Design Guidelines for a Mixed-Use Development

Prepared by
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CAMPUS DESIGN AND FACILITIES
University of California, Santa Barbara

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SECTION A

Introduction
The University of California Santa Barbara has developed a Campus Housing Study in order to provide a vision for the future development and use of University owned properties, many of which have been under-utilized in the past. The Study was developed in order to respond to the University’s most pressing problems: the need for affordable housing for faculty and staff, and to expand the stock of housing for students, especially students with families. This Pattern Book has been prepared to serve as a means of assisting the campus developers and architects in implementing the vision called for in the Campus Housing Study.

The properties owned by the University are located in an area rich with environmental resources which must be protected and supported by the way in which the land is developed. Therefore, the plan creates a series of public open spaces and conservation areas which will not only permanently preserve these precious resources, but also serve to provide a framework for a series of interconnected neighborhoods.

As a result, the development is concentrated in a series of neighborhoods with a diverse mix of housing types in order to accommodate a mix of faculty, staff, graduate students, students with families, and undergraduate students. These will be designed to create a strong sense of community and will be linked by bikeways, pedestrian paths, transit, and small scale streets to each other, to the Main Campus, and to the adjacent Isla Vista community. The open space network will provide a rich range of amenities, will be the front door of these neighborhoods, and will provide access to region wide recreational and environmental activities.

Under-utilized property along Ocean Road at the western edge of the Main Campus, will be developed with a mix of staff, faculty, and graduate student housing to provide an improved interface with the adjacent community of Isla Vista. On the west, there is the new public open space running along the Goleta Slough. It is lined with neighborhoods and links the Main Campus and Ocean Road (visible on the aerial sketch) to the Goleta Slough to the west. It will serve as a dramatic new address in the region and will serve as the front door to the series of new campus neighborhoods as well as the larger community.
The study has identified eight different development areas which will have a combined capacity to provide 3,000 to 3,800 units of new housing. They include properties within the Main Campus and a series of existing development sites to the north and west of Isla Vista.

To create a sense of community identity, the larger sites will be developed with an interconnected pattern of streets lined with a variety of housing types. The areas closest to the campus, such as the current Storke Family Housing Site, will have more apartments and condominiums, in order to house more singles and couples, while those farther away and near the schools will have more townhouses and single family houses.

Ocean Road will become a special address lined with mixed use buildings, townhouses, and apartments to create a dynamic neighborhood and improve the relationship between the Main Campus and Isla Vista.

The properties along Ocean Road and the site of the current Storke Family Housing Development will be developed in the early phases of the program. The Storke Family Housing Site is the subject of this pattern book.

1 STORKE NEIGHBORHOOD Redevelopment site with a mix of single-family houses, townhouses, apartments, and loft buildings to provide approximately 700-800 units: Maximum of 25% undergraduate single students and the remainder in a mix of faculty, staff, graduate and family students

2 SANTA YNEZ NEIGHBORHOOD Future redevelopment site with a similar mix and the capacity of 500-700 units: Maximum of 25% undergraduate single students and the remainder in a mix of faculty, staff, graduate and family students.

3 FRANCISCO TORRES Infill site with a mix of housing townhouses, apartments, and loft apartments to provide approximately 150 units: Majority undergraduate single students with some faculty housing.

4 WEST CAMPUS Redevelopment site with a mix of single-family, townhouses, and apartments with a capacity of 400-500 units: A mix of faculty, staff, graduate and married students.

5 WEST CAMPUS MESA Infill site with predominantly single-family houses and a capacity of 100 units: Faculty and staff.

6 FACILITIES MANAGEMENT Area Redevelopment site with a mix of apartment types providing 650-750 units.

7 MAIN CAMPUS RESIDENCE HALLS Infill and redevelopment site with new construction to provide an additional 700-800 units plus limited faculty housing: Majority undergraduate single students with some faculty housing.

8 OCEAN ROAD Infill site with mix of stacked townhouses, apartments, and loft buildings to provide approximately 500-600 units: A mix of faculty, staff, graduate and married students.
Transformation of Storke

Building A Neighborhood

The existing Storke Family Housing complex, deteriorated due to construction problems, is an introverted development with perimeter parking and internal clusters of houses. The proposed redevelopment creates a neighborhood with a series of urban blocks which open to the natural areas to the north and the south, and communities to the south and west.

The plan calls for a framework of small scale neighborhood streets which create nine development blocks. Each block contains a mix of different unit and building types. The buildings are placed around the perimeter of the block in order to ensure lively street facades with a variety of architectural styles and character. In the center of the block are located amenities for residents, in some cases a courtyard with play areas for children, recreation areas, private gardens, communal gardens, or social areas. In other cases the center is open to one of the street to become a park or plaza. In one case, the center of the block is a large parking structure which serves the majority of the residences. By concentrating the parking in a single structure it is possible to achieve both the density needed to meet the pressing housing need and to create usable and diverse open space for residents. All units are within a five minute walk of the garage.

Along the western edge of the property, single family houses create an appropriate transition to the adjacent Storke Ranch development.

Convenience shopping and other neighborhood amenities will be placed in a central location in the neighborhood.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NUMBER OF UNITS</th>
</tr>
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<tbody>
<tr>
<td>Apartments</td>
<td>7</td>
</tr>
<tr>
<td>Studio</td>
<td>71</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>288</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>72</td>
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<tr>
<td>Three Bedroom</td>
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<tr>
<td>Two Bedroom Lofts</td>
<td>86</td>
</tr>
<tr>
<td>Townhouses</td>
<td>164</td>
</tr>
<tr>
<td>Three Bedroom Attached</td>
<td>37</td>
</tr>
<tr>
<td>TOTAL</td>
<td>731</td>
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</tbody>
</table>

A wide range of building types creates a neighborhood.

Existing site plan

Proposed network of streets and paths creates the blocks of a neighborhood.

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Transformation of Storke

INTRODUCTION

Approaches to the new neighborhood will be along the large-scale open spaces called for in the Campus Housing Study. The green sward will be the front door of the community and will be lined with two and three story buildings, in contrast with the existing development which is internalized and does not face this space. The architecture along the space will use materials in the spirit of the Arts and Crafts movement and reflect the rural traditions of Santa Barbara County, in order to harmonize with the natural environment. Street intersections along this edge will be gateways into the neighborhood streets of the community. These will be lined with a range of building types from single family houses to high density four and four-and-one-half story apartments and loft style buildings.

The character of these internal streets is more urban, like a town, and will be based on a variety of architectural traditions including UCSB Contextual, and the Spanish Revival style, which is so central to the image of Santa Barbara. The architectural design of housing will be required to create a congenial atmosphere for the character of the public open spaces within the neighborhood.
THE PLAN CALLS FOR CREATING A FRAMEWORK of small scale neighborhood streets within the development area. This grid pattern is designed to create a series of congenial urban spaces with dramatic views of the distant mountains and adjacent green sward. The streetscapes will include trees and planting areas, and the buildings will be set back to create front yards.

This pattern of streets also creates a series of development blocks and provides attractive addresses for a variety of building types. Within the blocks there will be communal and private open space. The majority of the parking will be provided in a large parking structure in the center of the neighborhood. Short term and visitor parking will be provided with parallel spaces along the streets.

The neighborhood will have a wide range of unit types in order to provide housing for families, singles, couples, and student accommodations. Therefore, there will be a diverse range of building types which will fit into these blocks and line the streets of the neighborhood.

A. Single-Family Attached House
Approximately 1585 square feet units with attached garages, private courtyards, and built on fee-simple lots served by a rear alley.

B. Fourplex House
Two story townhouses attached with private yards.

C. Stacked Townhouse
Three-story buildings with two story townhouses over one-story ground floor flats.

D. Back-to-Back Townhouse
Two story single aspect or corner aspect townhouses which share a party wall and mechanical zone with other townhouses and ground floor flats.

E. Composite Building
Three story urban buildings which combine townhouses and small apartments served by common stairs.

F & G. L-Shape & Rotunda Apartments
Four story central corridor building with apartments, stair, and elevator.

H. Apartment Complex
Two or more apartment buildings connected by an elevator and stair tower but which are treated as separate buildings.

I. Garage Building
Single aspect apartments and loft apartments are built around the perimeter of the central parking garage. Stair and elevator towers serve single loaded corridors around the perimeter of the garage.
Inventory of Unit Types

During the planning process, a comprehensive market study identified a range of potential buyers and renters for housing among faculty and staff as well as the unmet needs of student housing. Various unit types were analyzed for their appropriateness for different segments of these markets.

Unit Plans were developed that could serve more than one market type. For example the two bedroom apartment unit can be a four student suite, an apartment for two unrelated single persons, a faculty member who needs a study, or a couple with a child. The size and arrangement of rooms are comparable to small market rate units serving those populations.

By using a limited number of different unit configurations, it is possible to standardize construction methods, especially those components such as bathrooms and kitchens, which are both expensive and capable of being mass produced.

The units can then be used in various combinations to create the basic building types illustrated on the previous page, which fit into the blocks defined by the framework of streets and open spaces.
Architectural Character

The goal of the study is to create a series of neighborhoods, rather than either housing projects or typical suburban subdivisions. To achieve this, the architectural character of the buildings must have the diversity of styles as well as building types that would be found in a traditional neighborhood. There also must be a sense of order and harmony among them.

The builders of traditional American neighborhoods, achieved this by using Architectural Pattern Books which defined the essential characteristics of each architectural style and patterns for windows, doors, and special features, as well as the basic massing and forms of houses. Therefore, this Pattern Book includes Architectural Patterns for the new development in three different architectural styles to be used by the architects of buildings to create unique new environments. The patterns are derived from an analysis of existing architectural patterns in Santa Barbara County, which identified three themes.

UCSB Spanish Revival
The most recognizable of the Santa Barbara Styles, Spanish Revival, has set the image of the City of Santa Barbara and can be found throughout the County. Santa Barbara’s Spanish Revival is an extremely robust interpretation of the style, and has a number of different variations.

UCSB Contextual
The developments will be an integral part of the campus and its image. The campus has been developed with predominantly modernist architecture but modified to respond to various local conditions. Some recent developments, especially Manzanita Village on the main campus, have defined a modernism that is contextual in that it reflects various aspects of the Santa Barbara Spanish Revival, but with modernist planning and detailing.

UCSB Craftsman Vernacular
Santa Barbara has a rich tradition of Arts & Crafts Style buildings and examples of agricultural architecture that use some of the forms associated with that style. Many of our buildings will be built at the edge of settlement areas and therefore will face the green sward and adjacent natural areas.
How To Use This Pattern Book

The Pattern Book will guide the design of buildings in the development of the new neighborhood. It has three principal sections: The Overview which describes the goals and methods of the Pattern Book; Community Patterns which defines the way in which buildings are sited and the character of public space which they are expected to create; and Architectural Patterns which establishes the architectural vocabularies and elements to be used.

Step One: Select Site and Building Types
The plan creates a series of blocks within which there are lots for development. Each of these is bounded by a combination of streets and shared open space. Identify your site on the location plan.

Step Two: Determine General Massing
Using the footprint provided for the building, select and locate the building type and determine the height and general massing.

Step Three: Select Unit Types & Determine Height Variations
The massing will vary, depending on the site’s location and on the configuration of units. The units set the basic framework for determining further facade articulation.

Step Four: Create Urban Facades
The overall massing is articulated with appropriate roof forms, and elements along street facades to create an urban scale. Refer to Architectural Patterns for eave and roof details.

Step Five: Compose Windows
Place window openings in relationship to the buildings articulated massing by following the window composition patterns.

Step Six: Select Window Types
Select appropriate window and doors from the Architectural Patterns Section.

Step Seven: Add Special Elements
Add elements such as canopies, box windows, chimneys, trellises, etc. from the Architectural Patterns Section.

Step Eight: Select Materials and Colors
The Materials and Colors page describes the appropriate materials and colors for each architectural style.
SECTION B Community Patterns
Overview

The Community Patterns section defines those patterns which are essential to creating the character and quality of neighborhood spaces called for in the Campus Housing Study. The proposed development will create a neighborhood with a mix of housing types and some mixed use within it.

Elements of a Neighborhood: The blocks of the neighborhood are defined by an interconnected network of streets and open space. The blocks have a variety of building heights and architectural styles.

Lot and Building Types: In the neighborhood there are several different lot types, each of which can support one or more building types.

Site Design Criteria for Lot Types: Each lot type has criteria for the placement and configuration of building types. Some lots are proposed for all residential buildings, others will have a mix residential and public uses, and still others have parking facilities on site.

Matrix of Lots and Development: The recommended inventory of building types and the development which results are summarized.

Assembly of an Urban Quarter: This collection of urban buildings set within the blocks of the neighborhood are configured to create a collection of diverse, human scale addresses. In a series of two and three dimensional diagrams, this page illustrates the way in which building placement, ground floor uses, building height, and lot types can achieve that character.
The Site Plan for Stokoe illustrates a diverse range of housing types, set within a number of different block types, connected with a variety of public open spaces.

Each of these elements is diagrammed: Frameworks include the streets, (along which there is short term parking), wide sidewalks, and streetscapes. North-south streets provide views to the mountains and the green sward, while the east-west streets provide small scale neighborhood connections. Access roads are around the perimeter.

The scale of buildings responds to the context. Two-and three-story single-family houses are placed adjacent to existing single-family housing. Two-and three-story buildings are placed along the open space, and taller buildings are placed in the center and at the entry. Three architectural styles will further differentiate the parts of the development, and create a rich range of addresses.
Block & Building Types

COMMUNITY PATTERNS
Street Cross Sections

A. Typical Townhouse Road Looking North
B. Typical Paseo Looking East
C. Typical Street along Parking Garage Looking North
D. Typical Neighborhood Street Looking North
E. Typical along Edge Road Looking East
LOT TYPE SF – SPECIFICATIONS

LOT SIZES
- Width: 30 feet
- Depth: 90 feet

INDIVIDUAL LOT SETBACKS
- Front: 5 feet (minimum)
- Side: 0 feet (minimum)
- Rear: 5 feet (minimum)

FACADE ZONES
- All zones: 5 feet (100% of the front facade of the building to be located anywhere within the Front Facade Zone)

ENCROACHMENTS
- Permitted to extend to property line:
  - Terraces
  - Pergolas
  - Staircases
- Permitted to extend 3 feet into the lot setback:
  - Bay Windows
  - Balconies

ENTRANCES
- Front doors must be oriented to the street or Green Corridor

NOTES
- The following items require alley access:
  - Parking & Garage Access
  - Meters/Transformers
  - Generators
  - Garbage & Service Access
  - Back Flow Preventors
  - Irrigation Controllers
- Courtyards must open to the South or West

BLOCK TYPE SF – SINGLE-FAMILY

COMMUNITY PATTERNS
Lot Type OC – Specifications

Block Size Range (Approximate):
- Width: 220 - 230 feet
- Depth: 190 - 200 feet

Block Setbacks
- 5 feet (minimum)

Facade Zones
- All zones: 10 feet (80% of the front facade of the building to be located anywhere within the Facade Zone)

Encroachments
- Permitted to extend to property line:
  - Terraces
  - Pergolas
  - Staircases
- Permitted to extend 3 feet into the lot setback:
  - Bay Windows
  - Balconies

Entrances
- Building entrances must be oriented to the street and courtyard

Notes
- The following items are not permitted on the street or courtyard facade:
  - Parking & Garage Access
  - Meters/Transformers
  - Generators
  - Garbage & Service Access
  - Back Flow Preventors
  - Irrigation Controllers

Recommendations
- Individual front doors to ground floor dwelling units facing the street and courtyard are encouraged
Lot Type CC – Specifications

**Block Size Range:**
- Width: Varies
- Depth: Varies

**Block Setbacks**
- 5 feet (minimum)

**Facade Zones**
- All zones: 10 feet (80% of the front facade of the building to be located anywhere within the Facade Zone)

**Encroachments**
- Permitted to extend to property line:
  - Terraces
  - Pergolas
  - Staircases
- Permitted to extend 3 feet into the lot setback:
  - Bay Windows
  - Balconies

**Entrances**
- Building entrances must be oriented to the street and courtyard

**Notes**
- The following items are not permitted on the street or courtyard facade:
  - Parking & Garage Access
  - Meters/Transformers
  - Generators
  - Garbage & Service Access
  - Back Flow Preventors
  - Irrigation Controllers

**Recommendations**
- Individual front doors to ground floor dwelling units facing the street and courtyard are encouraged

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**Block Type CC – Closed Courtyard**

**Lot Plan**

**Setback Plan**

**Ground Floor Plan**
Lot Type PG – Specifications

**Block Size (approximate)**
- Width: 460 feet
- Depth: 270 feet

**Lot Setbacks**
- 5 feet

**Facade Zones**
- All zones: 5 feet (100% of the liner facade of the building to be located anywhere within the Facade Zone)

**Encroachments**
- Permitted to extend to property line:
  - Terraces
  - Pergolas
  - Staircases
- Permitted to extend 3 feet into the lot setback:
  - Bay Windows
  - Balconies

**Entrances**
- Building entrances must be oriented to the street

**Notes**
- The following items are not permitted on the Building Facade Zone:
  - Parking Garage Access
  - Meters/Transformers
  - Service Access
  - Garbage Access
- See page B2 and B9 for flex space location

**Parking**
- Approximately 1300 parking spaces are available on 6 levels (5 above ground; 1 below)

**Recommendations**
- Individual front doors to ground floor dwelling units facing the street are encouraged
- Sidewalk at flex space should be continuous from street to building

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**Block Type PG – Parking Garage**

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**Lot Plan**

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**Roof Plan**

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**Section**

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Lot Type LM – Landmark Specifications

Lot Setbacks
- 5 feet (minimum)

Facade Zones
- All zones: 15 feet (90% of the building facade of the building to be located anywhere within the Building Facade Zone)

Encroachments
- May extend to 3 feet into the lot setbacks; the following items are permitted:
  - Pergolas
  - Staircases
  - Bay Windows
  - Balconies
  - Terraces

Entrances
- Building entrance(s) must be located at southwest corner of site

Notes
- The following items are not permitted on the Street-facing facades:
  - Meters
  - Service Access
  - Garbage Access
- Locate Ground Floor Day Care facility, civic meeting space, and pool, with access to courtyard space
- Open-air pedestrian passage required southwest corner of site through public courtyard space

Recommendations
- Individual front doors to ground floor dwelling units facing the street and courtyard space are encouraged

Block Type LM – Landmark
Assembly of an Urban Quarter

COMMUNITY PATTERNS
SECTION C

Architectural Patterns
The Architectural Patterns provide more detailed and specific patterns for creating the urban space with architectural design elements as well as the massing and scale required to create the image called for in the Campus Housing Study. Buildings along Ocean Road will be designed in either the Spanish Revival Style or a Campus Contextual style that refers both to the modernist buildings on campus and the Spanish Revival heritage of the region.

Composition of an Urban Building: A sequence of images illustrates the way in which standardized units within a simple building form can be articulated with changes of elevations and the addition of special elements, scale elements, windows and doors, and color.

Both Spanish Revival and Campus Contextual Architectural Patterns are described in six pages each:

- **History and Character**: The essential elements of the style and a brief history.
- **Massing and Compositional Elements**: The basic massing and the elements of architectural style that define the character of the style.
- **Wall Section and Eave Details**: The details that are essential to a correct use of the style.
- **Building Elements**: Each style has a collection of recognizable elements such as special windows, pergolas, stairs, chimneys, sun screens and porticos.
- **Windows and Doors**: The proportions, dimensions, and details of correct windows and doors.
- **Composition**: The basic massing is articulated in two different ways, and then further articulated with changes of plane and special elements to create a compositional diagram. This is illustrated using the standard design elements from the previous pages.

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**Overview**

**Architectural Patterns**
Composition of a Neighborhood Building

ARCHITECTURAL PATTERNS
Composition of an Urban Neighborhood Building
Composition of An Urban Garage Building

ARCHITECTURAL PATTERNS
History & Character

Spanish Revival has been a consistent architectural language for Santa Barbara County for more than a century. The style was first developed by the Spanish and had a significant effect on the development of coastal California. The style is based on a broad variety of influences, combining both local and Mediterranean precedents, into a unique architecture for Santa Barbara. This was a vernacular, regional design based on climatic considerations of tile roofs over white washed stucco walls.

The Santa Barbara character of the style was not fully realized until after the earthquake of 1925, when a dramatic era of rebuilding was initiated. The core elements of the style were combined with modern program requirements to create an inventive language for neighborhoods, and an urban environment. The combination of the dramatic setting and the Spanish Revival style has been a contributor to the identity of Santa Barbara.

Santa Barbara County Courthouse
Residential courtyard building in Santa Barbara
Santa Barbara
Santa Barbara
Santa Barbara residential building

Santa Barbara

Essential Elements of Santa Barbara Spanish Revival

- Simple masses articulated to create picturesque compositions
- White, light color stucco walls
- Combination of roof forms and shapes
- Vertical proportion for windows and doors
- Bay windows, stairways and chimney elements
- Site walls and gardens

Spanish Revival

ARCHITECTURAL PATTERNS
Massing & Compositional Elements

The basic massing, comprised of standardized dwelling units, will be augmented by a series of architectural elements of the Spanish Revival Style. These elements include bay windows, special doors with arched openings, eave details for tile roofs, shutters, stairways, pergolas, and balconies. The specific details for pergolas, cornices and window elements are described on the following pages and provide the visual cues that define the character of the style.

Massing Types

L - Shape

Back-to-Back Townhouse

Composite Type

Spanish Revival

ArChitectural Patterns
Wall Section & Eave Details

Roof
• Roof pitch: varies from 3:12 to 6:12
• Materials: slate, concrete and clay tile, in flat or barrel profile, with multiple ‘stacked’ tiles at eaves
• Flat roof elements are common

Eaves
• Exposed rafters made with synthetic materials to replicate wood
• Molded profiles formed with stucco or synthetic stucco
• Gutters: half-round metal or PVC
• Downspouts: round metal or PVC

Walls
• Floor to ceiling height: 10 feet for the first floor, 8 to 10 feet for the floors above ground level.
• Window head heights: may vary
• Stucco with handmade/formed appearance; skip-trowel appearance is not permitted
• Foundation wall cladding: stucco, brick, tile, or stone veneer

Spanish Revival
ARCHITECTURAL PATTERNS
Spanish Revival

Building Elements

Bays
- Roof pitch: may range from 3:12 to 6:12
- Roof material: match the principal roof or wall finish

Walls
- Stucco or high quality wood

Pergolas
- High quality wood, or replicate look of wood construction with synthetic alternates such as Azek or HardiPlank

Chimneys
- Match wall finish
- Chimney cap: modeled to replicate forms of the design of the building

Stairways
- Stair wall: sculptural element in building composition
- Stair tread and riser: clay tile with decorative trim
Windows
- Double-hung, casement, or French casement
- Muntin patterns for double-hung: 1, 4, 6, and 8-over-1
- Muntin patterns for casements: 1 or 2 wide by 2, 3, or 4 high
- All windows to be energy efficient and made with synthetic materials to replicate wood windows
- Minimum ¾-inch-wide projecting exterior muntins (simulated dividedlite) required

Special Windows
- Special windows include round, elliptical, square and vertical rectangular accent windows with wrought iron detailing.

Shutters
- Operable with appropriate hardware
- Paneled or louvered is common

Doors
- Surround: stucco or tile trim
- Either substantially glazed or solid.
- Windows and doors: 6-inch-wide profiled trim in wood (or simulated wood) detailing, or 2-inch brickmold with masonry detailing

Typical Window Details
- Siding
- Windows & Doors
- Stucco
Spanish Revival

**Massing Types**

- Bar
- T-Shape
- L-Shape
- Complex

**Massing Variations**

- Back to Back Townhouse
- Composite
- L-Shape Apartments
- Apartment Complex

**Articulation of Massing**

- Complex
- L-Shape Apartments
- Apartment Complex

**Architectural Patterns**
Modern contextual architecture has played an important role in the identity of the UCSB campus. The first ambitious building program by the University incorporated a regional modern aesthetic that responded to local climatic considerations.

The design of buildings in the UCSB environment will respond to the climate as well, and to the fabric of the existing context. While modern architecture follows no set system of proportions or traditions, buildings will follow the larger urban patterns that contribute a humane and welcoming face to the shared public spaces. All buildings throughout UCSB are designed to present a ‘gift to the street.’ Front doors, windows, porches and verandas are all key elements that contribute to the greater community. Clear passage and visibility to entry doors from the street, a significant ratio of windows or transparency in the front of the building, and setbacks that reflect the general massing and rhythm on adjacent buildings are all important design considerations.
Massing & Compositional Elements

The basic massing with its standardized units will be modified and augmented by a series of architectural elements of the UCSB Contextual Style. These are different from those in the Spanish Style and include corner windows, balconies, bay and box windows with flush glazing, and a wide variety of sun-screening devices. The simplicity of the details of beam ends, cornice lines, and window patterns as described on the following pages provide the visual cues that define the character of the style.
Flat roof eave supported by outriggers acts as a cornice while providing building shade.

Spanish Revival inspired Art-Deco eave with shaped outriggers.

Briole supported with tapered outriggers to provide building shade.

Abstract modern eave as an architectural element.

Eaves create shade for the building mass and allow opportunity for contrasting materials with smooth or textured pallets.
Building Elements

Balconies open to the exterior and visually transparent

Shade Devices

Corner windows with operable panses

Shading Elements shelter interior from sun and animate building facade

UCSB Contextual

ARCHITECTURAL PATTERNS
Windows & Doors

Windows

Corner Windows

Window Walls

Accent Windows

UCSB Contextual

ARCHITECTURAL PATTERNS
UCSB Contextual

**Massing Types**

- Gateway
- Gateway Rotunda Variation
- L-Shaped
- Parking Garage with Liner
- Parking Garage Variation

**Massing Variations**

**Articulation of Massing**
Craftsman Vernacular architecture is an important contributor to the character of Santa Barbara County and the UCSB campus. The style has a rich history and it was derived from the uniquely American and more formal Shingle Style that originated in the Northeast. A second source of influence for this style is the Arts & Crafts movement that began in England around 1860. With its use of natural materials, expressive structural members, and traditionally crafted elements; it influenced the American architecture community in the late 1800s and early 1900s. In the American context, the style was more relaxed and typically associated with cottages and informal dwellings.

Known as the Craftsman style throughout the United States, it enjoyed widespread use in the early twentieth century. The style was brought to California by many local builders familiar with it through the publication of pattern books, plan books, and mail order house catalogs. Since that time, the style has become almost synonymous with the California lifestyle and Santa Barbara County.

History & Character

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Craftsman Vernacular

Massing & Compositional Elements

- Dormers
- Bay Window
- Doors
- Windows
- Eaves
- Brackets
- Porches
- Single Family
- Four Plex
- Back to Back Townhouses
Craftsman Vernacular

**Wall Section & Eave Details**

**Roof**
- Roof pitch: from 3:12 to 6:12
- Roof materials: the look of wood and architectural grade asphalt shingles

**Eaves**
- Eaves: materials that replicate wood construction detailing
- PVC and cementitious materials

**Walls**
- Floor to ceiling height: 10 feet for the first floor, 8 to 10 feet for the floors above ground level
- Window head heights: vary as required in the elevation
- Siding: cementitious to replicate clapboard or shingle
- Stucco with handmade/formed appearance; skip trowel appearance is not allowed
- Foundation wall cladding: stucco or brick veneer

**Partial Elevation and Section**

**Eave Detail**

**Eave Section**

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**ARCHITECTURAL PATTERNS**

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Architectural Patterns

Building Elements

Bays
- High percentage of glazing
- Match wall finish and color

Porches
- Minimum of 8 feet deep
- Replicate wood construction

Bays
- High percentage of glazing
- Match wall finish and color

Porches
- Minimum of 8 feet deep
- Replicate wood construction

Dormers

Bays
- High percentage of glazing
- Match wall finish and color

Porches
- Minimum of 8 feet deep
- Replicate wood construction

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Architectural Patterns

Building Elements

Bays
- High percentage of glazing
- Match wall finish and color

Porches
- Minimum of 8 feet deep
- Replicate wood construction
Craftsman Vernacular

Architectural Patterns

Windows & Doors

Windows
- Windows: double-hung, casement, or French casement
- Muntin patterns for double-hung windows: 1-, 4-, 6-, and 8-over-1
- Muntin patterns for casement windows: vary, vertical proportion of glass lites

Special Windows
- Similar in character and pattern to typical windows
- Picture windows: Large window flanked by typical windows

Shutters
- Painted and operable
- Styles: paneled or louvered.

Doors
- Replicate wood

Trim
- Windows and doors: 6-inch-wide profiled trim in wood (or simulated wood) detailing, or 2-inch brickmold in masonry detailing

Typical Window Details

Siding

Doors

Painted and operable
- Styles: paneled or louvered.

Replicate wood
- Windows and doors: 6-inch-wide profiled trim in wood (or simulated wood) detailing, or 2-inch brickmold in masonry detailing
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ARCHITECTURAL PATTERNS
Stacked Townhouse

Back to Back Townhouse
Composite

L-Shape Apartments
Rotunda Apartments
Apartment Complex
Landmark Building