CHAPTER 1
INTRODUCTION

1. PURPOSE

The Southeast Area Plan Architectural Style Guide (ASG) is intended to enhance the quality, consistency, and compatibility of all building designs in the Southeast Policy Area. The ASG requires adherence to those architectural styles that are commonly associated with California's architectural heritage, along with the infusion of the latest building technologies and architectural innovations.

The ASG is intended to assist with the design, processing, and implementation of projects. Successful project designs will incorporate appropriate architectural features, materials, and colors that complement the floor plan and that fall within the parameters of good architectural and site design.

2. GOALS AND APPLICABILITY OF THE ASG

The ASG's goals include:

- Establishing standards and guidelines for a consistently high-level quality of development within the Southeast Policy Area.
- Encouraging distinct architectural designs that incorporate the best of contemporary and traditional motifs, foster a unique sense of place, and build value for future generations.
- Respecting the historical authenticity of the architectural styles that define California's architectural heritage, while adapting the styles to account for the latest building technologies and architectural innovations.
- Fostering collaboration among design teams, city staff, and decision makers.

Consistency with the ASG is required for all design review applications that involve the construction of new buildings (or the renovation of existing buildings) within the Special Planning Area. Elk Grove's design review application requirements and process is described in Section 23.16.080 of the City of Elk Grove Municipal Code.

3. ORGANIZATION

The ASG presents the architectural styles by use type. A number of the styles profiled in the ASG are appropriate for multiple land use categories. While most of the styles' characteristics remain constant regardless of the use, some variation does exist. Thus, it is critical that project designs incorporate the characteristics listed in the chapter associated with the appropriate land use category. The ASG also includes a glossary of common architectural terms.

ASG Organization

Chapter 2: Single-Family Residential Architectural Styles

Chapter 3: Multiple-Family Residential Architectural Styles

Chapter 4: Office, Commercial, and Mixed-Use Architectural Styles

Chapter 5: Light Industrial/ Flex Space Architectural Styles

Chapter 6: Glossary

4. HOW THE STYLE PROFILES WORK

Each style is presented in a multiple-page profile that includes a brief introduction to the style, lists the style's character-defining (required) and character-enhancing (encouraged) elements, and sketches and imagery to illustrate the architectural style and its key characteristics. Single- and multiple-family styles are presented in 4-page profiles and office, commercial, mixed-use and light industrial/flex space styles are presented in 2-page profiles.

Profile Layout for the Single- and Multiple-Family Architectural Styles

| Introduction/ Character-Defining Elements | Sketch of Architectural Style Showing Character-Defining Elements | Photographic Examples of the Architectural Style |

| Photographic Examples of the Character-Defining Elements | Character-Enhancing Elements |

Profile Layout for Office, Commerical, Mixed-Use, and Light Industrial/Flex Architectural Styles

| Introduction/ Character-Defining and Enhancing Elements | Photographic Examples of the Architectural Style |

5. HISTORICAL AUTHENTICITY

The architectural styles included in the ASG represent a broad cross section of California's architectural heritage, especially as it pertains to the Sacramento region. The majority of styles are associated with California's early development or the westward migration of the styles from the eastern and midwestern United States and/or Europe. Collectively popular from the 1880s through the 1940s, the styles form the architectural identity of most of the State's established neighborhoods and commercial districts. The remaining styles are associated with more recent architectural trends. These styles represent a departure from, or provide a reinterpretation of, the aforementioned "historical" styles. In all instances, the styles were selected based upon their outstanding, identifiable characteristics, their popularity during a particular era, and the important position that they hold within the evolution of Elk Grove, the Sacramento region, and California's architectural identity.

To perpetuate the selected architectural style's authenticity, and as provided in the Southeast Policy Area SPA, building designs shall incorporate the following:

* Character elements on all of the building's façades, include those façades facing an interior courtyard.
* Basic massing and roof designs that are appropriate to the style.

6. NEW TRADITIONAL DESIGN

New Traditional Design refers to the contemporary application of historic architectural styles, including those that form the core of the ASG, to residential projects or commercial building designs that resemble houses (similar to a home conversion). This requires the careful adaptation of a selected style to account for building technologies and architectural innovations that did not exist when the style was originally developed. To maintain the selected style's authenticity, all building designs shall address the following concerns which frequently arise in less faithfully executed New Traditional Designs.

Garage Placement

Newer residential buildings often feature garages that face the street, extend forward from the livable portion of the building, and/or include multiple doors. In these configurations, garages tend to overwhelm the corresponding street-facing façade, reducing the interaction between the building and the street that defines a desirable residential streetscape and fosters a sense of community. To better ensure the authentic application of the styles, the garage should be relocated to the rear of the house, turned sideways, or set back from the street-facing façade of the building's livable space.

Window Depth and Muntins

Contemporary windows are typically constructed from materials such as vinyl, fiberglass, aluminum, and metal, which make them appear flatter than the wooden windows that are associated with many historic architectural styles. To alleviate this flattening effect, wooden or metal-clad reproduction windows are encouraged.

Modern-day window sashes often rely upon tape or a shallow grid to emulate the muntins that are associated with historic styles. Neither of these techniques produces a suitable shadow or sense of depth. To better approximate the presence of muntins, moldings should be applied to the interior and exterior of the window.

Porch depth

Newer residential buildings often feature porches that are too narrow to serve as a usable outdoor space. To provide suitably deep porches that can serve as livable space as envisioned by many of the ASG's historical styles, designs should provide adequate room to accommodate porch swings, chairs, or chaises, and adequate space to walk past them.

Slab foundations

Contemporary residential buildings utilize slab foundations that provide few or no steps up to the first floor. When appropriate to the historical style, designs should incorporate a raised foundation with several steps or other design solutions that provide vertical differentiation and respond to the historical style.

Shutters

Newer residential buildings usually feature non-operable vinyl "shell" or Styrofoam shutters that are permanently affixed to the respective façade. To better approximate the shutters associated with historical styles, shutters should be constructed from another appropriate material and appropriately sized to cover the window. For styles that incorporate operable shutters, designs should feature shutters that are attached to the window frame and secured by a shutter dog located at the shutter's base.

Dormers

Dormers on newer residential buildings often feature windows that are small in proportion to the dormer, cladding to fill the excess space around the window, and pork chop returns. To better perpetuate the historical styles that incorporate dormers, the element should include windows that fill the entire front face of the dormer and appropriate gable roof detailing.

Wall cladding

Contemporary residential buildings often feature a greater intermixing of wall materials than their historical counterparts, including in vertical sections. More faithful representations of historical styles should reduce the mixing of materials and only do so in vertical sections that define the building's stories.