

(active and passive).

- Create a vibrant town center district, characterized by pedestrian-oriented design and a mix of uses within walking distance of a maximum number of residents.
- Develop a high quality, cohesive design concept to create a strong community design image for the Domenigoni-Barton project. It is this strong community image which sets this master-planned community apart from more conventional subdivisions within the area.
- Establish development standards that ensure lasting value for the residential neighborhoods and activity centers.
- Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility of local character and community identity.
- Design a network of connected and interesting trails, paseos, and enhanced community roadways which encourage pedestrian and bicycle use and link community facilities, neighborhoods, open space, and the town center.

C. Architectural Themes

These design guidelines have been developed in order to achieve a high quality, cohesive design theme for the community, creating a sense of place inspired by the historical roots of the Domenigoni family and the Ranch. The

guidelines go beyond individual architectural styles, weaving together rich architectural traditions which tell a story of California's Golden Age.

The following sections contain descriptions and illustrations that are expressions of the intended character and appropriate design responses. Flexibility in interpretation and innovation are encouraged to create distinct individual neighborhood identities within the common elements of the community theme.

1. Spanish California

The architectural vocabulary of the Spanish California theme has its roots in the state's early missions and adobes. Through over 200 years of interpretation, revival and change, the various styles (often referred to as Mission, "adobe", and Monterey) distinguish many historical communities in the state.

The state's first settlers adapted Spanish and Mexican architectural precedents to the natural landscape and climate of California. The process normally involved simplifying the more complex and ornate Spanish details, adjusting to the more Spartan economy and conditions, different building materials, and primitive workmanship of California. As American conquest of California proceeded, the new settlers brought elements of eastern United States and Classical Revival architecture, combining them with the early adobe and mission examples, resulting in what is now referred to as the Monterey Style.

The architecture is characterized by having two

stories with a low pitched gabled roof (occasionally hipped) and a second-story balcony, which may be cantilevered and covered by the principal roof. Roofing materials include ceramic / clay tiles, Mission tiles (shaped like half-cylinders), and Spanish tiles (which have an S-shaped curve). Wall materials are either stucco, brick, or wood (weatherboard, shingle, or vertical board-and-batten).

Mission / adobe styles are typified by simple white and off-white wall colors. One or more prominent arches may be placed above a door, principal window, or beneath a porch roof. Other typical details include: tile-roofed (and otherwise decorated) chimney tops; stucco, brick, or tile decorative vents; fountains; arcaded walkways (usually leading to a rear garden or courtyard); and round or square towers. Concept diagrams and comparable design elements for commercial and residential styles are illustrated on Exhibit VI-1.

The Monterey style emphasizes earth tones and simple, rustic detailing. The first and second stories frequently have different exterior materials, with wood over brick being the most common pattern. Paired windows and false shutters may be found. Door and window surrounds may be absent or of simple style. Full-length windows may open onto the balcony form. Concept diagrams and comparable design elements for commercial and residential styles are illustrated on Exhibit VI-2.

2. American West

The myth, legend, and legacy of the American

West inspired a rich diversity of built forms including and going beyond the "Cowboy Western vernacular" of cinema, television and popular culture. Commercial and recreation architecture for the Domenigoni Ranch draws inspiration from sources ranging from the great National Park lodges to frontier towns, while residential forms nostalgically recall forms such as the American farmhouse.

In mixed-use / commercial districts of the Domenigoni Ranch, the "Gold Rush/mining town" style provides pedestrian scale, rich texture, and an evocative theme. Prevalent design elements include false front roof parapets with heavy architectural cornice, narrow wood porches with shingle shed roofs or wood canopies, one and two story building mass, significant wall articulation devices (porches, overhangs), simple or unpainted color schemes, rectangular facades, window shutters, and balconies with balustrade. To avoid a simplistic "stage-set" look, variety in exterior building wall materials is encouraged, using the following: board and batten wood siding (unfinished preferred), horizontal wood siding (finished or unfinished), brick, stone (local preferred), adobe block (no bearing walls), and vertical wood siding without batten. Decoratively braced columns and hardware made of iron or wood are important design details.

Within residential districts, the American Farmhouse typology is associated with high pitched, steep gabled roofs, expansive porches, and exposed wood clapboard siding. Roofing materials may include simulated shingle, composite tile, or slate tiles.

Concept diagrams and comparable design

elements are illustrated on Exhibit VI-3.

3. Craftsman / Prairie

The primary inspiration for these traditions was to look to nature, local materials, local (nationalist or native) building traditions and a desire to design and construct in the manner of honest craft traditions: iron and copper blacksmithing, pottery, coarse weaving and rough hewn materials.

Although primarily applied at the residential scale (from the intimate Craftsman bungalow to the Greene brothers' Gamble House), the theme successfully transfers to the resort scale of The Ahwahnee Hotel (1927) in Yosemite National Park. The theme applied at this scale is particularly appropriate for hotel, multi-family, and mixed use structures within the Domenigoni Ranch.

The Craftsman bungalow is typically one to two stories, with a long sloping roof line and a wide, sheltering overhang that makes the house appear to nestle into the earth. This tie to the earth is often exaggerated by using a foundation and porch pillars that broaden at the base. A basic type featured two gables, one over a front porch and another slightly to the side on the body of the house. The porch is often wide enough to feel like an outside room. The woodwork is usually square or simple rather than ornately built-up in layers or with gingerbread and spindles as in Victorian times. Decorative exposed rafter ends and massive chimneys also were used. Since the fireplace

and hearth were so important as the center of the home and family, it received special attention. Made of brick, tile or rustic river stone the fireplace was often framed by symmetric bookshelves or even benches to create a cozy inglenook.

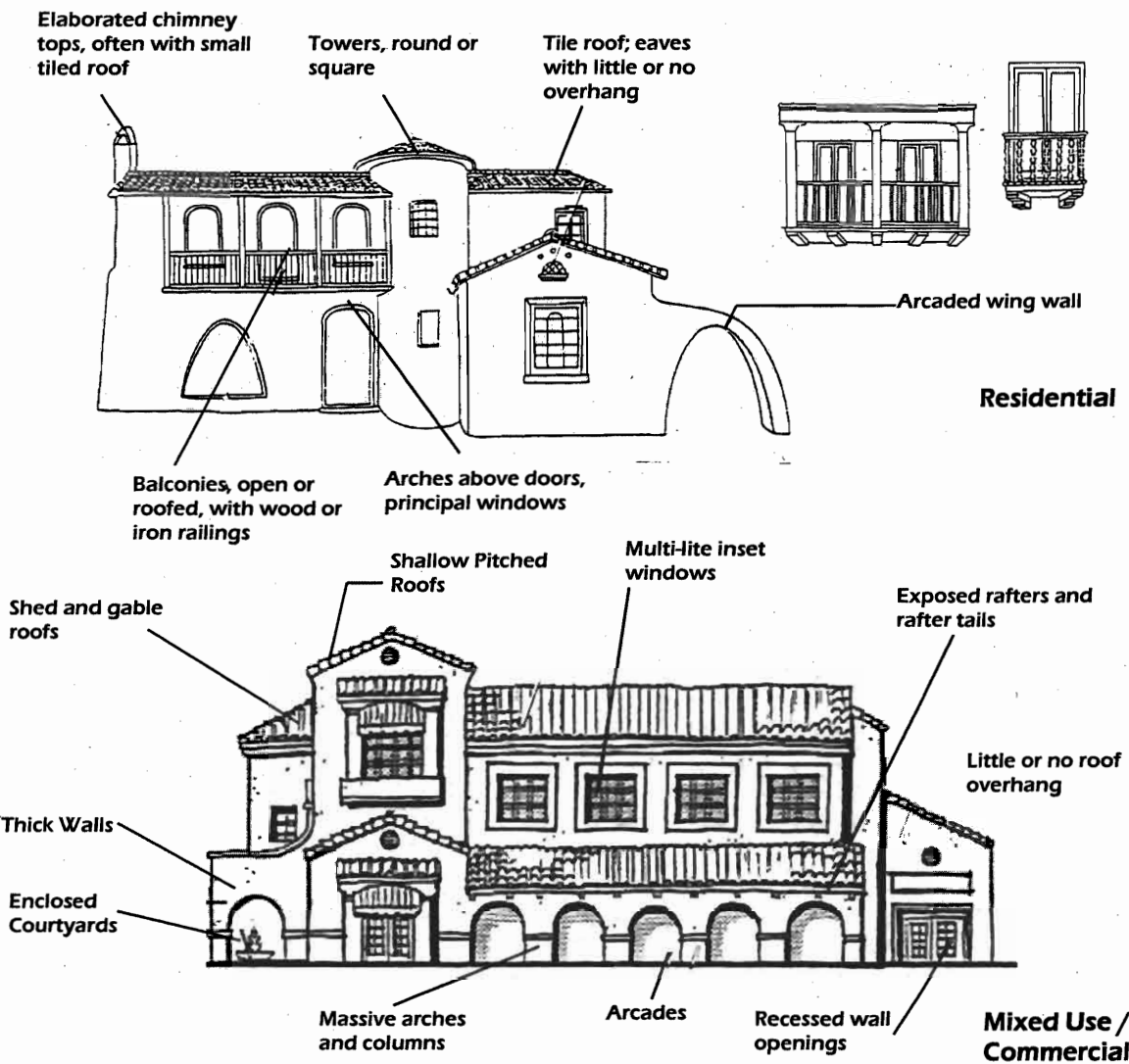
Associated with the work of Frank Lloyd Wright, the Prairie style emphasizes horizontal elements with single-story wings, horizontal strips of dark wood, projecting hipped main roofs, and shelf roofs between stories. Open floor plans, clean lines, and plenty of windows to let in natural light are characteristic.

Concept diagrams and comparable design elements are illustrated on Exhibit VI-4.

Spanish California Theme

Mission / Adobe Styles

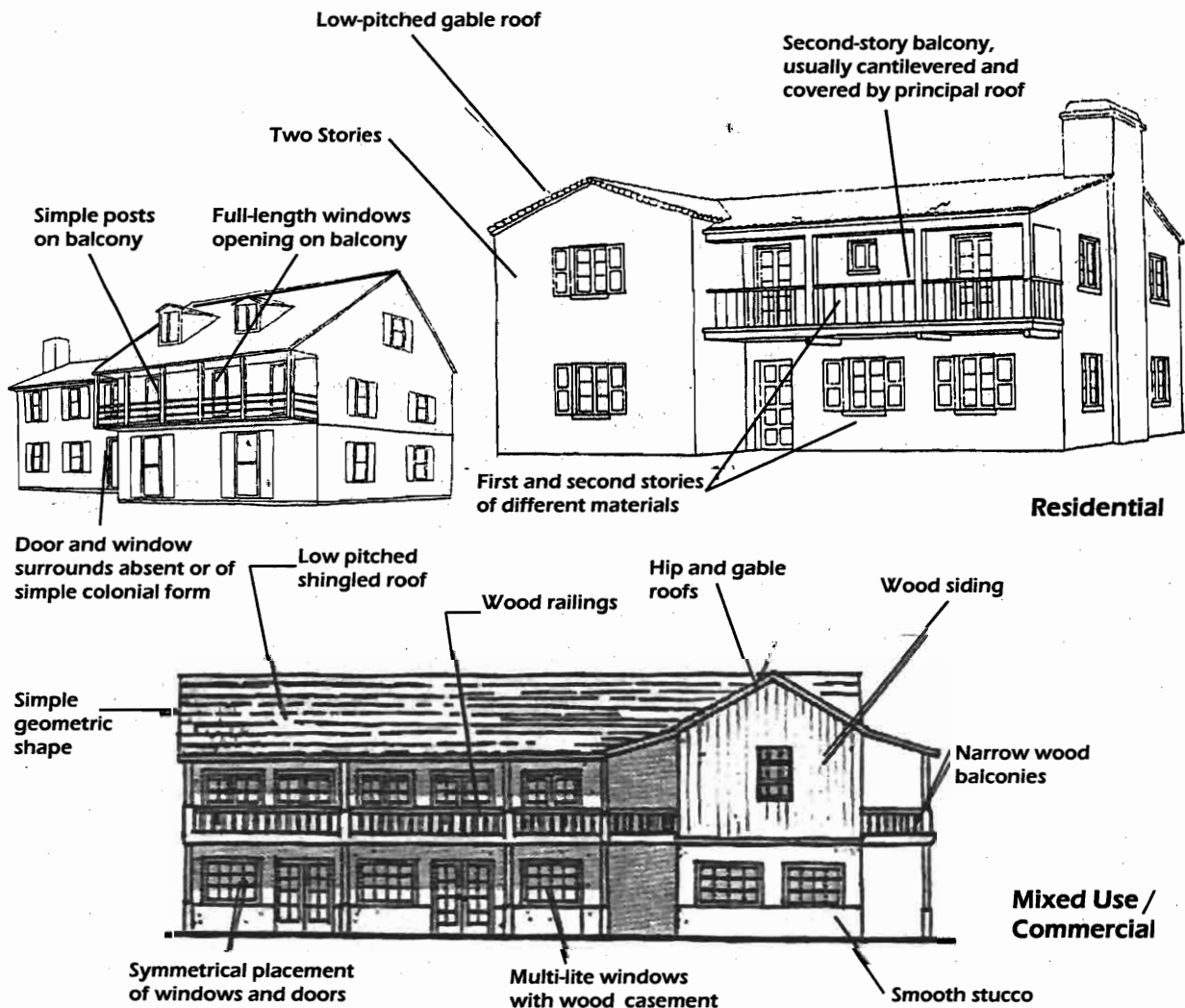
Figure VI-1



Spanish California Theme

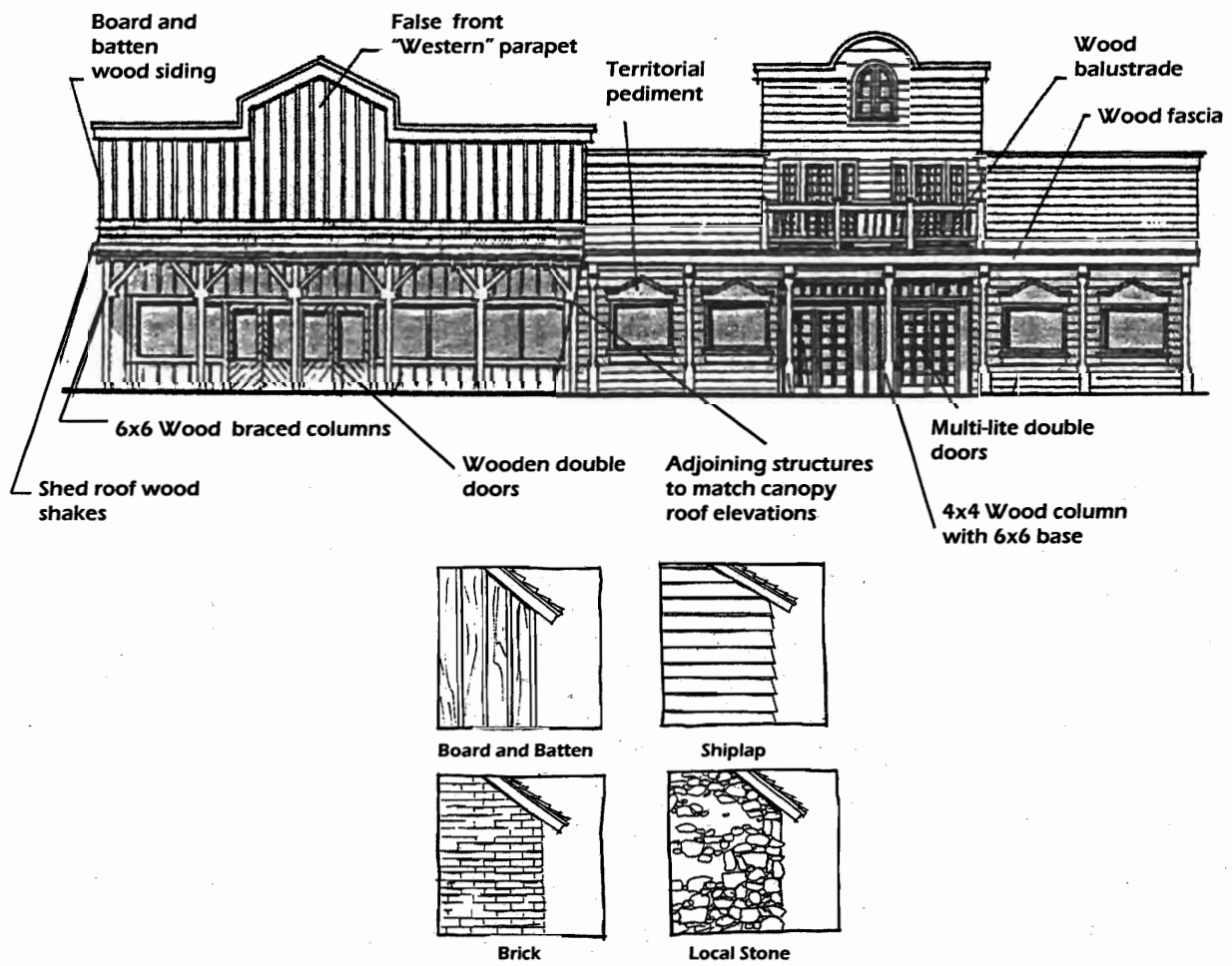
Monterey Style

Figure VI-2



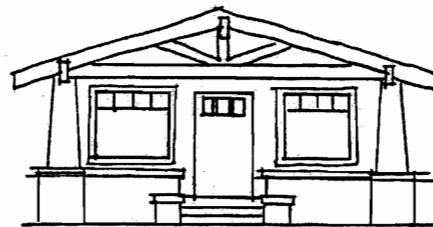
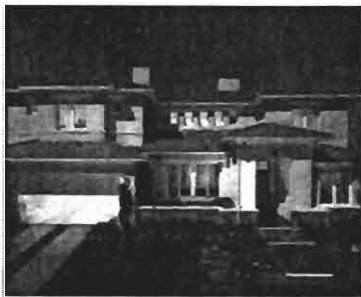
American West Theme

Figure VI-3

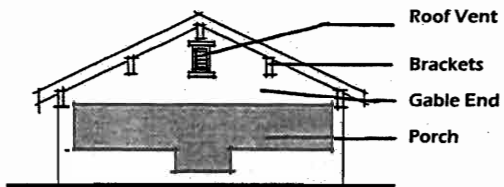
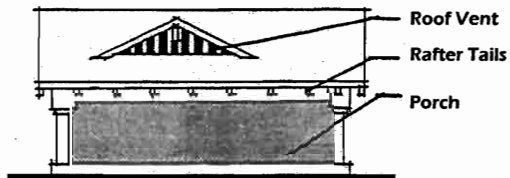
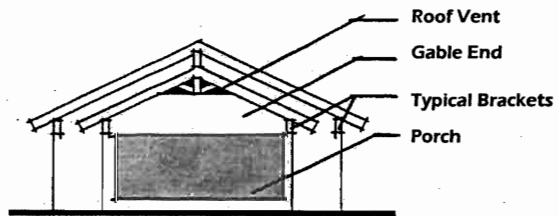


Craftsman / Prairie Theme

Figure VI-4



Typical Craftsman Bungalow Elements



D. Architectural Components

1. Overall Massing

The overall massing of each home should be organized as a whole unit. It should not appear as a mixture of unrelated forms. Both single- and two-story homes are encouraged. Two-story homes on corner lots are discouraged except where additional setbacks from the street are provided to the second story. Architectural projections and recesses are also encouraged.

2. View Windows

Primary second story view windows should be oriented to the front and rear of the homes to minimize views into adjacent rear and side yards, wherever possible. Secondary second story view windows may have views into the side yards.

3. Articulation of Elements

Articulation of architectural elements should be incorporated into the design of houses through the treatment of windows, doors, entries, porches, elevations, roofs, and garages.

a. Windows and Doors

- ▲ Deep set or pop-out windows and doors along with other architectural projections and recesses may be used to achieve articulation through shadowing effects. Large flat wall planes should be avoided.
- ▲ Divided window panes and arched openings are encouraged.
- ▲ Reflective glass is prohibited.

b. Rear and Side Elevations

Architectural articulation of the rear and side elevations which are highly visible from arterials or off-site open space should be treated in a similar manner to the front elevation.

c. Roofs

Variation in roof materials should be utilized to create a sense of individuality and diversity. A wide variety of roof pitches and forms are permitted to encourage individual architectural expression. Use of natural finish roofs is also permitted. Roof colors should be compatible with others within the Planning Area. Areas of flat roof, in limited application and for terrace covers and trellises are acceptable if designed as architectural extensions of the house. Roof materials on such areas should blend in color with the main roof. All roofing and structural materials should be designed to withstand groundshaking.

d. Materials and Colors

Exterior building materials will reflect the architectural style and be compatible with the surrounding natural environment. Materials should also respond to climatic influences. Masonry, stucco, adobe, concrete, brick and wood will be the primary materials.

Color choice will reflect the architectural theme reflecting indigenous elements and the natural environment. Generally, color values will be light, with darker or brighter accents.

e. Entries

The entry should be articulated as a focal point of the front elevation through the appropriate use of roof elements, columns, recesses or pop-outs, windows, or other architectural features. The use of front porches is highly encouraged as a dominant residential design feature.

f. Garages

- ▲ Garage doors should be simple in design so as not to distract from the architectural elevation of the unit. Garage doors should be recessed, where possible, to create depth and shadow patterns.
- ▲ When garages are adjacent to one another along interior lot lines, a three foot (3') minimum difference in setbacks should be provided, wherever possible.
- ▲ The materials, colors, and roof forms of detached garages for single-family homes and carports for multi-family units should be consistent in design with the adjacent

residential buildings. The integration of carports with patio and project walls is encouraged to add variety and relief to the streetscape. Corrugated metal doors are prohibited.

- ▲ In order to enhance the historical theming and the pedestrian scale within residential areas, alternative garage designs are encouraged including rear access garages / alleys, tandem / double depth garages, and detached garages at the rear of the site.
- ▲ The garage must not be more than 40 percent of the length of the building.

g. Second Stories

Two story units should incorporate second story architectural elements above the garage such as special window treatments, wherever possible.

h. Columns and Archways

Columns as a structural or aesthetic feature are encouraged. Columns should have a strong base element and made of plaster or pre-cast concrete.

4. Miscellaneous Design Elements

The following outlines guidelines for the treatment of miscellaneous design elements.

a. Gutters

Gutters and downspouts should be concealed unless designed as continuous architectural

features. Copper gutters and downspouts are permitted.

Exposed gutters, (other than copper) used as an architectural feature, are to be colored to match the surface to which they are attached. All gutters and downspouts would be connected to a yard storm drain system.

b. Chimneys

The maximum height to the top of the spark arrestor should be four feet (4') above the ridge line. Chimney caps should be painted and designed to complement the major architectural elements of the house and should screen the spark arrestor. Tile caps, brick or tile banding is encouraged.

c. Skylights/Solar Panels

When skylights are used, they are to be designed as an integral part of the roof. Skylight glazing should be clear, solar bronze, or white. Reflective glazing is prohibited. Skylight framing material should be anodized bronze or colored to match the roof. Natural aluminum framing is prohibited.

Solar panels are not permitted on the front elevation of dwelling units if the panel may be seen from a public street.

d. Flashing and Sheet Metal

All flashing and sheet metal should be colored to match attached material.

e. Balconies, Trellises, Patio Covers, Sun

Shades, Structures, and Gazebos

All appurtenant structures should be integral to the main structure and designed to be consistent with the home's architectural character.

f. Trash Containers

Trash containers should be screened from the view of both neighbors and the street. Such area cannot be within the front yard setback.

g. Recycling Bins

Recycling bins should be provided within the garages or pantries of dwelling units, and should be consistent with the County of Riverside Code requirements as they may be amended from time to time.

h. Exterior Lighting

Exterior lighting on any structure should be aimed generally downward and shaded by opaque receptacles. The light source should not be unreasonably visible from another home or the common area.

i. Vents

All vent stacks and pipes should be colored to match the adjacent roof or wall material. Vent stacks should be grouped on the side or rear of the roofs and should not extend above the roof ridge line.

j. Walls and Fences

Long perimeter walls are to be variegated with

areas of visual penetration and landscaped recesses.

Where retaining or privacy walls are located next to sidewalks and/or bike paths, a planting area should be located at the base of the wall to soften impacts of walls. Wood fencing may be used in limited application. The planting area should be wide enough to absorb the potential seepage.