

B. Mission Revival

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 Mission Revival style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.



1. Base

- a. Exterior walls reach the ground with an expression of weight, with or without a base.
- b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.



Painted base with deep recess



Monolithic wall and base



Continuous material base or can be highlighted at corners

2. Primary Walls

- a. Expressed as single-plane expanses of plaster wall.
- b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
- c. 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
- d. Control joints allowed.



Single plane composition



Intermediate molding at base



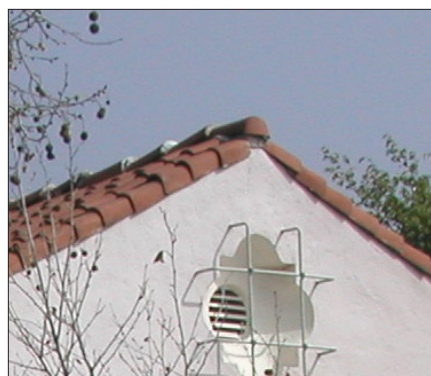
Applique at cornice

3. Roof-Wall Connections

- a. Exterior walls will transition into roof form by one of three devices:
 - i) A projected wooden eave with exposed wooden rafters,
 - ii) A plaster molding or,
 - iii) A tile cap
- b. Foam moldings are expressly prohibited.



Expressed rafters, broad eave



Clay tile with no eave



Tile on profiled parapet

4. Roof

- a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly.
- b. Flat roofs are allowed and shall be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
- c. No bird stops allowed at end condition: must be mortar filled.



Sloped tile roof



Parapet with flat roof



Roof as balcony behind articulated parapet

5. Drainage

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
- c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.



Projecting scuppers



Water retention and control



Gutter and downspout

6. Openings

- a. Deep-set (min 3" plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
- b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
- c. Shutters are the aggregate size of the associated opening.
- d. Double-hung or multi-pane; No aluminum or white vinyl



Deep, recessed openings



Trimmed major openings



Paired, recessed openings

7. Attached Elements

- a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
- b. A number of architectural elements such as balconies, stairs and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks, as allowed in chapter 3.



Useable balconies



Integral stairs



Integral chimneys

8. Massing

- a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
- b. It is common and desirable to articulate building corners on corner lots.
- c. Such designs can be devised at the geometric corner or adjacent to it.



Vertical articulation of corner



Single-volume composition



Articulation of corner

9. Site Definition and Landscape

- a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls and zaguans are common.
- b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.



Fountain as garden focus



Integral 1-story wall with doorway



Forecourt with entry gate