



Rancho Santa Fe Association

Board of Directors

Staff Report – Board of Directors Information

Date: August 5, 2021

By: Maryam Babaki, Building Commissioner

Item: Draft Regulation, General Characteristics of Latin inspired Architecture, Chapter 48

Background:

The Rancho Santa Fe Building Department is continuing the work of updating the Regulatory Code. The Building and Planning Department is following the timeline and the work program in bringing the updated working draft and draft regulations before the Board. The attached working draft of the updated General Characteristics of Latin Inspired Architecture (Chapter 48) was brought before the Board in May 2021. The Board discussed this regulation again at its meeting of June 15, 2021 and continued the discussion to future meetings.

Analysis

In November of 2020, the Rancho Santa Fe Building Department brought forth a timeline and a work program to update a number of the Rancho Santa Fe Regulation topics (Attachment A). The work program also included an education and communication element for the membership through newsletter articles and other workshops. As specified in the timeline, a working draft of the General characteristics of Latin Type Architecture, Chapter 48 (Attachment B) was brought forward for the Board review in May 2021 and then discussed at the meeting of June 15, 2021. In June. In drafting this new regulation, the Building Department utilized the input from previous Art Jury and the expertise of our consultants who are industry experts as well as professionals in the field.

General Characteristics of Latin Inspired Architecture

The Rancho Santa Fe Protective Covenant references the appropriate architecture of the community as follows:

Par. 156. Section 29. Type I Architecture Districts. *In Type I Architecture Districts buildings or structures shall conform to the following general requirements and definitions, subject to the discretion of the Art Jury.*

Par. 157. *Type I shall be that distinctive type of architecture which for several decades has been successfully developing in California, deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climatic conditions along the Mediterranean or at points in California, such as Monterey.*

The Protective Covenant then further defines the Type I Architecture by identifying fitting characteristics in color (Par. 158), material (Par. 159), and roofs (Par. 160). Furthermore, the Rancho Santa Fe Design Guidelines explains the “Latin inspired” Architecture on Page 34, as follows:

Regardless of the style or type of design, traditional Rancho Santa Fe design concepts provide the boundaries and the inspiration by which the high standards of the Protective Covenant continue to find meaning and provide direction present day development. Appropriate design types and design concepts which have successfully established themselves in Rancho Santa Fe and from which interpretive inspiration can be taken, include Spanish Colonial Revival, California Ranch and certain applications of Mediterranean, Monterey and other Hispanic type design. Notwithstanding the fact that the predominant character and ambiance of Rancho Santa Fe has been most clearly defined and established by the prevalence of Hispanic influenced architecture, proposed projects will be judged and evaluated more against the project's utilization of traditional Rancho Santa Fe design concepts rather than its adherence to any specific design type. Irrespective of the genre or type of design utilized, acceptable projects must exhibit an overall design concept which is harmonious and significantly derivative of the prevailing architectural character which has developed in Rancho Santa Fe over the previous seventy years.

Regulation Vs. Design Guidelines

The goal of bringing forth Chapter 48 Regulation was to further define some of the characteristics of “Latin Inspired Architecture” as described above. The general characteristics discussed in Chapter 48 are intended to inform the Art Jury in its discretionary review, and to inform the applicants and their designers of the necessary inspirational basis of a design proposal for Type I Architecture Districts.

However, as the Board discussions unfolded at the meetings of May 2021 and June 15, 2021, it became apparent that regulating architectural features can run counter to the intent of architecture. Merriam-Webster defines architecture as: “the art or practice of designing and building structures”. Architecture is recognized primarily as an art form and as such, it does not lend itself to the organization of a regulation. This matter was discussed with other stakeholders including the Committee to update the Residential Design Guideline (RDG Committee), and the Art Jury. Both these committees agreed that regulating architectural features can in fact bring about piecemeal architecture that could be void of artistic elements, that often best represent good architecture.

Much worthwhile work has been done on this “General Characteristics of Latin inspired Architecture”. This is an important subject matter and this work can be most valuable and beneficial for utilization in the guideline format as opposed to a regulation.

On the basis of these discussion and findings, staff recommends that the “General Characteristics of Latin inspired Architecture” chapter be considered for inclusion in the update of the Residential Design Guidelines document. The staff recommendation is supported by the RDG Committee and the Art Jury.

Fiscal Impact:

There are no fiscal impacts at this time.

Recommendation:

Include “General Characteristics of Latin inspired Architecture” as part of the update to the Residential Design Guidelines.

Attachments:

Attachment A: Regulation Timeline

Attachment B: Working Draft, General Characteristics of Latin Inspired Architecture, Chapter 48

ATTACHMENT A
Building and Planning Department-
Regulation Timeline

RSF Building and Planning-Communicate Regulation Changes:

Establish multi-step process to communicate with members

Step 1

Inform

- Inform membership of upcoming changes
- Publish fact sheets in newsletter and website.
- ***What does this Regulation mean to you?***

Step 2

View

- Allow members to view other comments
- Publish summary for membership information in newsletter and website

Step 3

Draft

- Prepare Draft for Board review

Step 4

Post

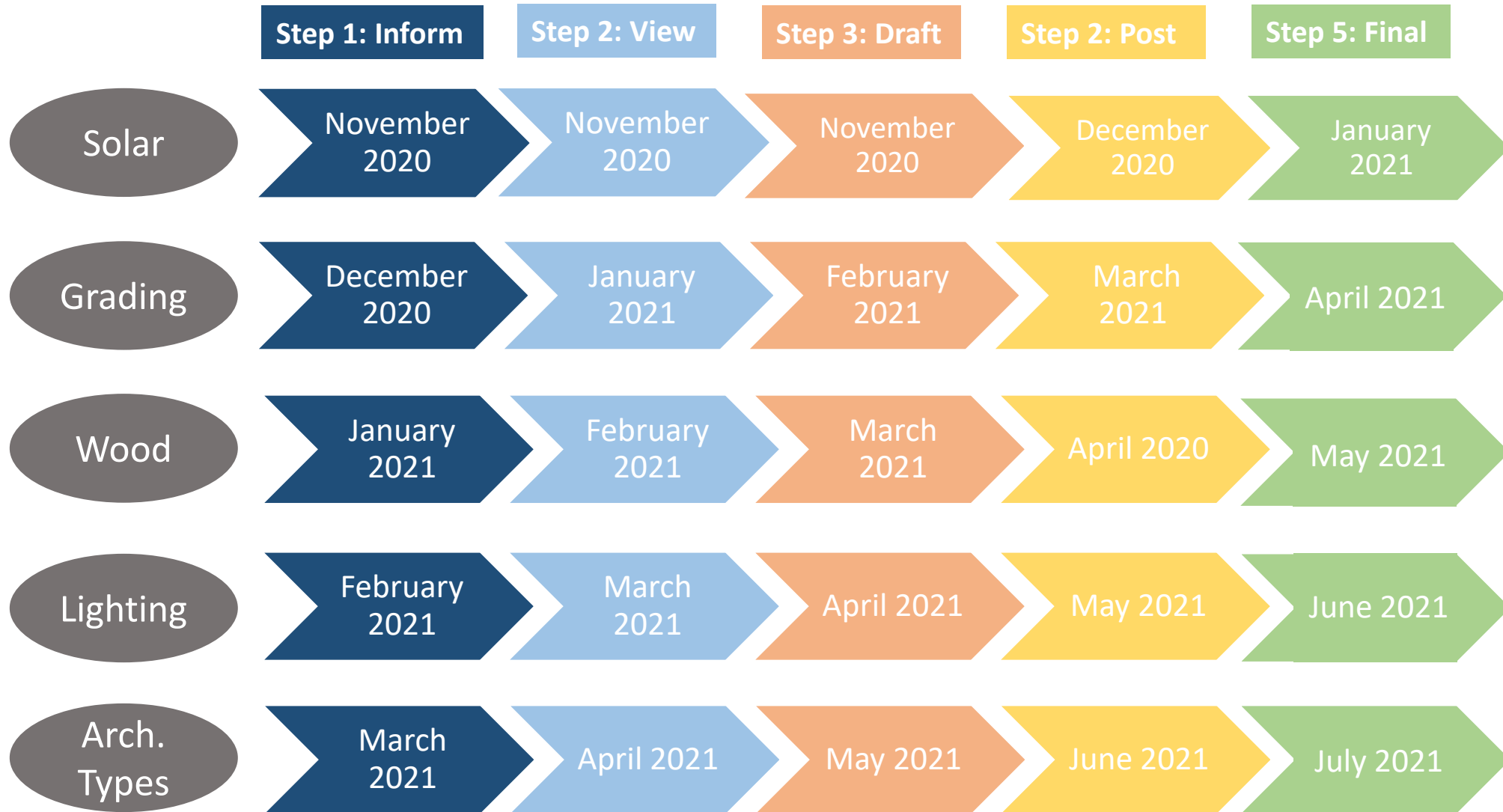
- Post for Membership comment
- Repeat Steps 1-4 if necessary

Step 5

Final

- Prepare Final for approval

Regulation Timeline



ATTACHMENT B - Working Draft, General Characteristics of Latin
Inspired Architecture, Chapter 48

CHAPTER 48

GENERAL CHARACTERISTICS OF “LATIN INSPIRED ARCHITECTURE”

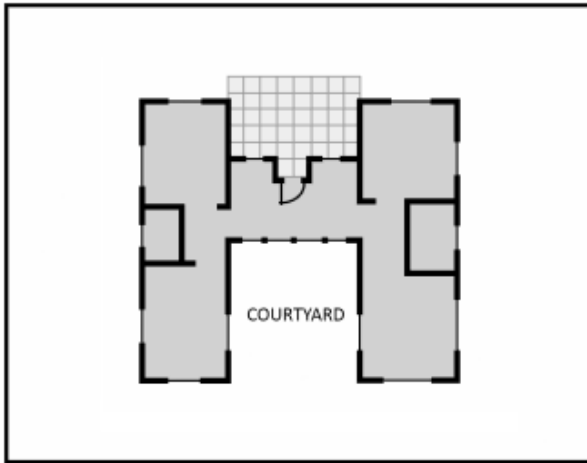
48.01 Purpose and Intent. The Rancho Santa Fe Protective Covenant (the “Protective Covenant”) empowers the Art Jury “to insure a uniform and reasonably high standard of artistic result and attractiveness in exterior appearance of property and improvements” (Article III, par. 46). Achieving this is more “art” than science, and the Art Jury must use its discretion on whether a particular design meets the requirements of the Protective Covenant, Code of Regulations, and Residential Design Guidelines. The general design characteristics discussed in this chapter are intended to inform the Art Jury in its discretionary review, and to inform applicants and their designers of the necessary inspirational basis of a design proposal for Type I Architecture Districts (par. 156).

Buildings and structures in Type I Architecture Districts shall conform to architectural type (par. 157), color (par. 158), materials (par. 159), and roofs (par. 160) that are subject to the discretion of the Art Jury (par. 156).

48.02 Latin Types. The Protective Covenant (par. 157) states that a project must derive its chief architectural inspiration from “Latin Types”. This refers to a family of buildings that evolved over centuries in particular geographic regions under similar climatic conditions, buildings which share and express identifiable characteristics of plan, form, material, and detailing. Final decisions on the architecture will be the purview of the Art Jury and Board of Directors for Rancho Santa Fe. Early consultation is recommended.

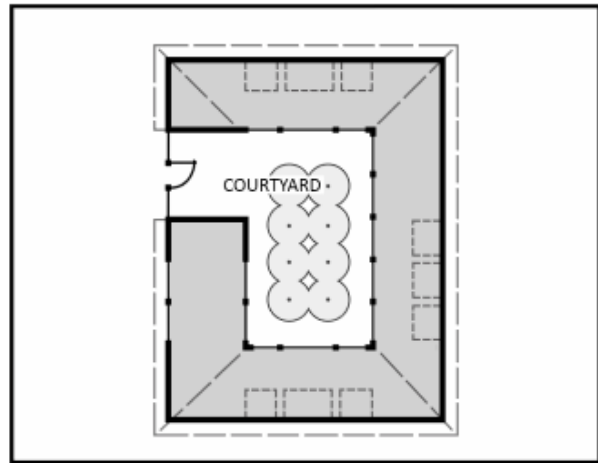
To accomplish an appropriately Latin inspired design, a project should incorporate the following general characteristics of Latin types. No one characteristic is controlling, and no combination of characteristics will ensure approval of a project. Every site and design varies, and each design proposal shall be evaluated on a project-by-project basis.

48.0201 Courtyard or Walled Gardens. A house built around a courtyard and/or walled garden is often a general characteristic of Latin types. Spaces and circulation are often linearly arranged and configured into wings, allowing light and air to enter each room, typically from multiple walls, thereby providing light from two or more sources. In the temperate climate of Rancho Santa Fe (typical of Latin climates), the house merely defines the edges of outdoor space. In turn, the building may surround outdoor space, creating open-air rooms with an emphasis on transitions from private indoor space, to private outdoor space, to garden and to the broader site. Free-standing walls may enclose open sides of courtyards or gardens to connect buildings. Entrances are placed asymmetrically and may include a covered portal structure and recessed gate.



WINGS OF LIGHT

(A house with winged forms to create rooms with the potential for light on two or three sides)

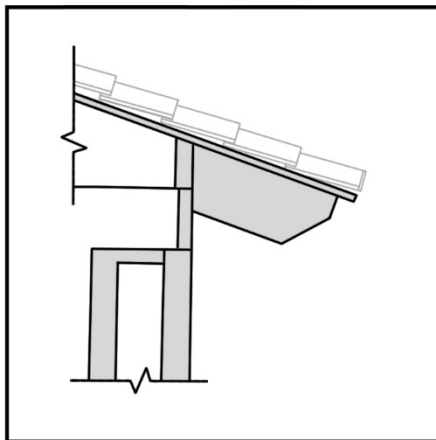


ONE ROOM WIDE HOUSE

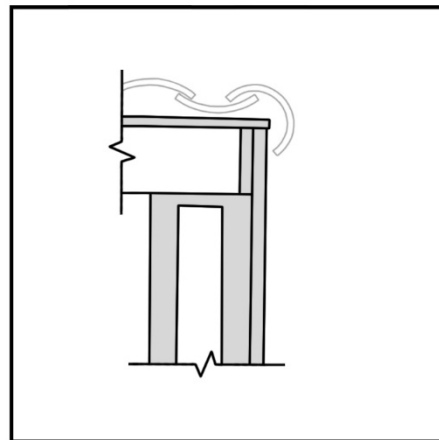
(A house that surrounds the courtyard)

48.03 Building Form. Generally, Latin type buildings are one story, or a combination of one and two-story elements, and are simple in line and form. Buildings appear as a collection of informally and asymmetrically arranged volumes. Latin type buildings often have culturally supported multiple generations that can accommodate grandparents, parents and children or relatives. Wings and courtyards help to support privacy as well as communal living. Roof forms reflect the interior building volumes and include both pitched and flat roofs with varied plate heights, ridge lines, ridge line direction and parapet walls for flat roofs (par. 160). Second story sections, where occurring, are generally flanked on one or multiple sides by first floor roofs and/or corridors and are approximately 1/3 of the volume of the first floor. Openings in buildings and courtyard walls are deep-set, emphasizing mass and strong shadow lines.

48.04 Roofs and Eaves. Latin type roofs are low-pitched (2:12 to 4:12), narrowly massed, and are simply framed gable or shed. Flat roofs are enclosed by parapet walls (par. 160). Characteristics include open exposed eaves with projecting rafters and exposed wood decking; “closed” eaves with shaped or corbeled stucco projections, corbeled rows of cantilevered barrel tile set in stucco plaster. Roof rake-to-wall intersections may have shaped stucco projections, out-lookers, barge rafters, or no embellishment. Eave details and embellishment, where occurring, may include combinations of brackets, corbels, shaped beams and rafter tails, and exposed wood decking or exposed underside of two-piece barrel tile, or may have no embellishment.

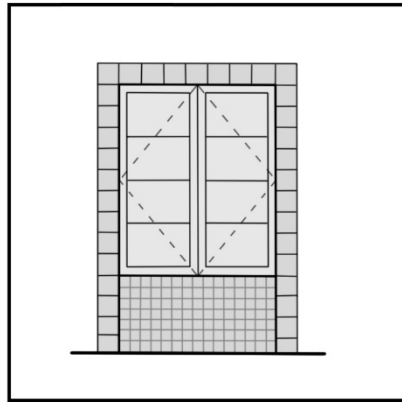


EXPOSED EAVE

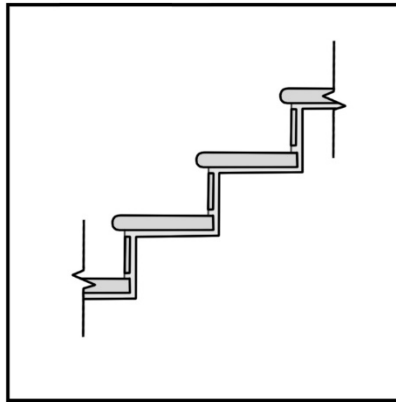


CLOSED EAVE

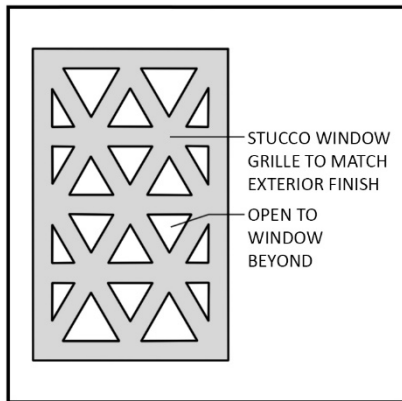
48.05 Other Elements/Details. Ornamentation in Latin types, where occurring, is simple and understated. Decorative tile may be used as stucco wall inserts, stair risers, murals, door and window surrounds, and enhancements to outdoor benches, fountains, fireplaces, and chimneys. Other Latin details may include window grills of wrought iron or wood, wall lattice and vents of plaster or terracotta tile, and embellished gutters and downspouts. Balcony and exterior stair railings, where they occur, are simple decorative elements of wrought iron, turned and/or carved wood, carved stone, or patterned terracotta tile screening. Chimney elements should complement the structure's form, character, and silhouette.



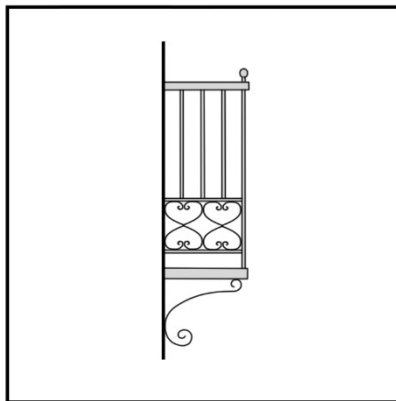
TILE WINDOW SURROUND



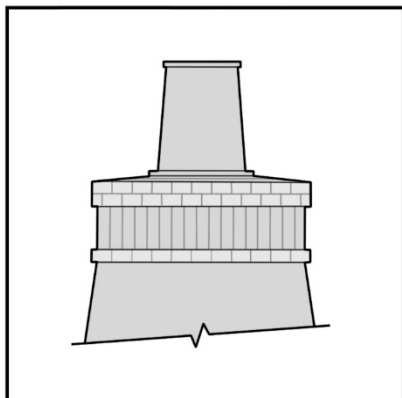
TILE STAIR INSET RISER



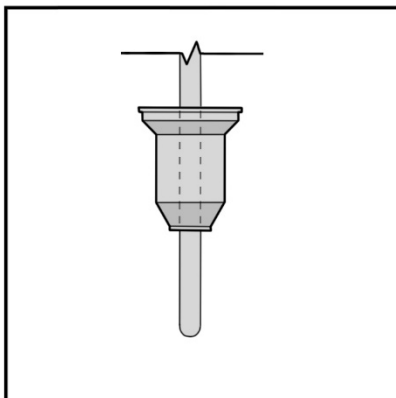
WINDOW GRILLE



EXTERIOR GUARDRAIL



CHIMNEY DETAIL



DOWN SPOUT DETAIL

48.06 Inappropriate Design Styles/Types. Design types which are not Latin and which clash with the general philosophy of Rancho Santa Fe include, but are not limited to, the following: American Colonial, Southern Colonial, New England (e.g. Cape Cod), Dutch Colonial, English Country, English Cottage, English Tudor, Victorian, Elizabethan, Normandy, French Country, French Provincial, Formal Mediterranean, Italian Villa, Italian Renaissance, Neoclassical, Greek Revival, Moorish, Asian, Craftsman, Midcentury Modern, Post-Modern, Modern Farmhouse, Extreme Modern.

48.07 Effective Date. The effective date of this regulation is XXXXX, 2021.