

Proposed Regulation replacing Resolution 2019-103

Covenant Interpretations Architectural Types

Article IV of the Rancho Santa Fe Protective Covenant (the “Protective Covenant”) **Zoning** sets forth the protective restrictions for any land, lot or parcel subject to the jurisdiction of the Association.

Section 29 of the Covenant deals with **Type I Architecture Districts** (Par. 156) and provides that buildings or structures shall conform to the following general requirements and definitions, subject to the discretion of the Art Jury: Type I architecture (Par. 157); Color (Par. 158); Materials (Par. 159) and Roofs (Par.160).

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.” This is more art than science and the Art Jury must use its discretion to determine whether a particular design meets the requirements of the Protective Covenant, Code of Regulations and Residential Design Guidelines. The design characteristics that follow are significant design elements that inform the Art Jury in the use of its discretion and should also inform the applicant. No one characteristic is controlling and no number of characteristics will ensure approval of a project. Every project is different as is every site.

Type of Architecture/General Residential Standards/Covenant Interpretations:

In order to preserve and maintain the rural character of the community and *rare quality of its landscape features*, the Rancho Santa Fe Association (the Association) encourages and requires high quality, beautifully designed residential projects that *are reasonably appropriate to their* site and carefully planned and properly scaled to *harmonize with their* surroundings.

To accomplish such design, from the outset a project must derive its chief direct or indirect architectural inspiration from “Latin types” as stated and generally described in the Protective Covenant paragraph 157:

Type I [architecture] 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.

“Latin types” refer to buildings that evolved over centuries in particular geographic regions under similar climatic conditions, that share and express identifiable general characteristics of plan, form, material and detailing. However, buildings in the Covenant should not be historic or stylistic reproductions.

A design may be considered to have derived “its chief inspiration directly or indirectly from Latin types” when it adequately incorporates and successfully expresses “Identifiable General Characteristics of Residential “Latin types” as herein set forth.

Identifiable Characteristics of Residential “Latin Types”:

1. FLOOR PLAN
 - 1.1 The courtyard and/or walled garden and other defined outdoor space are characteristic organizing elements of “Latin types.”
 - 1.2 Spaces-and-circulation, linearly arranged, configured into wings creating “L” and “U” or even “O” shaped or other angled, interlocking rectangular shaped floorplans.
 - 1.3 Informal and asymmetrical floorplans.
 - 1.4 Covered outdoor elements as outdoor living areas and transitions between interior rooms and exterior living and garden space. Designs include:
 - Corredors that flank courtyards and gardens;
 - Loggias to create protected voids in building mass;
 - Verandas to provide covered outdoor living space, or other similar elements.

- 1.5 Open sides of covered elements, supported by timber posts, stone columns or stucco/stone piers, or other structure.
- 1.6 Freestanding walls may be used to enclose open sides of courtyards or gardens or to connect buildings and may include a covered portal structure and recessed gate.
- 1.7 Entrances are typically simple, off-center, recessed.

2. BUILDING FORM

- 2.1 One story or a combination of one and two-story elements.
- 2.2 Character emanating from simplicity in line and form.
- 2.3 Buildings appear as a collection of informally and asymmetrically arranged volumes.
- 2.4 Building and roof form have horizontal emphasis, with buildings having a low profile.
- 2.5 Roof forms reflect the interior building spaces and include pitched and flat roofs with varied plate heights, ridge lines, ridge line direction and parapet walls (flat roofs).
- 2.6 Second story sections, where occurring, are generally flanked on one or multiple sides by first floor roofs and/or corridors.
- 2.7 Limited in usage, full height second story walls include deeply recessed entry or loggia, cantilevered balcony or engaged miradôr.

3. ROOFS and EAVES

"In this hilly country, roofs will be much seen from above, and their form and color are important to the attractiveness of the property." (Protective Covenant paragraph 155)

- 3.1 Low pitched 3:12 to 4:12 primary roof pitch, narrowly massed, simply framed gable, hip and/or shed
- 3.2 Flat roofs enclosed by parapet walls.
- 3.3 Pitched roofs of 2-piece, barrel or Roman type terra cotta tile should have 20% boost . Flat terra cotta tile in shingle fashion, slate or "wood" shake shingle (real wood shingle prohibited by Fire Code in 1986).
- 3.4 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.
- 3.5 Roof rake-to-wall intersections may have shaped stucco projections, out-lookers, barge rafters, exposed wood decking or no embellishment.
- 3.6 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.

4. EXTERIOR WALLS/OPENINGS

- 4.1 Openings of building and courtyard walls are deep set emphasizing mass and strong shadow lines.
- 4.2 Wall finishes: plaster, adobe or stucco exterior wall surfaces of a durable construction or concrete, stone or an approved artificial stone, limited use of wood (board and batten, see Regulatory Code Chapter 49 "Materials").
- 4.3 Differing wall finish materials abut only at interior corners.
- 4.4 Wall finishes are light in tone and color.
- 4.5 Stucco/plaster finishes are hand floated and/or troweled may be smooth or textured.
- 4.6 Rounded wall return to windows and doors; rounded corners/edges except where shaded by corridors, loggias, veranda trellises or other similar structure.
- 4.7 Walls predominate over openings in most areas.
- 4.8 Walls have occasional contrast detailing; simple stone or stucco columns; curved, rounded arches.

5. OPENINGS /GLAZING

- 5.1 Types of wall openings include flat, round, segmented, triangle, three-point and elliptical arches; free spanning exposed lintels of timber or stone and; exposed lintels with intermediate posts and/or stone columns.

- 5.2 All openings: deep set, a minimum of 12" wall thickness for openings and a minimum 3" recess for doors and windows to create appearance of mass and strong shadow lines.
- 5.3 Number and size of glazed and other openings subordinate to area of wall surface; wall surface areas predominate.
- 5.4 Glazed and other openings exceptions: deeply recessed arched openings and/or larger openings screened and shaded by a corridor, loggia, estancia, or open trellises supported by post column or pier structures.
- 5.5 Glazed windows scaled and proportioned by pattern of frame, and optional muntins and/or mullions.
- 5.6 Glazed and wood doors scaled and proportioned by frame, and optional muntins, styles and rails.
- 5.7 At deepened wall openings, wall finishes must return into the opening and directly abut window, door, gate and shutter frames.
- 5.8 Door and window lintels, sills and surrounds may be embellished with stone, shaped stucco, heavy wood, shutters or other similar elements.

6. OTHER ELEMENTS/SIMPLE ORNAMENTATION/DETAILING

- 6.1 Chimney elements should complement structure's form, character and silhouette.
- 6.2 Fountains are a terminus for key views or axial relationship to building plan in courtyards, walled gardens and terraces.
- 6.3 Balcony and exterior stair railings, where they occur are simple decorative elements of wrought iron, turned and carved wood, carved stone or patterned terra cotta tile screening.
- 6.4 Window grills: wrought iron or wood.
- 6.5 Wall lattice and vents: plaster and terra cotta tile.
- 6.6 Ornamentation, where occurring, must be simple and understated. Ornamentation, such as, decorative tile used as stucco wall inserts, stair risers, murals, door and window surrounds and enhancements to outdoor benches, fountains, fireplaces and chimneys; window grills of wrought iron or wood; wall lattice and vents of plaster and terra cotta tile; detailed gutters and downspouts.

7. INAPPROPRIATE DESIGN STYLES AND TYPES

Design types which clash with the traditional design philosophy of Rancho Santa Fe include but are not limited to:

- 7.1 American Colonial; Dutch Colonial; Southern Colonial
- 7.2 Asian
- 7.3 Craftsman
- 7.3 Elizabethan
- 7.4 English Cottage; English Country; English Tudor
- 7.5 Extreme Modern
- 7.6 Formal Mediterranean
- 7.7 French Country; French Provincial
- 7.8 Italian Villa; Italian Renaissance
- 7.9 Modern Farmhouse
- 7.10 Moorish
- 7.11 Neoclassical
- 7.12 New England (e.g. Cape Cod)
- 7.13 Normandy
- 7.14 Post-Modern
- 7.15 Victorian