

Architectural Review 101



An Introduction to Design Review
from the
City of San Clemente
Planning Division

What determines the "look" of the Spanish style?

Spanish Colonial Buildings were constructed with clay, adobe brick, wood and stone. The building material structural limitations resulted in the following:

- Clay tile roofs
- Thick walls
- Tall and narrow windows
- Increasing the height of the ceiling, allow a greater area of windows for adequate light and ventilation.
- Courtyards flanked with arcades, a devise to control temperature

California Missions



Spanish Colonial Revival Style

- A romantic revival of Spanish Colonial intended to emulate the look of Spanish Colonial buildings.
- Think of it as a fictional story being told by a building trying to obey the old rules of construction with some modern influences creeping in.
- Building often attempts to convey years of changes
- Pedestrian scale and open space very important courtyards, loggias, terraces, porches, and balconies

Proportions

Mass, Bulk, Scale & Proportion
GUIDELINES



Avoid having equal plate heights on all floors. The first floor should have the tallest plate height, followed by the second and the third.



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Massing and Scale



Massing and Scale – Plane breaks



Large wall planes should be broken but too many will make the building look unnecessarily busy and add cost to the building.



Building Placement

Mass, Bulk, Scale & Proportion
GUIDELINES

How does the massing of all the buildings fit within existing view corridors?



Massing of a building should be placed to enhance or frame important public views.

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Building Elements

Mass, Bulk, Scale & Proportion
GUIDELINES

Building elements should be designed to be sensitive to and in scale with the building to which they belong.




Keep the building elements in scale with the size of the building.

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Proportion Mass, Bulk, Scale & Proportion
GUIDELINES


In this example the proportion is upside down, the upper floors should never be taller than the lower floors. This gives the appearance that the lower floors are being squashed.



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Proportion Mass, Bulk, Scale & Proportion
GUIDELINES


In this example the bottom portion of the building does not have the mass to support the top. Regardless of the architectural style it is easy to see the building is out of proportion.



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Proportion Mass, Bulk, Scale & Proportion
GUIDELINES

Lanterns used on a large commercial building should be a lot larger than that used on a residence. The lantern on the right is too small.



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Roof Tile

Roofing
ROOF TILE

Manufactured tiles don't vary in shape or color variation like handmade tiles resulting in a uniform and lifeless look. In order to remedy that, techniques must be used to give them the appearance of a handmade tile.

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Manufactured Tile Treatment

Roof Pitch

Roofing
Roof Pitch

One of the primary characteristics of Ole Hanson style Spanish Colonial Architecture are low pitch (3:12) tile roofs. Roofs pitches should not be greater than 4:12 pitch.

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Roof Pitch

Roofing
Roof Pitch

Roof pitch greater than 4:12 should only be allowed on the roof of a smaller architectural element. The roof shown here is too steep. Also use fire rated roofs rather than fire walls.




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Roof Pitch

Roofing:
Roof Pitch


Smaller roofs on architectural elements often have a steeper roof pitch than the primary roof elements



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Rafter Tails

Roofing
EAVES WITH OVERHANG



4" x 6" Rafter Spacing Example

As with structural rafters, it is important to remember that proportionally, the width of the rafters themselves determines the spacing.



8" x 12" Rafter Spacing Example

Ideally the width of the space should be no more than 3 times the width of the rafter.

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Rafter Tails

Roofing: EAVES WITH OVERHANG

Spacing the rafter tails too far apart results in an unstable appearance.




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Wall Thickness

Wall Thickness GENERAL GUIDELINES

The wall's thickness also aided in shading windows and door openings from the hot sun.




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Rectangular Openings

Wall Thickness WALL OPENINGS

All rectangular openings should be vertically oriented.



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Deep set openings

Wall Thickness
WALL OPENINGS

With traditional construction methods, the width of an opening was dependent on the length of the lintel used to support it. Lintels, whether they were made of stone, wood or concrete, were expensive, so openings tended to be oriented vertically in order to minimize the cost.




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Door Hierarchy

DOORS & DOOR COMPONENTS

Entry Doors are the most important, and should be the most ornate. The articulation of the remaining doors may be of a lesser quality.



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GENERAL GUIDELINES

Wall Thickness


Walls that are thinner than 12" appear to not have the capability of supporting the building, as well as miss an opportunity to give depth to the building's façade.



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Mass, Bulk, Scale & Proportion
GUIDELINES

Windows are not inset and the windows are wider than they are tall



City of San Clemente Architectural Design Guidelines

Stucco

Finishes
STUCCO, BRICK & STONE

Smooth trowel finish is most acceptable.




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Stucco

Finishes
STUCCO, BRICK & STONE

Painted brown coat is a common and acceptable finish.



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Stucco

Finishes
STUCCO, BRICK & STONE



Better example of a stucco a more randomly applied stucco application



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Stucco

Finishes
STUCCO, BRICK & STONE



Stucco is applied in too repetitive pattern



City of San Clemente Architectural Design Guidelines

Arches

Exterior walls
ARCHES & ARCADES



Full arches are preferred, Moorish and segmented arches can also be used on a more limited basis



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Arches

Exterior Walls
ARCHES & ARCADES



Arches need to apply proper proportions



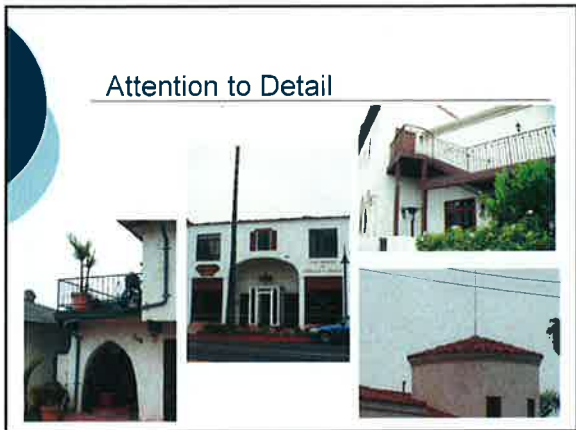
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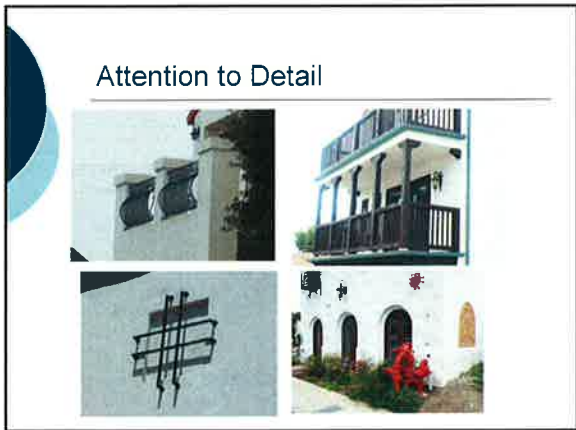
Attention to Detail



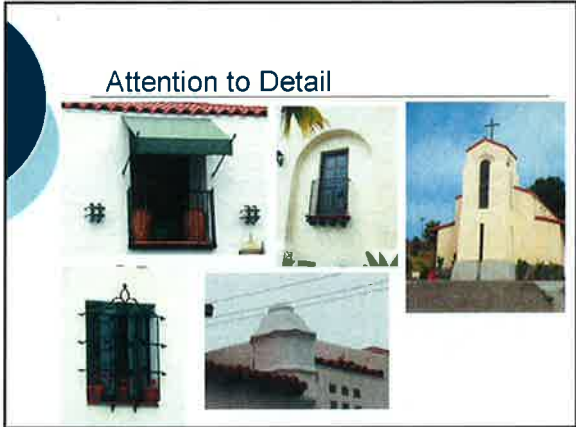
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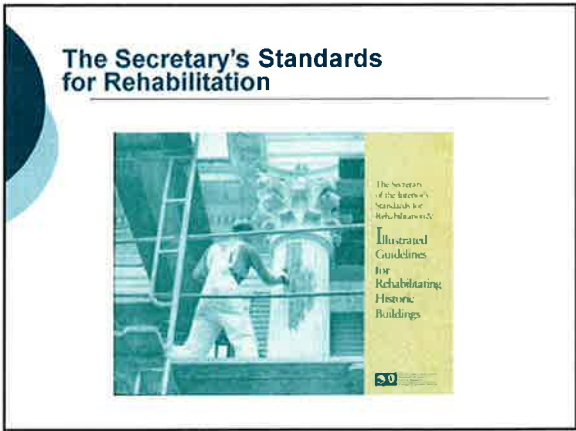












- ### The Secretary's Standards for Rehabilitation
- Rehabilitation – Move forward in time (99% of what we do)
 - Restoration – Move back in time
 - Preservation – Stop time
 - Reconstruction – Restart the clock

10 Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

10 Standards for Rehabilitation

6. Deteriorated historic features will be repaired rather than replaced. If not possible then match the old in design, color, texture, and, where possible, materials.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions or new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and be compatible with the historic resource (size, scale and proportion, and massing) to protect the integrity.
10. New additions if removed in the future will allow the resource to retain essential form and integrity of the historic property.

Historic Home Rehabilitation

- o View from street remains
- o Addition located toward back of house to one side



Historic Home Rehabilitation