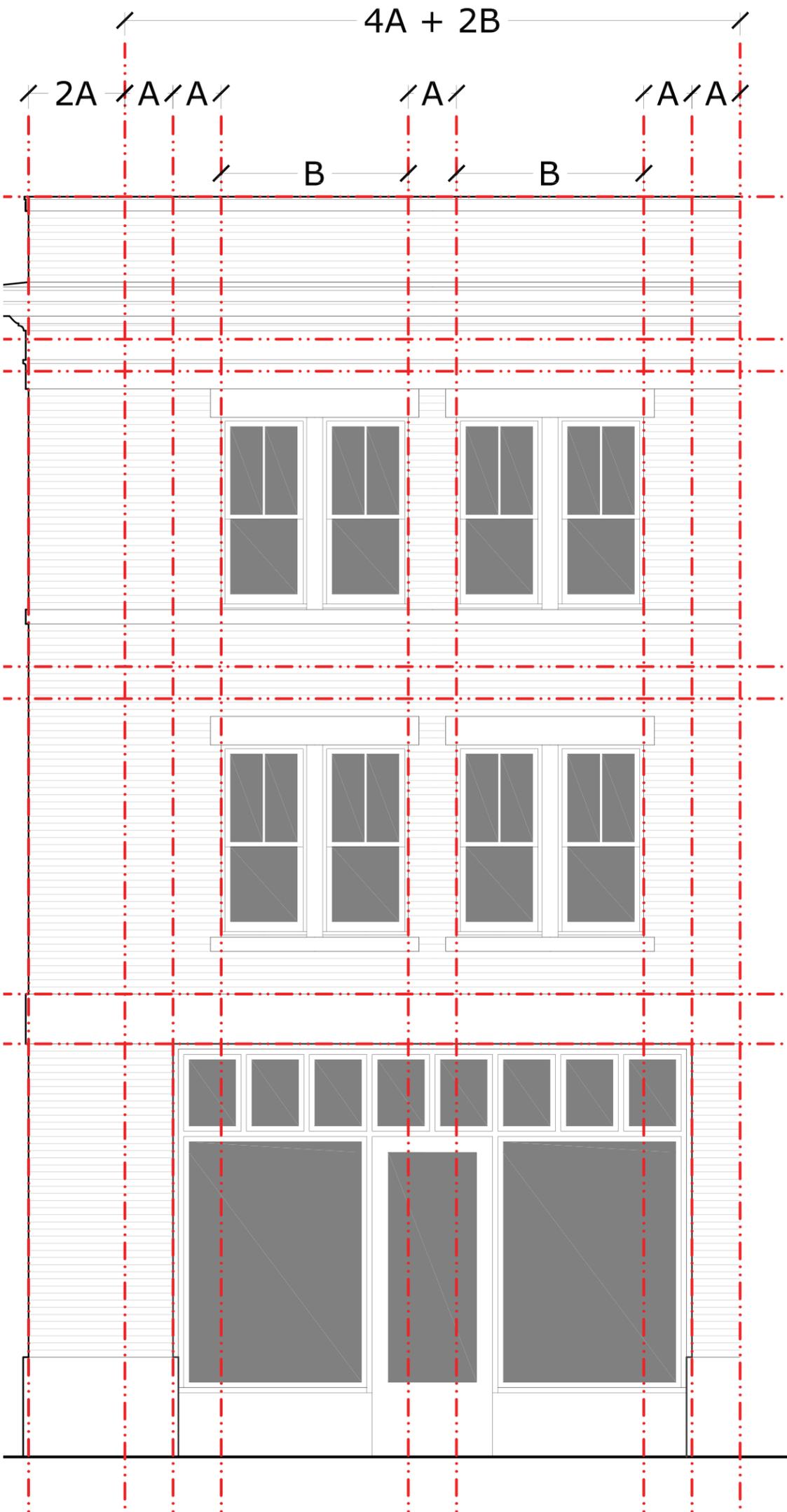
Step Four - Complete Composition

- Complete the primary rhythm and determine whether a secondary rhythm of openings is needed.
- Refine the base, corner, window and storefront details.



Full building elevation

COMMERCIAL PROPORTIONS



Partial building elevation

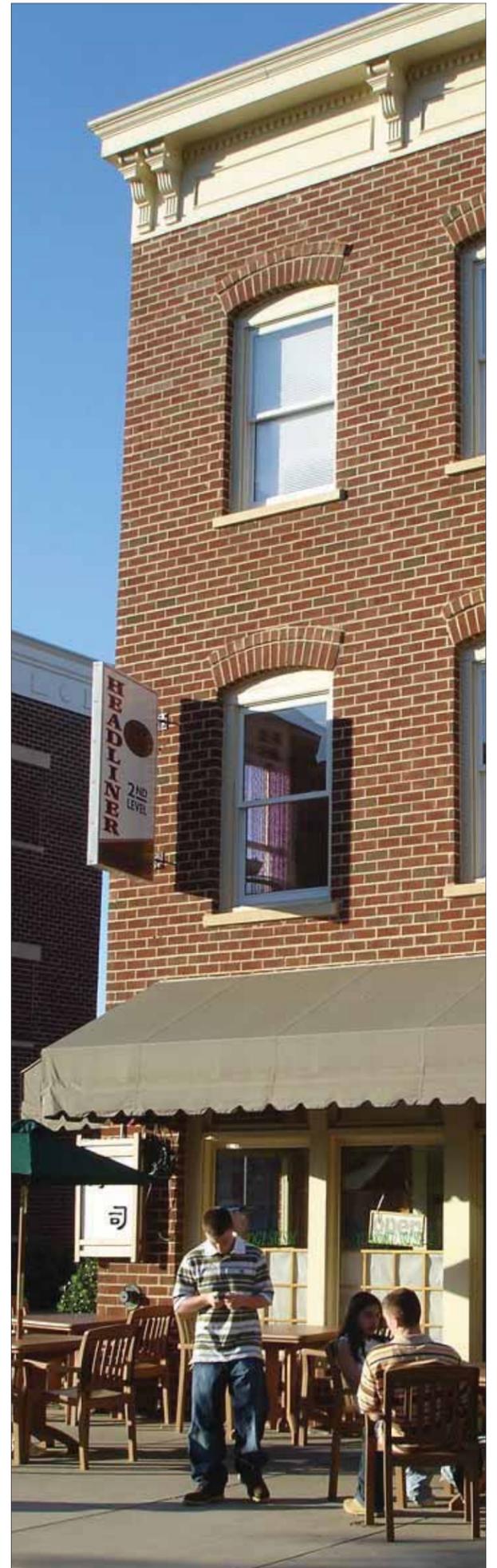


Photo example



5.5.3 - Architectural Styles (continued)

7. Warehouse Industrial

The style is characterized by simple warehouse forms with gable ends fronting streets, other roof forms such as saw tooth and flat roofs are also allowed. Windows and other openings are simple and laid out in a rational manner.

In the *Uptown/Town Centre Specific Plan*, the Warehouse Industrial style may be applied to Live-Work and Flex Shed building types.



Gable end warehouse with shopfront



Gable end warehouse with large swinging doors



Saw tooth roof warehouse with sliding front door



Gable end warehouse with regular openings



Gable end warehouse with loading dock frontage



Gable end warehouse with loading door

MASSING ELEMENTS

Roof

- a. In most cases, roofs should be sloped with gable ends fronting streets. Other allowed roof forms allowed saw tooth, gable end with parapet, side gable or flat roof with deep overhangs.
- b. Roof slopes should not be greater than 12:12.
- c. Roofs should be made of corrugated or standing seam metal.



Simple gable end form



Simple warehouse with a parapet



Gable end with enclosed side porches



Flat roof with deep overhangs



Gable ends side to side



Contemporary saw-tooth form

Roof-Wall Connections

- a. Connection details are simple and made of metal or wood.
- b. There are three types of eave condition: boxed eave, exposed perlin on gable ends, and exposed rafter tails on eaves.
- c. Eaves should have a 3" min. depth.



Boxed eave



Exposed purlin tails on gable end



Exposed rafter tails on eave

Primary Walls

- a. Exterior walls may be constructed of steel columns with corrugated metal siding or load-bearing masonry with brick or stucco veneers.
- b. Corrugated metal should be left unpainted.



Horizontal corrugated sheet metal siding



Stucco finish



Vertical corrugated sheet metal siding

Base

- a. Exterior walls are supported on a base composed of stone or cast concrete.
- b. The entire ground floor height may be articulated as the base of the building.



Ground floor is brick to visually act as base



Ground floor is painted to visually act as base



Concrete base is painted a different color than the brick siding

CHAPTER 5 : THE DEVELOPMENT CODE

OPENINGS

Storefronts

- a. The nature of the style allows storefronts to use forecourt.
- b. Entry doors should be accessed from primary street address or fore court. Handicapped access ramps are not to be located within public right-of-way.



Large double-height storefront



Large fixed window in front of artist gallery



Hidden shopfront behind sliding garage doors



Shopfront accessed from forecourt



Residential entrance for warehouse lofts



Commercial shopfront along a primary street



Metal and glass entryway.

Windows

- a. Typically, windows are vertically proportioned with a minimum depth of 4" from exterior wall face.
- a. Fixed, double hung, case-ment and awning windows are allowed.
- a. Windows must have divided lites with square or vertical proportions.
- a. Muntins should be 1/2" min in depth and width.
- a. Sliding windows are not allowed.
- a. All windows should have square openings with a surround: width is 3 1/2" min. and depth 3/4" min.
- a. When ganged, windows should use mullions with a width of 4" min. and a depth of 1" min.
- a. Sill must have relief.



Horizontally proportioned fixed window with an awning window



Paired double-hung operable windows



Operable window with divide lites



Fixed window with vertical divided lites



Paired fixed windows with pressed metal surrounds



Paired fixed windows with vertical divided lites

Doors

- a. Doors have three types of operation: Roll-up, slider, and swinging doors.
- b. Windows with divided lites are encouraged on doors where possible or appropriate.
- c. Doors are generally made of wood.
- d. Swinging doors may have square, arched, segmented arch or jack arch tops.
- e. Door surrounds may be wood, brick or cast stone.
- f. Garage doors are panelized with lites across the top.



Single slider garage door with external track



Single slider garage door with external track



Single slider garage door with external track



Roll-up garage doors with square panels and windows



Single slider garage door with external track



Swinging wood doors with segmented brick arch



Swing doors with windows



Slider doors with divided windows on internal track



Swinging doors with small canopy



Swinging doors with divided windows

CHAPTER 5 : THE DEVELOPMENT CODE

ATTACHED ELEMENTS

Roof Monitors

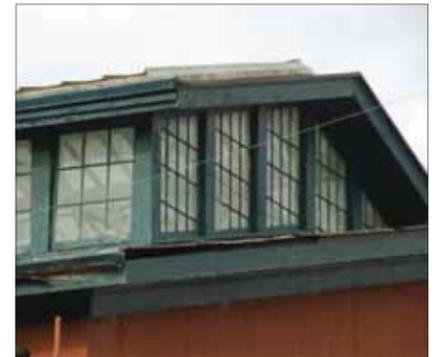
- a. Used for light and air ventilation, roof monitors should have ganged windows along shed sides with divided lites.
- b. Roof should match building roof pitch and material.
- c. Should be 6' min. wide on gable end.



Roof Monitor



Roof Monitor



Roof Monitor

Canopies

- a. Deep, structural elements over openings to provide shelter or shade made of simple wood or metal members.
- b. Roof materials can be corrugated metal, glass between steel supports, or wood.
- c. Canopies must project 30" min.



Canopy made of wooden slats on their sides providing shade but not protection from rain



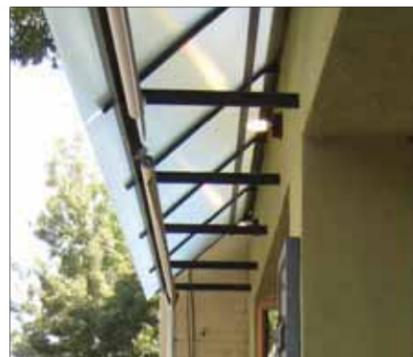
Continuous covered canopy with small steel members supporting corrugated metal roof



Trellis over parking



Metal canopy over windows



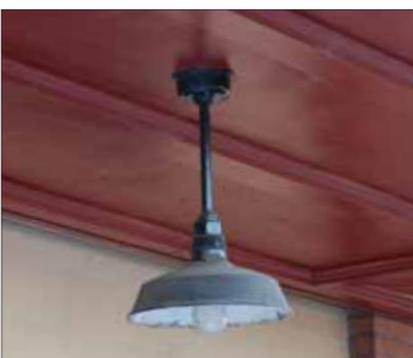
Small glass canopy with roll-down shades that eliminate glare for restaurant diners



Skeleton frame canopy

Lighting

- a. Exterior lighting should be made of the same materials as signage.
- b. Attached lighting to building structure should be a min. of 10' from grade.
- c. Avoid brass or gold finishes.



Suspended porch lighting



Exterior attached lighting



Exterior attached lighting

SITE DEFINITION

Signage

- Signage is an accent to architectural character.
- Buildings are encouraged to integrate painted signage as part of their design .
- Should be made of materials used on building such as metal, iron work, aluminum, steel or paint.
- Signage is painted, cut out or attached objects on the building structure, landscape or site definition.



Site directory



Wall signage



Cut-out address numbers



Building signage



Small address signage

Site Definition and Landscape

- Low walls or fencing should be used to define property when not by building using similar materials found on building or concrete.
- Planting on street-facing facades are encouraged in front of low walls.
- Internal courtyards and street-facing forecourts should be finished with hardscape, landscape, and, where appropriate, street furniture.



Continuous low concrete wall with taller wooden screens define the property edge. A break is made for bicycle storage and access to the parking lot.



Low concrete wall with landscaping along sidewalk edge



Low wall incorporates more privacy with sheet metal panels above wall



Gate and fence screen parking lot



Concrete wall and french drain



Gate to residential courtyard and signage

COMPOSITION

Example Compositions

This page shows some massing and composition possibilities in the Industrial style. The examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Industrial architectural style at different scales.

Narrow Massing (Flex shed)

A single long gable end building defines one edge of the parcel, allowing for a parking and loading zone adjacent to the building. A low wall is used to screen the parking from view.

Wide Massing (Flex shed)

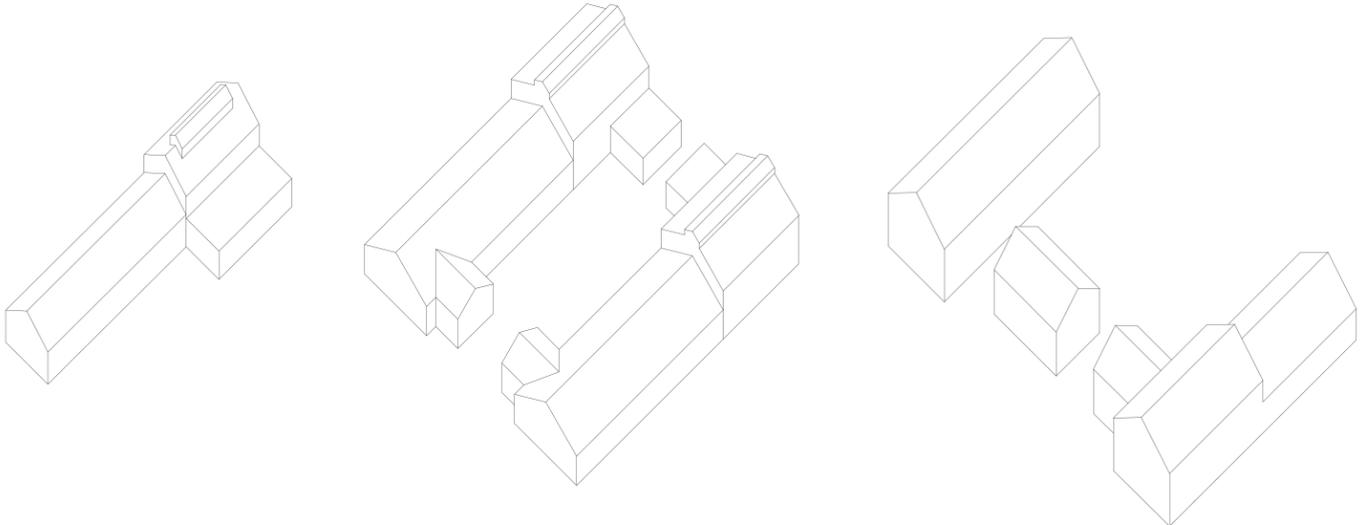
Two long gable end building define the edges of the parcel, allowing for a parking and loading courtyard. Two small cross gables help to define the street edge and screen the courtyard from the street.

Large Massing (Flex shed)

Two long gable end building define the edges of the parcel and a small cross gable building hold the street edge. A parking/loading courtyard is defined by these buildings.

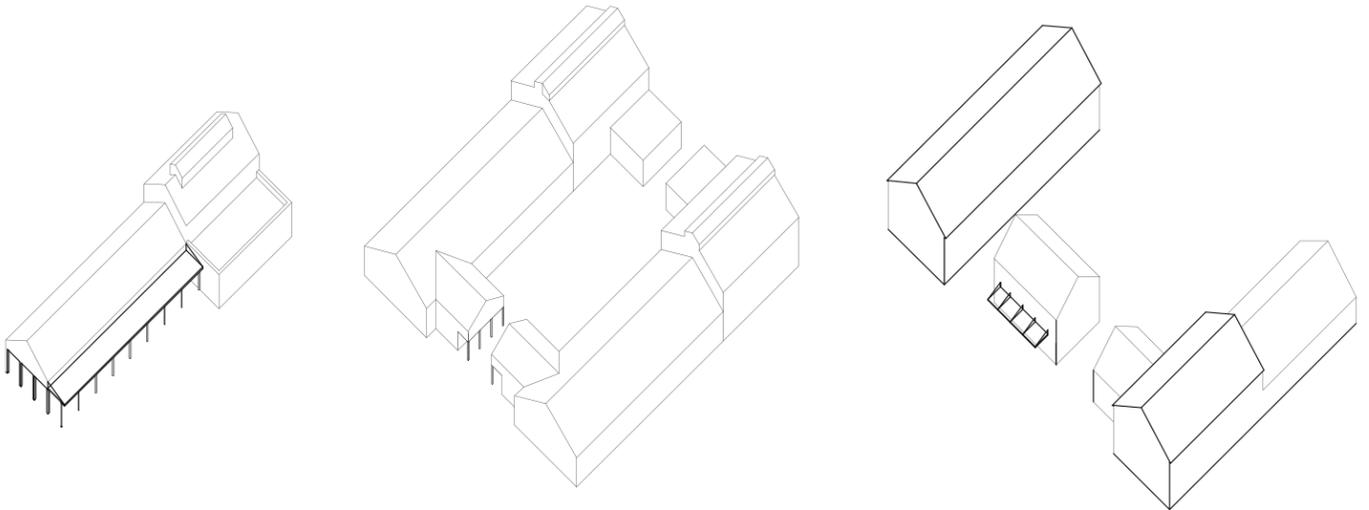
Primary Massing

The typical massing is a long, bar building with a gable end to allow easy access to uses within the building. These massings can be arranged in a manner to define the edges of a parcel and to create parking courts or storage areas screened from the street by buildings.



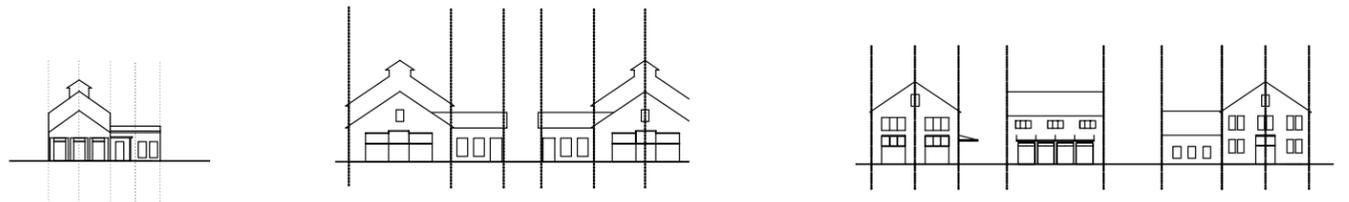
Detailed Massing Elements

Galleries and/or canopies can be used to break down the massing.



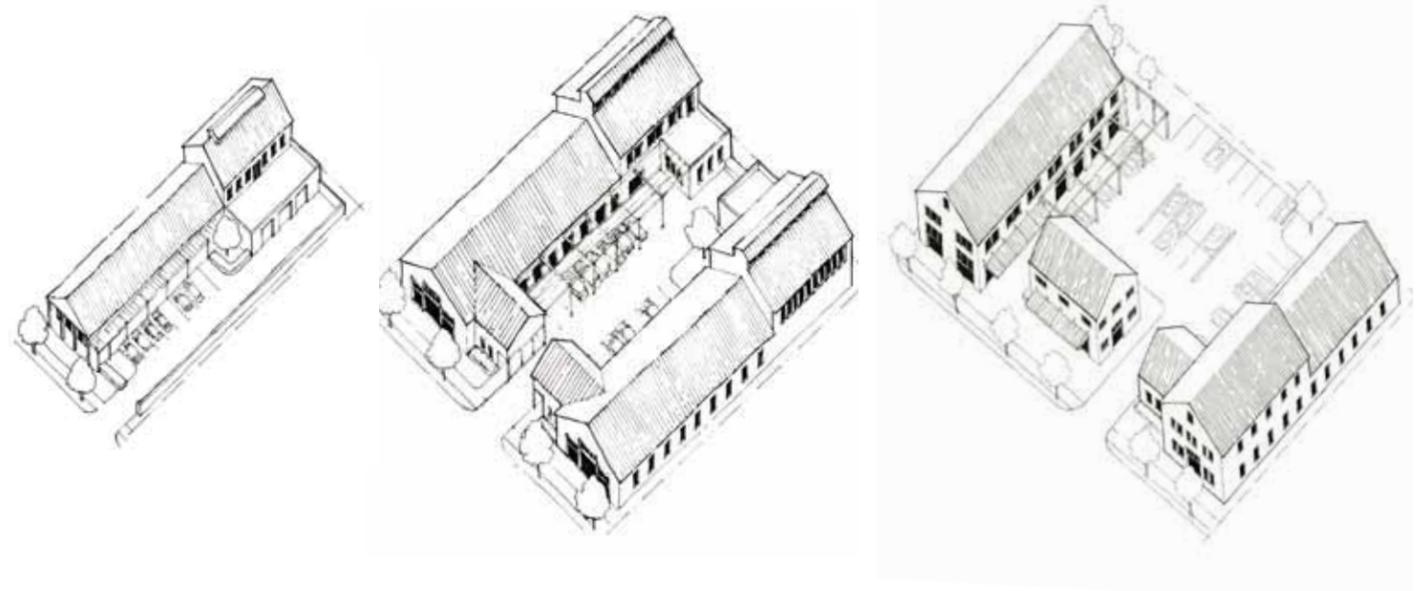
Openings and Composition

Windows and other openings are simple and laid out in a rational manner.



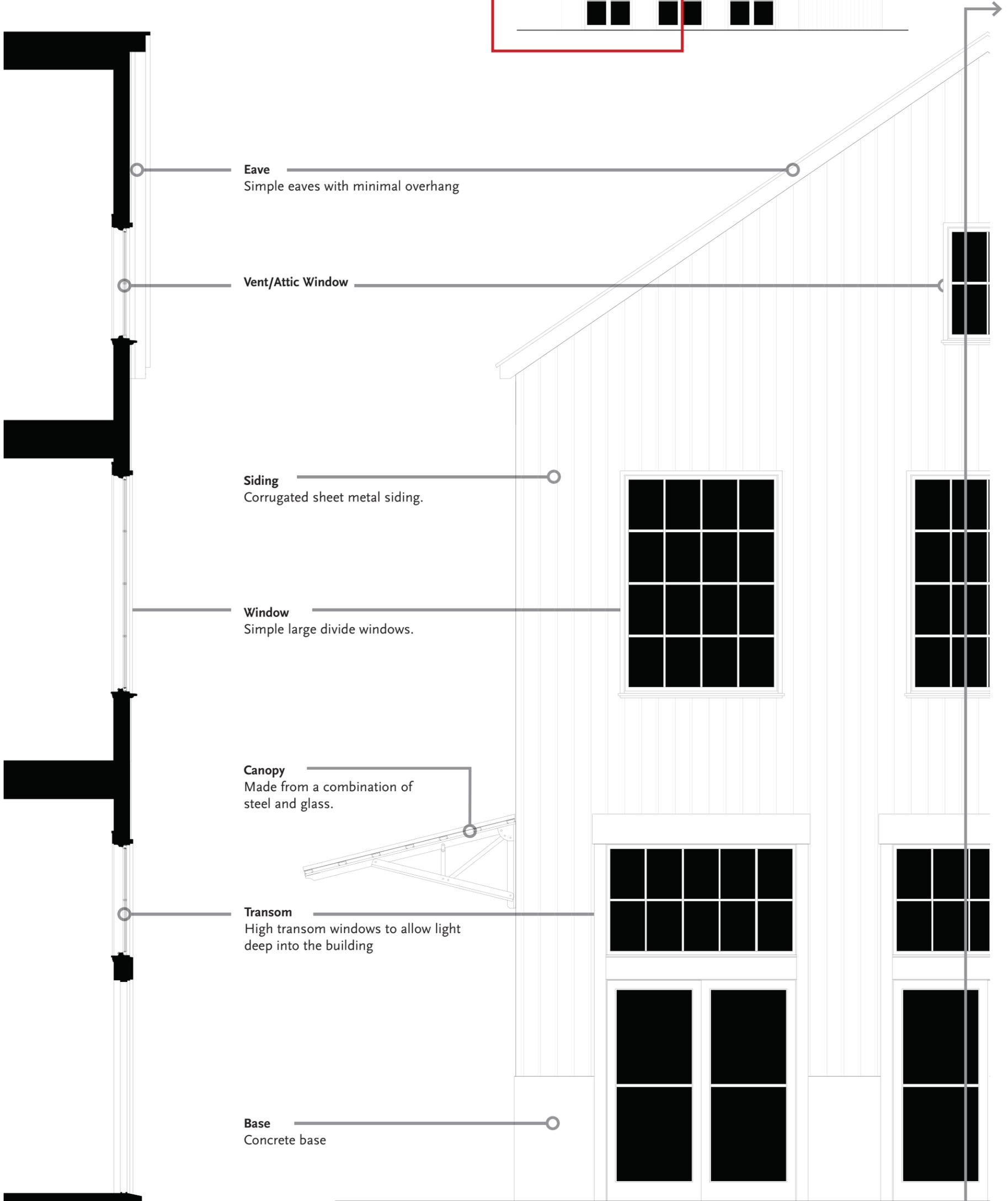
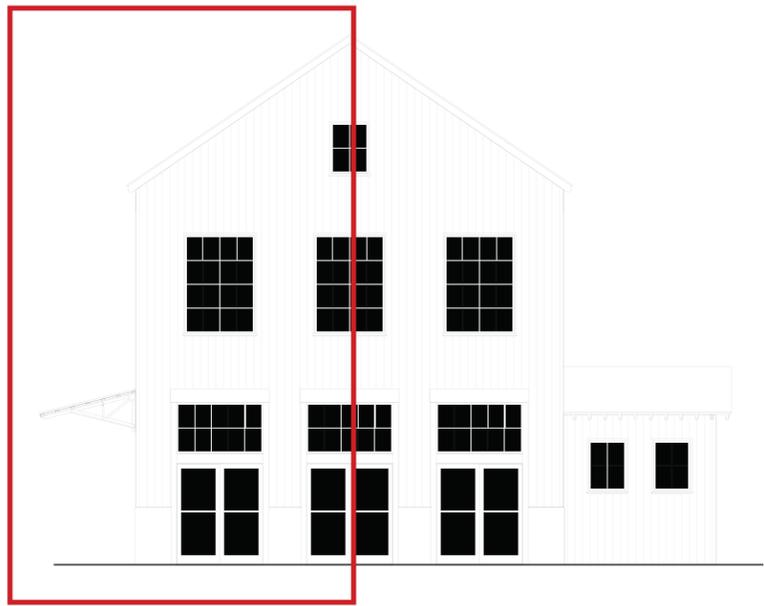
Illustrative Elevations and Axonometrics

These drawings illustrate the possible character and scale of Warehouse Industrial buildings that would be appropriate in Paso Robles.



Example Elevation and Section

This page shows one possible elevation and composition in the Warehouse Industrial style. Key elements of the drawings and the style are applied to a medium-sized Flex Shed building. The full elevation (at right) is illustrated.



5.5.3 - Architectural Styles (continued)

8. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India and Mayan and Aztec cultures. Windows are typically located between the pilasters and are often separated by decorated transom panels.

In the *Uptown/Town Centre Specific Plan*, the Art Deco style may be applied to Live-Work, Courtyard Housing, Stacked Dwelling, Flex Block building types.



Corner entryway with decorative pilasters and canopy



Simple one story building with decorative pilasters



Art Deco theater



Simple rectangular building



Rectangular massing with central and corner tower elements. Pilasters run from base of the building to the top.

9. English Arts and Crafts

The English Arts and Craft style is built upon the styles that were popular in the United States and Great Britain in the early 20th Century. The style is often a picturesque combination of steeply pitched, gable end roof forms with swaybacked additive elements. Stucco walls are accented with brick, stone or half-timbering details around openings. Large, elaborate chimneys are prominently located on the front or side facades.

In the *Uptown/Town Centre Specific Plan*, the English Arts and Crafts style may be applied to Carriage House, Single Dwelling, Duplex, Triplex, Quadplex, Villa, Rosewalk, Bungalow Court, Rowhouse, and Tuck-Under building types.



Simple Gable "L" massing



Cross gable massing with wing



Gable "L" massing



Gable ends may have decorative half-timbering



Gable "L" massing with simple stucco walls

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APPENDIX 2B: COMPLEMENTARY ARCHITECTURAL STYLES

This Appendix provides a catalog of architectural styles for residential and commercial development that complement the 9 styles presented in Appendix 2A. As noted in Section 5.5.3.B, the architectural style guidelines presented in this specific plan are not mandatory. They serve to guide development and redevelopment by providing suggested styles. Existing buildings in the specific plan area exhibit a broad range of architectural styles beyond the 9 styles presented in Appendix 2A. Many of these additional styles make a positive contribution to the visual character of the specific plan area. The residential and commercial styles presented in Appendix 2B are presented to show examples of styles that are generally-acceptable in the specific plan area. These are not an exhaustive list of styles, but serve to help illustrate that there are more acceptable styles than the 9 presented in Appendix 2A. In similar manner, the features described in the following pages are not mandatory but serve to suggest treatments that builders might consider.

RESIDENTIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Biii – xviii are for residential buildings, including single and multi-family buildings.

COMMERCIAL ARCHITECTURAL STYLES

The styles presented in pages A-2Bxix – xxiv are for commercial buildings. It should be noted that residential styles are appropriate in commercial zones, particularly for office buildings.

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Bungalow – Farmhouse



1520 Olive Street

Component	Aspect	Notes
Roof	Design	Dutch hip, gable faces side yard
	Pitch	6 – 8/12
	Eave overhang	about 12 inches
	Materials	Asphalt composition
	Special features	Note chimney in middle
Windows	Styles	sliders with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	1 plane
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch was enclosed with siding and windows
	Special features	
Other		

Farmhouse - Victorian



530 – 9th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	8 - 10/12
	Eave overhang	12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	One panel
	materials	Wood shiplap siding
	Special features	
Frontage	Type (porch, stoop)	Porch (add-on facing street)
	Special features	
Other		

Farmhouse



1233 Olive Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with two levels
	Pitch: tall, medium, minimal	6 – 8/12
	Eave overhang	12 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	3 planes
	materials	Wood tongue and groove siding
	Special features	Stone chimney
Frontage	Type (porch, stoop)	Porch
	Special features	
Other		

Farmhouse



535 – 8th Street

Component	Aspect	Notes
Roof	Design	Jerkinhead or clipped hip with gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	10 - 12 inches
	Materials	Asphalt composition
	Special features	
Windows	Styles	double-hung with muntins
	Spacing	Regular – on either side, but not in middle
	Trim/borders	Wood with shutters
Elevations	Treatments/articulation	One panel, but visually broken with porch
	materials	Wood tongue and groove siding
	Special features	
Frontage	Type (porch, stoop)	Covered porch full width of house
	Special features	
Other		

New England Colonial



25 – 12th Street

Component	Aspect	Notes
Roof	Design	gable parallel to street
	Pitch	8 - 10/12
	Eave overhang	6 inches
	Materials	Asphalt composition
	Special features	Dormers – symmetrically set
Windows	Styles	double-hung with muntins and mullions
	Spacing	Regular
	Trim/borders	Wood with wooden shutters
Elevations	Treatments/articulation	One panel
	materials	Wood tongue and groove siding
	Special features	Brick chimney
Frontage	Type (porch, stoop)	Covered entryway porch/stoop with tee gable facing street
	Special features	
Other		

Farmhouse



5 - 17th Street

Component	Aspect	Notes
Roof	Design	Multiple gables and dormers
	Pitch	6/12
	Eave overhang	10 inches
	Materials	Asphalt composition (architectural grade)
Windows	Special features	Multiple roofs
	Styles	Double-hung with muntins
	Spacing	Regular
Elevations	Trim/borders	Wood with architectural articulation
	Treatments/articulation	Several planes
	materials	Hardie board shiplap siding
Frontage	Special features	Scalloped shingles under gable end
	Type (porch, stoop)	Covered porch with filigreed knee braces
Other	Special features	

Multi-Family Farmhouse



810 – 29th Street (Oak Park)

Component	Aspect	Notes
Roof	Design	Multiple gables
	Pitch	5/12
	Eave overhang	18 - 20 inches)
	Materials	Asphalt shingle (architectural grade)
	Special features	Knee braces
Windows	Styles	double-hung with mullions and inlaid muntins
	Spacing	Regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	Materials	Hardie board shiplap
	Special features	
Frontage	Type (porch, stoop)	Some entrances via porches; others have cover, but no porch or stoop
	Special features	
Other		

Prairie



1344 Oak Street

Component	Aspect	Notes
Roof	Design	Hipped
	Pitch	4 – 5/12
	Eave overhang	about 24 inches
	Materials	Metal standing seam
	Special features	Ceiling joists extend beneath eaves
Windows	Styles	Picture windows with muntins at corners; single-paned squares in center recessed areas
	Spacing	At corners of building and centered in recessed plane
	Trim/borders	vinyl
Elevations	Treatments/articulation	Multiple planes
	Materials	Corrugated metal vertical siding and shiplap wood panel accents to emulate shingles
	Special features	Shallow white arbor features over lower level windows
Frontage	Type	Semi-circle covered entry at grade (no step); double glass doors
	Special features	
Other		

Farmhouse



1020 Vine Street

Component	Aspect	Notes
Roof	Design	Dutch hip
	Pitch	5 - 6/12
	Eave overhang	about 15 inches
	Materials	Asphalt composition (architectural grade)
	Special features	
Windows	Styles	casement with muntins
	Spacing	Mostly regular
	Trim/borders	Wood
Elevations	Treatments/articulation	Multiple planes
	materials	Shiplap Hardie board
	Special features	Second story is setback
Frontage	Type (porch, stoop)	covered entryway at grade
	Special features	
Other		

Farmhouse



935/945 - 12th Street

Component	Aspect	Notes
Roof	Design	Gable parallel to street with Tee gable end that faces street
	Pitch	6/12 on upper roof; 4 – 5/12 on lower roof
	Eave overhang	about 8 inches
	Materials	Asphalt composition
Windows	Special features	
	Styles	1 st floor: Storefront windows with muntins; 2 nd floor: casement with muntins
	Spacing	Regular
Elevations	Trim/borders	Wood
	Treatments/articulation	2 planes: second story is set-back
	materials	Hardie board shiplap siding
Frontage	Special features	
	Type (porch, stoop)	porch
Other	Special features	