

F. California Contemporary

The California Contemporary style, the architectural analog of “California Cuisine,” reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials. Architectural elements such as awnings, balconies, and trellises are appended to the volumes, often occurring in the interstitial spaces between volumes. Roofs may be flat with parapets, sloped, barrel-shaped, domed, or a combination thereof.



1. Base

- a. Exterior walls reach the ground with or without a base.
- b. Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
- c. The entire ground floor height may be articulated as the base.



Concrete block base



Ground floor as concrete base



No base

2. Primary Walls

- a. Expressed as single-plane expanses of wood, cementitious, or metal siding (no T-111), plaster, corrugated metal, cast concrete, or concrete block. These various materials may be used in conjunction with one another.



Painted Hardiplank® siding



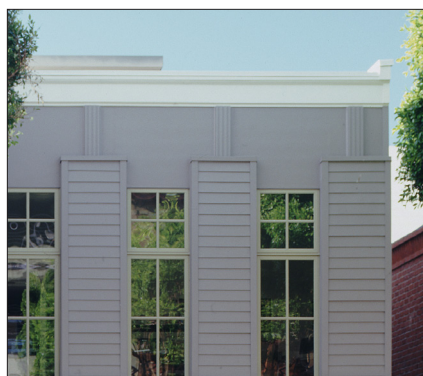
Cast concrete



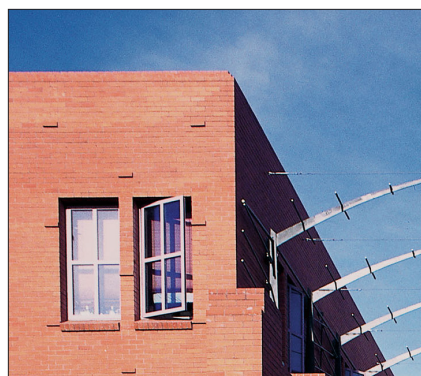
Plaster combined with siding

3. Roof-Wall Connections

- a. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
- b. Sloped roofs may or may not have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
- c. Wood braces may be used.



Parapet with cornice



Parapet with receding cornice



Overhang

4. Roof

- a. Roofs may be sloped, barrel-shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal.



Sloped metal roof



Metal barrel roof



Parapet

5. Drainage

- a. Downspouts may be utilized as decorative vertical elements and facade accents.
- b. Scuppers may be used to provide shadowed effects on flat facade surfaces.
- c. Drainage components should be metal.



Scupper and downspout



Scupper and downspout



Scuppers and downspouts

6. Openings

- a. Windows should be manufactured of quality materials such as metal or wood.
- b. Window openings may be either framed or unframed.
- c. Windows should be multi-paned and be vertical in orientation.



Projecting corner window



Metal window with metal transom



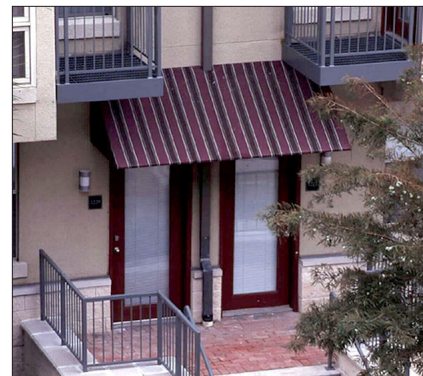
Bay window

7. Attached Elements

- a. Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.
- b. Arcades and galleries may also extend into the front setback.



Awnings with braces



Canvas Awning



Trellis

8. Massing

- a. In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths.
- b. Though repetition of building volumes is permitted, the repetition should not be overbearing.



Volumes of differing height, width, color, and material



Repetitive interlocking volumes of differing height and width



Interlocking volumes and planes

9. Site Definition and Landscape

- a. Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.
- b. Buildings may also utilize the following frontages: front yard, arcade, or forecourt.
- c. Creative solutions to landscaping atop garage podiums should be sought.



Landscaped Driveway



Landscape over concrete podium



Raised planters