

CALIMESA DOWNTOWN COMMERCIAL ARCHITECTURE DESIGN GUIDELINES

These Commercial Design Guidelines encourage a physical appearance of nonresidential areas consistent with the City of Calimesa's vision. This creates unique shopping environments that serve as cultural and social focal points for the business, entertainment, and commercial needs of the community. The unique architectural styles, details, colors, and embellishments will create a festive atmosphere for the community to enjoy.



COMMERCIAL DESIGN GUIDELINES

Introduction

Vision

The Architectural Vision for Downtown Calimesa is born out of a desire to create a pedestrian-oriented atmosphere consistent with traditional Southern California communities that exhibit Mission, Rustic Lodge, and Ranch architectural influences. In the past, classic downtown environments stood out clearly from their surroundings, both in terms of building massing and appearance, and their architecture could be unmistakably identified as belonging to a specific culture, region, or locale. The intent is to promote architectural styles rooted in the regional vernacular, designed to respond to architectural precedents, regional climatic conditions and local building practices and materials. Ultimately, through the implementation of these local and regional building traditions, it is envisioned that Downtown Calimesa will engender its own distinct identity, with buildings that are embedded in the cultural milieu that constitutes Calimesa.

The intent of this Architectural Design Guideline Section is to create an easily understandable document using accessible language and imagery to convey architectural concepts. The purpose is to avoid superficial “franchise modern” architectural expressions in favor of a more traditional downtown image. Architectural plans can either nurture a richly detailed people-oriented environment, or promote false hopes that perpetuate a bitter, automobile-dominated domain.

The applied arts of architecture and urban design work in concert with a set of architectural images, characteristics, and design standards that do not

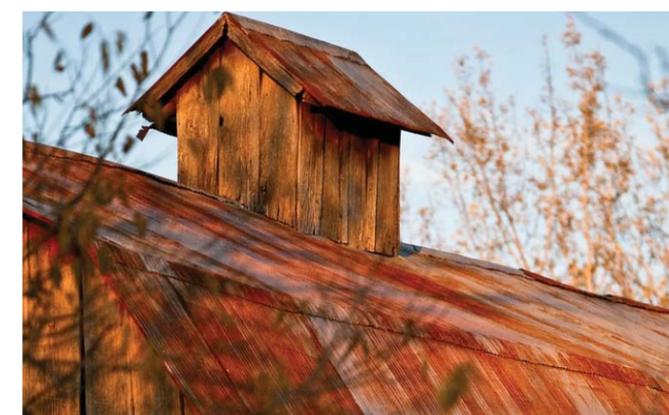
have to be interpreted by design professionals. The architectural structure of Downtown Calimesa can draw upon a vast store of knowledge associated with the three sanctioned architectural styles—Mission, Rustic Lodge, and Ranch. The design guideline parameters are infinitely variable; the opportunities for innovation based upon the repertoire of architectural prototypes presented are boundless. The adherence to specific styles and standards that are tried and true is not tainted the way strict copying is. Making use of these traditions does not brand one a conformist; instead, a profound knowledge of these historic architectural styles enables designers to emulate, not copy, classic architectural expressions, in order to produce architecture that stands the test of time.

Purpose and Intent

The Architectural Guidelines are intended to provide developers, builders, and architects with a clear statement of the desired architectural character for Downtown Calimesa. The descriptions of the Calimesa Mission, Rustic Lodge, and Ranch styles are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Calimesa. The City of Calimesa advocates architecture that creates a “sense of place” rooted in the architectural vernaculars of Southern California, and specifically Calimesa. Architecture should be reflective of the region, yielding to styles that respond to regional architectural conditions, local climatic conditions, common building practices, and local materials. The architectural design process should be one of emulation, tempered by modern interpretation. The developer, builder, and architect should work with the knowledge of, and sympathy for, past local

architectural styles, but should also strive not to confuse the circumstances of our era with those of another.

A variety of thumbnail photographic images and architectural elevations have been assembled to assist developers, builders, and architects in the design of commercial and mixed-use structures in Calimesa. After reviewing this Section, developers, builders, and architects will have a clear and concise design direction and the knowledge necessary to produce creative, innovative, and aesthetically pleasing structures consistent with the three sanctioned architectural styles. The City of Calimesa Design Review process encourages a high level of design quality while providing the flexibility needed to encourage creativity on the part of developers, builders, and architects. The intent of these guidelines is to encourage creative individual architectural statements that, when viewed as a whole, produce an outstanding commercial/mixed-use environment.



How to use these Guidelines

These Architectural Design Guidelines describe three distinct architectural styles, Mission, Rustic Lodge, Ranch, that have been selected by the decision makers and citizenry of the City of Calimesa. These styles were selected to promote an architectural image rooted in the vernacular of Southern California and the Calimesa region. Based upon this rich architectural heritage, specific architectural Elevations and associated Design Standards have been crafted for each of the three architectural styles to provide developers, builders, and architects with the knowledge necessary to craft appropriate architectural expressions consistent with these Guidelines.

This Section is divided into the following components:

Introduction – Provides the purpose and focus of the Calimesa Architectural Design Guidelines. This component is the foundation of the Section, containing general provisions and design ideals as a prelude to specific Elevations and Design Standards. The Introduction also outlines the design heritage and characteristics of each of the three architectural styles in order to present an overall vision.

Prototypical Idealized Architectural Elevations – Provides conceptual architectural elevations—with associated call-outs—designed to highlight the architectural characteristics, embellishments, and materials associated with each of the three architectural styles. The elevations are each designed to represent one possibility of many design scenarios. Each elevation is intended as a general framework to guide future development in Downtown Calimesa. While these elevations are idealized—not intended to cover every stylistic permutation—they are intended to provide a specific design direction for each of the three chosen architectural styles. Thus, architecture in the Downtown Calimesa planning area shall be in substantial conformance with these representative elevations in order to gain approval from the Calimesa Design Review Committee (DRC).

Design Standards – A variety of architectural thumbnail images and associated specific Design Standards have been provided, intended to implement each of the three architectural styles. Architectural standards related to such topics as building massing, towers, arcades, and structural bays, to name a few, are provided to guide developers, builders, and architects, in an effort to assure architectural continuity and design quality within the Downtown Calimesa planning area. As opposed to the Prototypical Idealized Architectural Elevations, the Design Standards presented in this component are mandatory. Developers and architects are required to comply with any and all Design Standards in order to gain approval by the City of Calimesa DRC.



Mission Characteristics

Building Massing

- » Blockscape is divided into a grouping of slightly different but connected mission style buildings, creating streetscape variety and a continuous streetwall
- » Simple two- and three-story building masses emulate traditional mission structures adjacent to the street frame and enclose the public realm, defining pedestrian space
- » Building masses exhibit a distinct base (arcade/storefront), shaft (upper-story gallery), and capital (cornice element/hipped roof)

Roof Form

- » Roof forms are commonly low-pitched gable, hip, and flat
- » Roof pitches are typically low
- » Hip roof overhangs are small (up to six inches maximum), designed to cap the top of the building
- » Ornamental sculpted coping elements define the tops of roof parapets

Towers and Building Corners

- » Building masses are typically punctuated with corner tower elements designed to terminate two converging street walls, accentuating the corner
- » Articulated corner elements, such as towers, corner cut-offs, square, and rounded building masses, accentuate two converging street walls while “turning the corner”
- » Towers commonly extend above the streetwall, functioning as community focal points and landmarks

Arcades and Storefront Structural Bays

- » Street-oriented arcades are common, characterized by round-arched or basket handled arched half-vaults supported by substantial piers.
- » Substantial storefront structural bays, composed of vertical-oriented piers, horizontal spandrels, (with intervening storefront windows), and tile bulkheads add rhythm and visual interest to the streetscape
- » Ground-floor storefronts are distinctly different from upper-story facades, with greater storefront window transparency
- » Ample ground-floor storefront windows, composed of clear or slightly tinted glass, display merchandise to window shoppers

Upper Story Facades

- » Upper-story facades are commonly composed of solid flat wall planes punctuated by deeply recessed windows in symmetrical patterns
- » Upper-story window shapes are defined by vertical patterns. Vertical windows are divided by window muntin patterns (4:4, 6:6, 8:8).
- » Horizontal building features, including continuous roof cornice elements and repetitive window openings, and arcades and galleries, provide architectural continuity
- » Galleries and terraces are commonly integrated into upper-story building masses designed to accommodate office uses

Building Materials

- » Structure exteriors are composed of durable urban-oriented smooth exterior plaster
- » Roofs are clad with traditional Straight Barrel Mission tile
- » Ground-floor storefront bases are typically ornamented with decorative glazed tilework
- » Balustrades are composed of ornamental wrought iron, tile lattice, and decoratively milled wood planks
- » Fabric awnings composed of durable poly/cotton (Sunbrella) conform to individual storefront structural bays.

Rustic Lodge Characteristics

Building Massing

- » Blockscape is divided into a grouping of slightly different but connected rustic lodge buildings, creating streetscape variety and a continuous streetwall
- » Simple two- and three-story tiered building masses emulate traditional lodge structures adjacent to the street frame and enclose the public realm, defining pedestrian space
- » Building masses exhibit a distinct base (arcade/storefront), shaft (upper-story gallery), and capital (gable/hipped roof)

Roof Form

- » Roof forms are mostly moderately-pitched gables and hips
- » Roof pitches are typically moderate
- » Gable and hip roof overhangs are ample, designed to cap the top of the building

Towers and Building Corners

- » Building masses are typically punctuated with corner tower elements designed to terminate two converging street walls, accentuating the corner
- » Articulated corner elements, such as towers, corner cut-offs, and rounded building masses, accentuate two converging street walls while “turning the corner”
- » Towers commonly extend above the streetwall, functioning as community focal points and landmarks

Arcades and Storefront Structural Bays

- » Street-oriented arcades are common, characterized by rectilinear structural bays defined by substantial stone masonry piers
- » Substantial storefront structural bays, composed of vertical-oriented stone masonry piers (random stone rubble), horizontal spandrels (with intervening storefront windows), and stone masonry bulkheads add rhythm and visual interest to the streetscape
- » Ground-floor storefronts are distinctly different from upper-story gallery facades, exhibiting greater storefront window transparency
- » Ample ground-floor storefront windows, composed of clear or slightly tinted glass, display merchandise to window shoppers

Upper Story Facades

- » Upper-story facades are commonly composed of solid flat wall planes punctuated by windows in symmetrical patterns
- » Upper-story window shapes are defined by vertical patterns. Vertical windows are divided by Rustic Lodge muntin patterns (4:1)
- » Horizontal building features, including continuous arcades, galleries, gables and roof forms, repetitive window openings, and sign bands, provide architectural continuity
- » Galleries and terraces are commonly integrated into upper-story building masses designed to accommodate office uses

Building Materials

- » Structure exteriors are composed of durable, rustic materials, including stone masonry, rugged dimensional timbers, and vertical tongue-and-groove wall cladding
- » Roofs composed of standing seam metal (corrugated metal, “V” seam metal, or concrete shake, raked to mimic a natural wood shake are sometimes used)
- » Structural piers and building bases are commonly composed of stone masonry rubblestone (stone veneer, ashler-laid stone sometimes used), designed to anchor the building to the ground plane

Ranch Characteristics

Building Massing

- » Blockscape is divided into a grouping of slightly different but connected ranch buildings, creating streetscape variety and a continuous street wall
- » Simple two- and three-story tiered building masses emulate traditional ranch structures, adjacent to the street designed to frame and enclose the public realm, defining pedestrian space
- » Building masses exhibit a distinct base (arcade/storefront), shaft (upper-story gallery), and capital (clerestory window band, gable roof)

Roof Form

- » Roof forms are commonly low to moderately-pitched gables and sheds. Hipped roof forms are sometimes used to cap minor roof elements such as tank houses, monitors, cupolas, and lanterns
- » Roof pitches are typically low to moderate (4:12 – 8:12)
- » Gable, shed, and hip roof overhangs are substantial, designed to provide ample shade while capping upper-story galleries and clerestory window bands

Towers and Building Corners

- » Building masses are typically punctuated with corner tower elements designed to terminate two converging street walls, accentuating the corner
- » Articulated corner elements, such as granary towers, tank houses, silos, corner cutoffs, and rounded building masses accentuate two converging street walls while “turning the corner”
- » Towers commonly extend above the streetwall, functioning as community focal points and landmarks

Arcades and Storefront Structural Bays

- » Street-oriented arcades are commonly characterized by rectilinear structural bays defined by substantial stone masonry piers
- » Substantial storefront structural bays, composed of vertical stone masonry piers (washed river rock), horizontal spandrels (with intervening storefront windows), and stone masonry bulkhead add rhythm and visual interest to the streetscape
- » Ground-floor storefronts are distinctly different from upper-story gallery facades, exhibiting greater storefront window transparency
- » Ample ground-floor storefront windows, composed of clear or slightly tinted glass, display merchandise to window shoppers

Upper Story Facades

- » Upper-story facades are commonly composed of solid flat wall planes punctuated by vertical windows in symmetrical patterns
- » Upper-story window shapes are defined by vertical patterns. Vertical windows are divided by cruciform window muntin patterns (2:2)
- » Horizontal building features, including continuous clerestory window bands, gable roof forms, arcades, gallery sheds, and repetitive window openings, provide architectural continuity
- » Galleries and balconies are commonly integrated into upper-story building masses designed to accommodate office uses

Building Materials

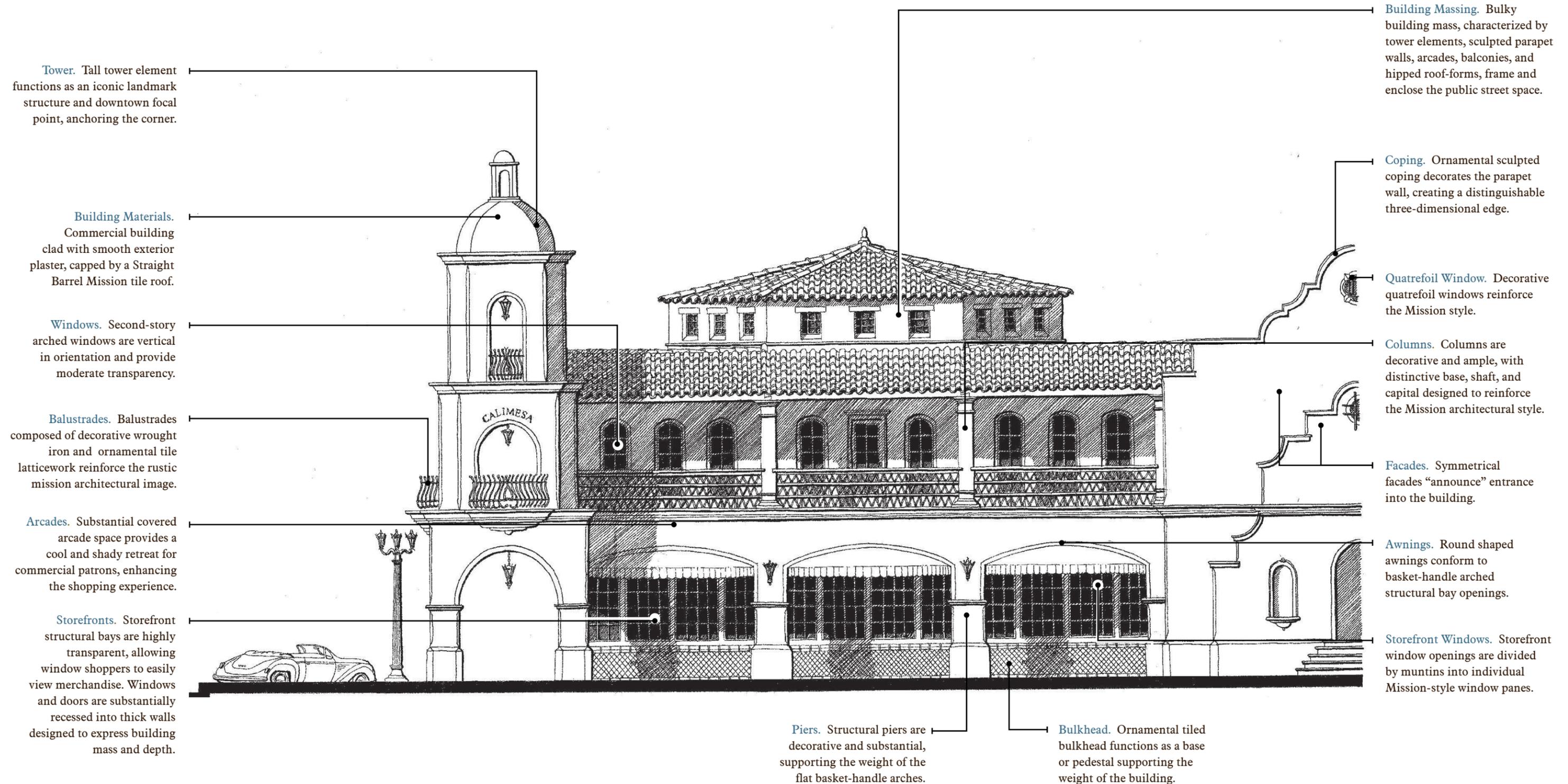
- » Structure exteriors are commonly composed of robust agrarian, materials including washed river rock (random stone rubble and ashler-laid stone sometimes used), rugged dimensional timber, and vertical board and batten siding (clapboard, lap, and drop siding sometimes used)
- » Roofs are commonly composed of rusticated corrugated metal (standing seam metal, “V” seam metal, and concrete shingles sometimes used)
- » Structural piers and building bases are commonly composed of washed river rock designed to anchor the building to the ground plane

This page is intentionally left blank

CALIMESA MISSION

The Mission style of architecture is heavily influenced by the Spanish Mission system of Presidios, Mercados, and Church compounds that stretch from San Diego to the San Francisco Bay Area. Fostered by the early California Missions, the Mission style of architecture gained acceptance throughout southern California as a semi-indigenous architectural style that was both original and traditional, not influenced by Eastern styles of architecture. The basic simplicity of Mission architecture is evidenced by the essential character of the style, expressed in bold arched openness and large unadorned expanses of plain whitewashed exterior plaster surfaces. Rather than overly ornamented craftsmanship, it expressed the casual lifestyle associated with southern California, a return to simple, authentic, and indigenous architecture. Geometry is the key to the Mission Style, characterized by strong wall planes often punctuated by arched openings and capped by sculpted parapet walls. The formal character of this style is evident in the common use of flat basket-handle arched arcades and colonnades often extending the entire length of the front façade, defining individual storefronts while providing a shady haven in which to view the streetscene. Roofs are obviously clad with Straight Barrel Mission tile designed to reinforce the Mission architectural style. Lastly, tower elements are oftentimes present, designed to emulate the bell towers of the classic Spanish Missions.

IDEALIZED PROTOTYPICAL MISSION ELEVATION



MISSION DESIGN STANDARDS

BUILDING MASSING



Building Massing

- » The street space shall be defined by placing commercial buildings parallel to the street at the build-to line, creating a continuous streetwall.
- » Individual buildings along the streetwall shall be differentiated with slight variations in building height, roof form, coloration, and/or projections.
- » Buildings shall exhibit a distinct base (arcade/storefront), shaft (upper-story gallery), and capital (cornice element/hipped roof cap).
- » Roof forms shall be flat (with sculpted parapet walls) or low-pitched gabled or hipped (4:12-6:12).
- » Roof overhangs shall be minimal (12 inches maximum).

TOWERS



Towers

- » Two converging street walls shall be mediated with an articulated building element or enhanced pedestrian space such as a corner tower element, rounded building mass designed to turn the corner or a projecting corner element.
- » Towers shall extend above the streetwall, designed to punctuate the roofs and functioning as community focal points and landmarks.
- » Towers shall be designed with a distinctive base, shaft, and capital.

ARCADES



Arcades

- » Arcades shall be oriented toward the street and designed to frame and enclose the streetscape.
- » Arcades shall be characterized by round-arched or basket-handle half-vaults supported by substantial piers.
- » Arcades shall not be small segmented pieces, but shall travel the entire length of the block.
- » Create light and airy arcades. Arcades shall measure a minimum of 12 feet wide or a minimum three-quarters the height of the storefront.
- » The exterior face of the arcade shall be defined by a series of columns/piers approximately three feet from the curb face, designed to encourage pedestrian concentration within the arcade.

STRUCTURAL BAYS



Structural Bays

- » Substantial storefront structural bays, composed of vertical piers, horizontal spandrels (with intervening storefront windows) add rhythm and visual interest to the streetscape. Piers shall measure a minimum of 36 inches square.
- » Visual rhythm shall be created by the use of structural bays (typically 18–25 feet wide), which divide buildings into a series of individual repetitive units.
- » Use traditional commercial storefront heights to let natural light penetrate interiors. Ground-floor storefront heights shall be 16 feet minimum.
- » Provide traditional ground floor storefront transparency. Storefront transparency shall be based on the following requirement: Minimum storefront transparency: 65% void, 35% solid.

MISSION DESIGN STANDARDS

Parapet Walls

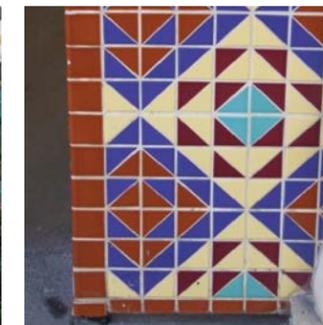
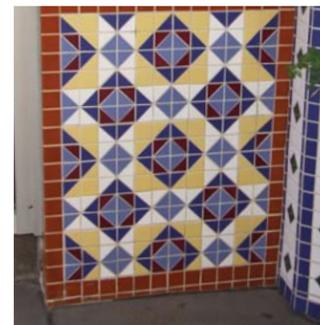
- » Formal Mission-style parapet walls designed to announce entrance into commercial interiors shall be provided. It is designed to reinforce the Mission architectural style.
- » Sculpted Mission-style parapet walls shall be capped with ornamental coping.



PARAPETS

Bulkheads

- » Storefronts shall rest on a distinguishable base or bulkhead designed to anchor the building to the ground plane.
- » Storefront bulkheads shall function as a pedestals designed to support the building mass above.
- » Storefront bulkheads shall follow these minimum requirements: Height: 18 to 36 inches; Permitted materials: differentiated exterior plaster color, or colorful ceramic tile. (use traditional semi-gloss glazed transparent Dal tile with deep rich colors).



BULKHEADS

Awnings

- » Awning shall reflect the shape and proportion of window or structural bay openings, based on the following requirements: Square shed-style awnings shall accommodate square structural bays; Rounded awnings shall accommodate arched structural bays.
- » Do not use continuous awnings. Awnings shall be segmented, conforming to individual structural bays.
- » Provide traditional awning valances. All awnings shall incorporate drop valance not to exceed a maximum height of one foot.
- » Awnings shall be constructed of durable materials (cotton/poly with an acrylic coating, Sunbrella).
- » Internally illuminated or back-lit awnings shall be prohibited.



AWNINGS

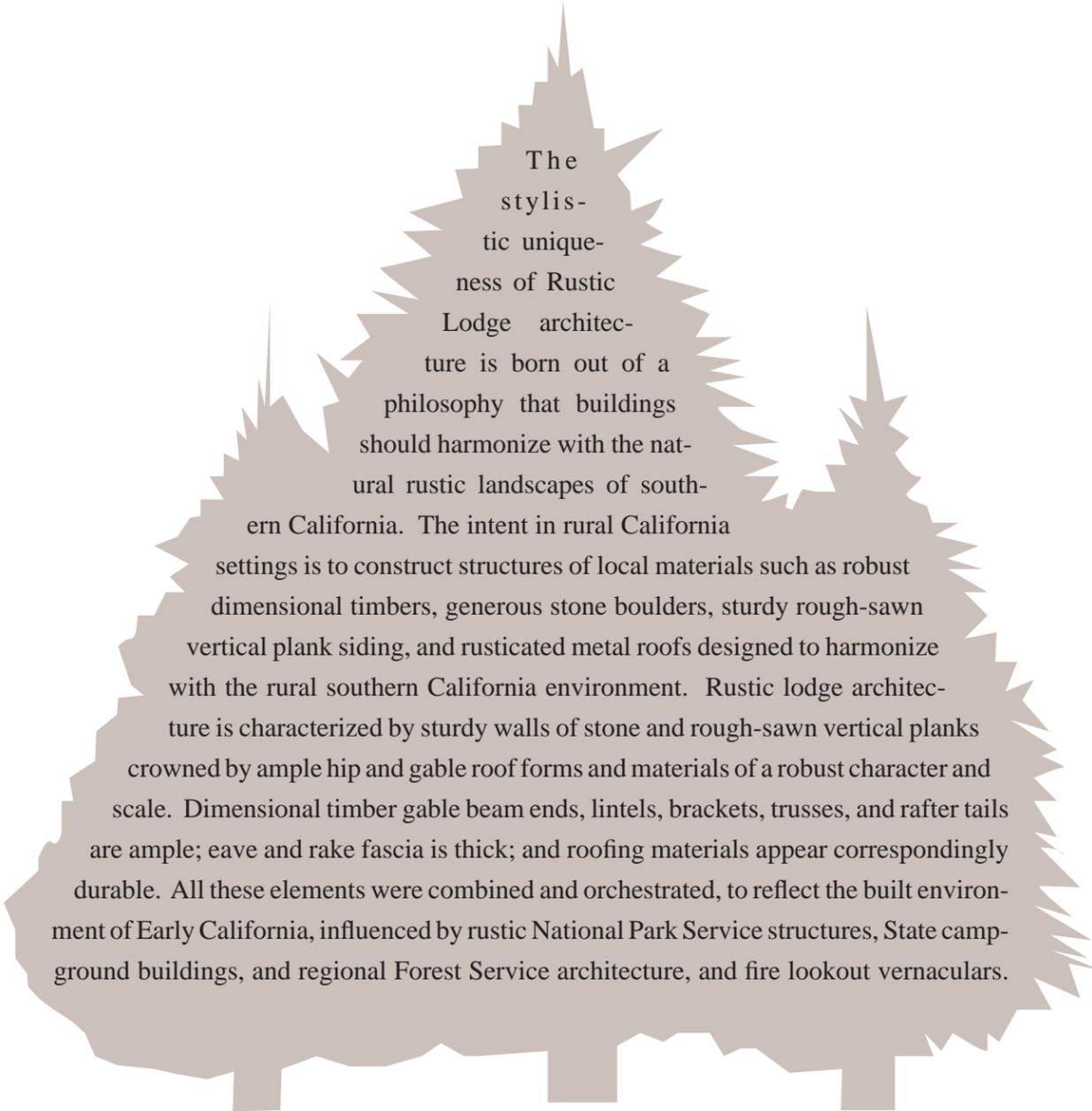
Materials

- » Building exteriors shall be composed of durable urban-oriented smooth exterior plaster.
- » Balustrades shall be composed of ornamental wrought iron, tile lattice, or decoratively milled wood planks.
- » The following are permitted material requirements: plaster, exterior grade (smooth); glass lightly tinted (allowing 90% light transmission); glass transparent; roof tile-clay (i.e., Straight Barrel Mission); concrete-precast (i.e., concrete coping, lintels, and door and window surrounds).
- » Thick stucco textures such as Spanish Lace shall not be permitted.
- » Use durable, urban-oriented building materials. Dimensional timber shall only be used as an accent material for minor architectural elements, such as corbels, brackets, lintels, and window shutters.



MATERIALS

CALIMESA RUSTIC LODGE



The stylistic uniqueness of Rustic Lodge architecture is born out of a philosophy that buildings should harmonize with the natural rustic landscapes of southern California. The intent in rural California settings is to construct structures of local materials such as robust dimensional timbers, generous stone boulders, sturdy rough-sawn vertical plank siding, and rusticated metal roofs designed to harmonize with the rural southern California environment. Rustic lodge architecture is characterized by sturdy walls of stone and rough-sawn vertical planks crowned by ample hip and gable roof forms and materials of a robust character and scale. Dimensional timber gable beam ends, lintels, brackets, trusses, and rafter tails are ample; eave and rake fascia is thick; and roofing materials appear correspondingly durable. All these elements were combined and orchestrated, to reflect the built environment of Early California, influenced by rustic National Park Service structures, State campground buildings, and regional Forest Service architecture, and fire lookout vernaculars.

IDEALIZED PROTOTYPICAL RUSTIC LODGE ELEVATION

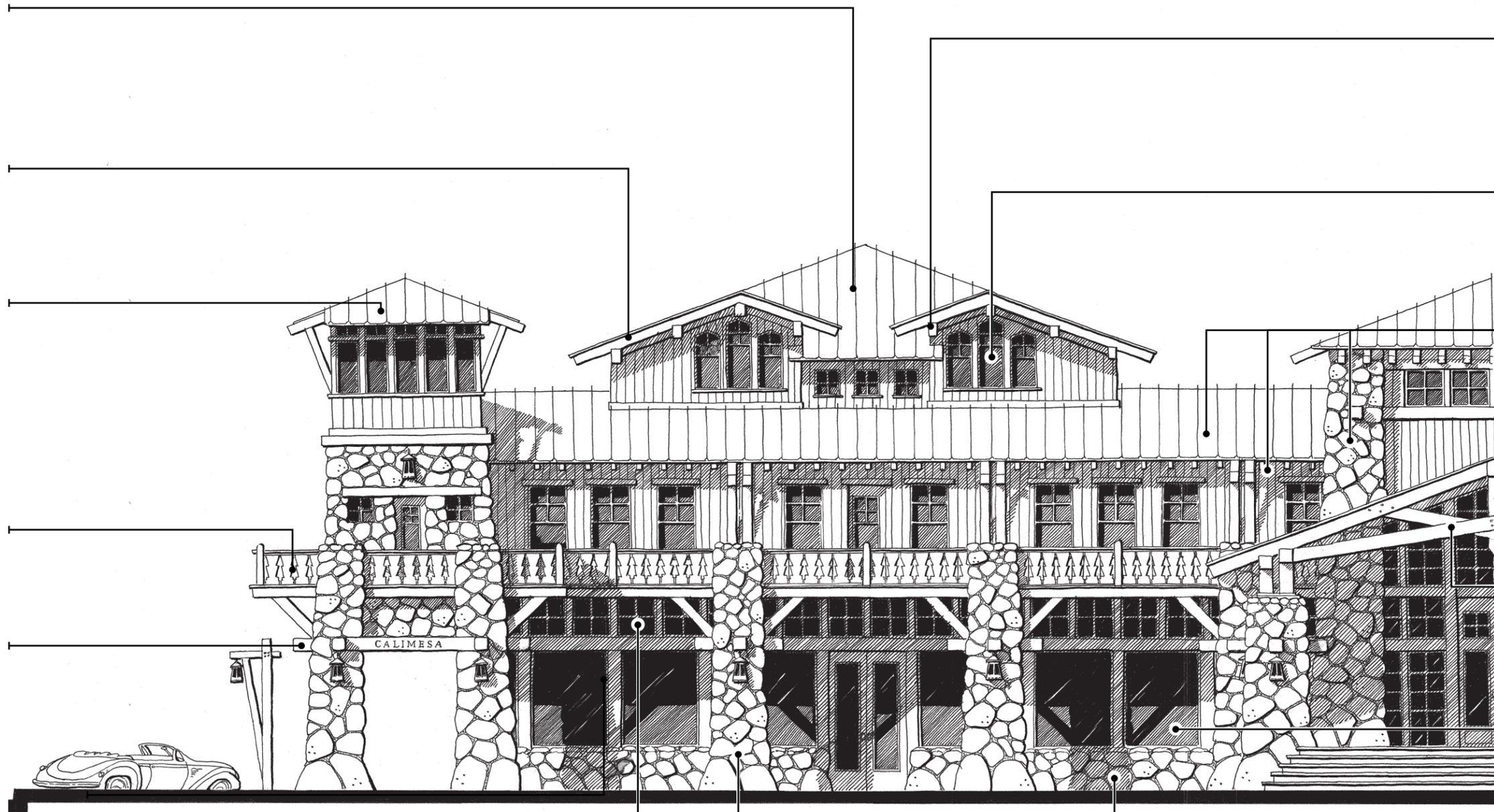
Building Massing. Two-and-one half story building mass, contiguous to the street, forms a streetwall that frames and encloses the streetscape, enhancing the pedestrian experience.

Roof Form. Moderately-pitched gable and hip roof forms, used in combination with ample eave and rake overhangs, reflect the southern California lodge experience.

Corner Tower. Tower element anchors the corner while terminating two converging streetwalls. The tower emulates traditional California fire lookout towers.

Balustrades. Balustrades composed of decorative wrought iron or milled wood planks reinforce the Rustic Lodge architectural image.

Dimensional Timber. Substantial rough and rugged dimensional timber beams, brackets, rafter tails, and trusswork reinforce the Rustic Lodge architectural image.



Structural Elements. Burly and strong structural elements including beam ends, brackets, posts, trusses, and exposed rafter tails project a rustic architectural image.

Windows. Upper-story facade windows are vertical, divided by muntins into individual Rustic Lodge window panes (4:1).

Building Materials. Rustic building materials, including rugged dimensional timber, standing “v” seam metal roof cladding, vertical tongue-in-groove wall cladding, and random rubble stone, reflect the rural heritage of Calimesa.

Trusswork. Scissors truss supports wide, sweeping, low-pitched gable entrance portico.

Storefront. Traditional storefront structural bays provide ample window area transparency, designed to enhance the pedestrian window shopping experience.

Transom Windows. Ground floor storefront transom windows provide ample interior daylighting.

Structural Piers. Substantial stone masonry piers define commercial structural bays while reinforcing the rugged Rustic Lodge architectural style.

Building Base. Random rubble stone masonry base on bulkhead functions as a natural extension of the ground plane, solidly supporting the weight of the building.

RUSTIC LODGE DESIGN STANDARDS

BUILDING MASSING



Building Massing

- » The street space shall be defined by placing commercial buildings parallel to the street at the build-to line, creating a continuous streetwall.
- » Individual buildings along the streetwall shall be differentiated by slight variations in building height, roof form, and projections.
- » Building masses shall exhibit a distinct base (arcade/storefront), shaft (upper-story gallery), and capital (hip and gable roofcap).
- » Large, undifferentiated, and scaleless building masses shall not be permitted.

TOWERS



Towers

- » Two converging street wall planes shall be mediated with an articulated building element or enhanced pedestrian space such as a corner tower element; rounded building mass designed to turn the corner, or projecting corner element.
- » Towers shall extend above the streetwall, designed to punctuate the roofscape, functioning as a community focal points or landmarks.
- » Towers shall be designed with a distinctive base, shaft, and capital.

ENTRANCES AND PORTICOS



Arcades and Porticos

- » Arcades shall be oriented toward the street, designed to frame and enclose the streetscape.
- » Covered arcades shall be provided, characterized by dimensional timber lintels supported by substantial stone masonry piers.
- » Arcades shall not be small segmented pieces, but shall travel the entire length of the block.
- » Create light and airy arcades. Arcades shall measure a minimum of 12 feet wide or a minimum three-quarters the height of the storefront.
- » The exterior face of the arcade shall be defined by a series of piers approximately three feet from the curb face, designed to encourage pedestrian concentration within the arcade.

STRUCTURAL BAYS



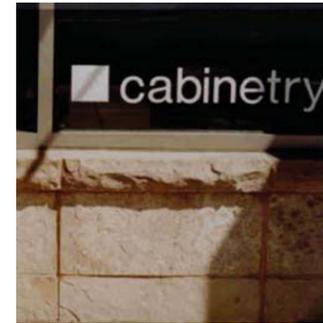
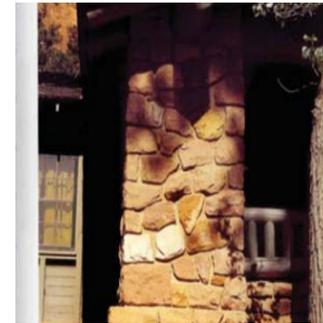
Structural Bays

- » Substantial storefront structural bays, composed of vertical stone masonry piers, horizontal panels spandrels with intervening storefront window, and transom windows add rhythm and visual interest to the streetscape.
- » Use traditional commercial storefront heights to let natural light penetrate interiors. Ground-floor storefront heights shall be 16 feet minimum.
- » Provide traditional ground floor storefront transparency. Storefront transparency shall be based on the following requirement: Minimum storefront transparency: 65% void, 35% solid.
- » Visual rhythm shall be created by the use of structural bays (typically 18–25 feet wide) that divide buildings into a series of individual repetitive units.

RUSTIC LODGE DESIGN STANDARDS

Building Base

- » Storefronts shall rest on a distinguishable base or bulkhead designed to anchor the buildings to the ground plane.
- » Storefront bulkheads shall follow these minimum requirements: Height: 18 to 36 inches; Permitted Materials: rusticated stone masonry, stone veneer, rubble stone masonry, and ashler-laid stone.
- » Stonefront bulkheads shall function as a pedestal designed to support the building above.



BUILDING BASE

Piers and Posts

- » Stone masonry piers shall be substantial. Minimum pier width shall be 36 inches square at the base. Masonry piers may batter to 30 inches square at the capital.
- » Stone masonry piers shall be three-dimensionally square. Thin, two-dimensional “street-set” piers shall not be permitted.
- » Dimensional timber posts shall be substantial based upon the following requirements. Minimum size: single post – eight inches square; and double posts – six inches square.



PIERS AND POSTS

Trusswork

- » Substantial rough and rugged dimensional timber trusswork shall be provided, designed to project a rustic image.
- » Dimensional timbers shall be square and not two-dimensional “stage sets.”
- » Dimensional timber truss types include: kingtruss, bowtruss, m-truss, scissor-truss, and hammer beam truss.



TRUSSWORK

Materials

- » Durable, rustic, and unrefined building materials shall be used, typically characterized by rough-sawn wall cladding and rugged dimensional timbers, beam ends, brackets, and exposed rafter tails.
- » The following are permitted materials: glass lightly tinted (allowing 90% light transmission); glass transparent; masonry–stone (i.e., rusticated, pitched-face, quarry-faced, course rubble, ashler-laid stone, and broken rangework masonry); masonry–stone veneer (i.e., brownstone, sandstone); roof cladding–corrugated metal, standing seam metal, V-seam metal, concrete shakes; wall cladding–vertical wood tongue-in-groove planks, wood shingles (fire rated, class A); and dimensional timber and decorative wrought iron.
- » T-III siding shall be prohibited. Wood shingles shall be exposed a minimum of six inches to the weather.



MATERIALS

CALIMESA RANCH

The Calimesa Ranch architectural vernacular comes from the working cattle ranches and agrarian farms of southern California. Historically, Ranch structures and associated outbuildings were designed for practical purposes, ultimately harmonizing with the natural landscape, responding to varying physical, environmental, and climatic conditions. The architecture of Ranch structures was utilitarian. Ranch and farm structures, including barns, hay lofts, tank houses, granary towers, and silos were commonly arranged as a collection of individual buildings forming enclosed compounds to shelter ranch hands and livestock. Low rambling shed roof extensions often characterize Ranch architectural structures, transitioning upwards to large barn volumes that are capped by clerestory window bands, roof monitors, cupolas, and lanterns. Historically, Ranch structures were practical, being composed of materials that were near at hand. Stonework consisted of stones pulled from nearby arroyos—primarily washed river rock for foundations and structural piers. Rough and rugged siding materials, including vertical board and batten, clapboard, lap, and drop siding, were locally milled. Roofs are commonly clad with rusticated corrugated metal. Structural elements consist of burly dimensional timber posts, beams, brackets, and trusses designed as the skeletal framework to support the Ranch structure. All of these elements were combined to complement the rural natural setting of early southern California.

IDEALIZED PROTOTYPICAL CALIMESA RANCH ELEVATION

Roof Form. Ranch/Barn structure capped by predominately low to moderately pitched gable roof forms with ample eave and rake overhangs. Hipped roof forms sometimes used in conjunction with minor roof elements such as monitors and cupolas.

Tank House. Tower element mimics a traditional California agrarian tank house designed to reinforce the Calimesa Ranch architectural vernacular.

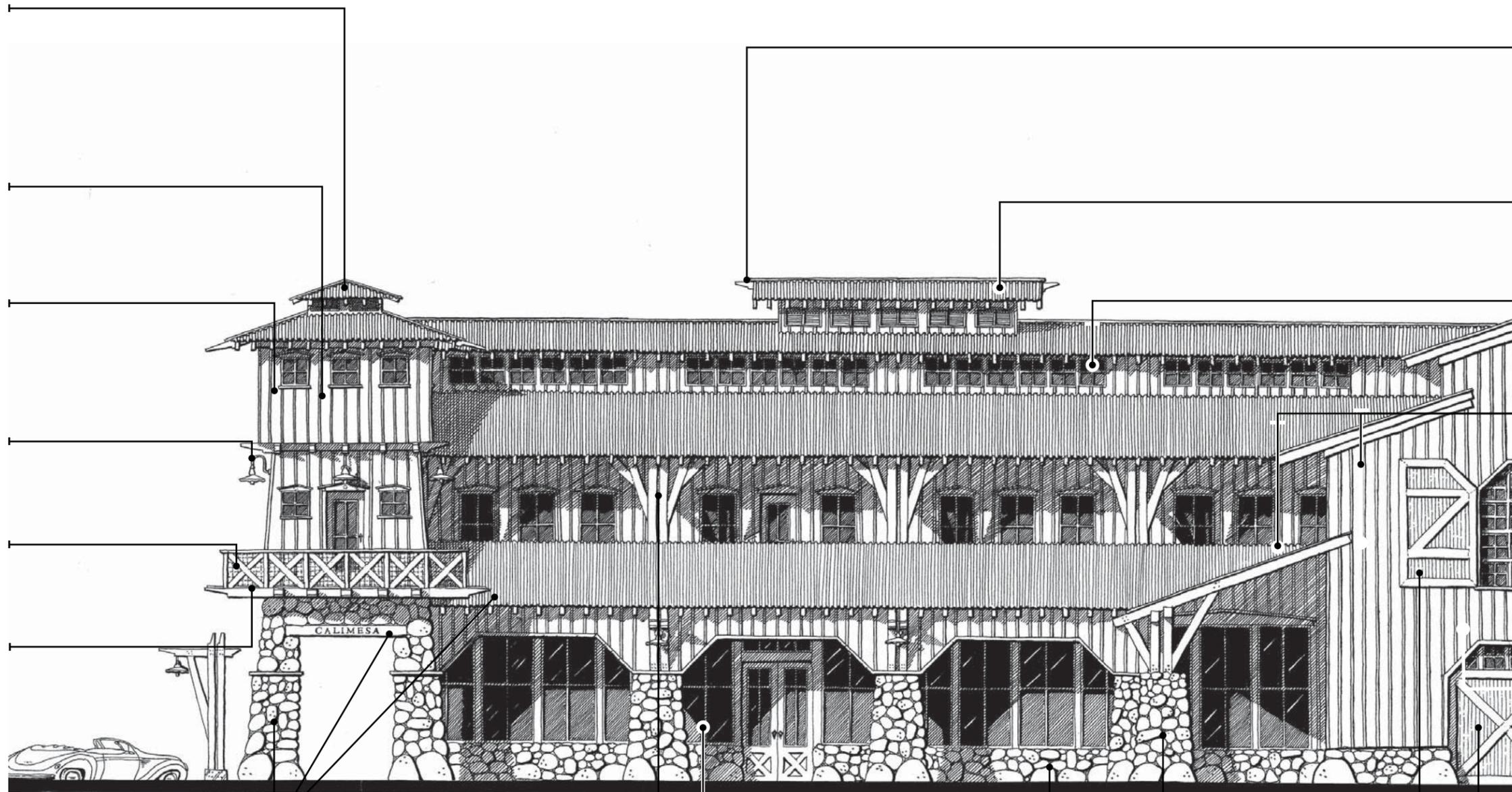
Tower. Corner punctuated by a tower element designed to anchor the corner. The tower functions as a landmark icon enhancing the entrance into Downtown Calimesa.

Gooseneck Lamp. Traditional gooseneck lamp, an agrarian icon, reinforces the Calimesa Ranch architectural image.

Catwalk. Cantilevered catwalk functions as a viewing platform while providing tank house accessibility.

Balustrades. Balustrade, composed of robust dimensional timber crossbucks, contains the tankhouse catwalk.

Building Materials. Robust agrarian building materials, including washed river rock foundation, boards, and batten siding, corrugated metal roof cladding, and ample dimensional timber beams, lintels, and rafter tails reinforce the rural Ranch architectural image.



Rafter tails and Beam Ends. Exposed rafter tails project a rough and rugged rural Ranch image. Milled and notched beam ends add ornamentation, designed to reinforce the Ranch image.

Roof Monitor. Roof monitor punctuates the roofscape while providing attic ventilation.

Clerestory. Clerestory window cluster provides ample interior daylighting. Cruciform window muntin pattern (2:2) reinforces the rural Ranch image.

Building Massing. Two-to-three story building mass characterized by ground floor arcade. Second-story gallery and clerestory window band reinforces the Calimesa Ranch architectural image.

Posts and Brackets. Substantial dimensional timber posts with associated "tree" brackets support the widely overhanging gallery roof.

Storefront Windows. Ample commercial storefront windows enhance interior daylighting while encouraging window shopping. Cruciform window muntin pattern (2:2) reinforces the Calimesa Ranch architectural vernacular.

Masonry Piers. Substantial masonry piers composed of washed river rock support the roofed pedestrian arcade.

Building Base. Sturdy stone masonry building base functions as a pedestal supporting the building mass above while anchoring the structure firmly to the ground plane.

Shutters and Doors. Traditional hayloft shutters reinforce the Calimesa Ranch agrarian image. Sliding barn doors, composed of dimensional timber planks and crossbucks, provide ample building access.

CALIMESA RANCH DESIGN STANDARDS

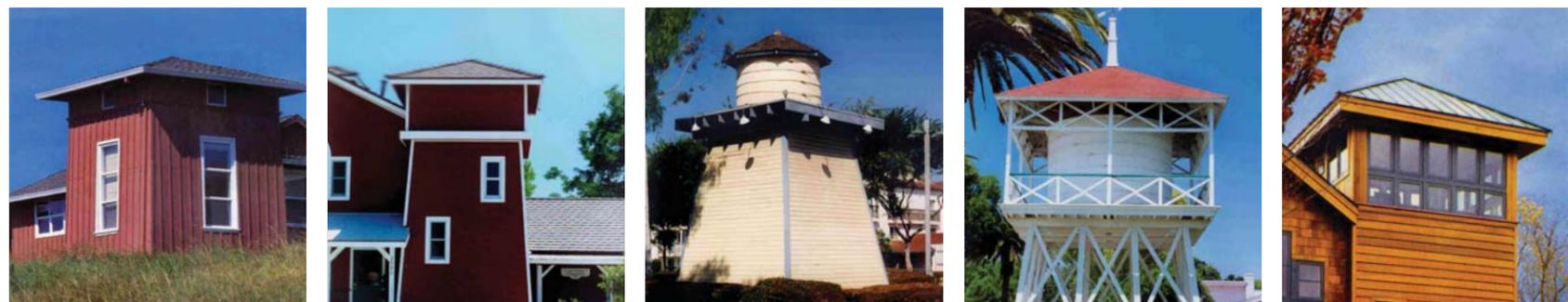
BUILDING MASSING



Building Massing

- » Building masses shall emulate traditional Southern California agrarian architectural vernaculars, composed of barn structures, tank houses, silos, granary towers, windmills, and other rural icons designed to reinforce a rural image.
- » The street space shall be defined by placing buildings parallel to the street at the build-to line, creating a continuous streetwall.
- » Buildings shall exhibit a distinct base (arcade storefront), shaft (upper-story gallery), and capital (clerestory window band, gabled roof).
- » Roof forms shall be low to moderately-pitched gables (6:12–10:12). Roof overhangs shall be ample (24 inches, minimum).

TOWERS AND TANK HOUSES



Towers and Tank Houses

- » Tower elements shall emulate traditional agrarian structures, which includes tank houses, windmills, and silos.
- » Two converging street walls shall be mediated with an articulated building element, such as a corner tower element (e.g., granary tower, tank house) or rounded building mass (e.g., silo) designed to turn the corner.
- » Towers shall extend above the streetwall designed to punctuate the roofscape functioning as community focal points and landmark icons.
- » Towers shall be designed with a distinct base, shaft, and capital.

ARCADES AND GALLERIES



Arcades and Galleries

- » Arcades shall be oriented designed to frame and enclose the streetscape.
- » Ground floor arcades shall project forward to the build-to line, commonly covered by a pitched shed roof form. Upper-story galleries shall be stepped back, emulating traditional agrarian barn forms.
- » Arcades shall not be small segmented pieces, but shall travel a minimum 80 percent the length of the block.
- » Create light and airy arcades. Arcades shall measure a minimum 12 feet wide or three-quarters the height of the storefront.
- » The exterior face of the arcade shall be defined by a series of stone masonry piers, designed to encourage pedestrian concentration within the arcade.

STOREFRONTS



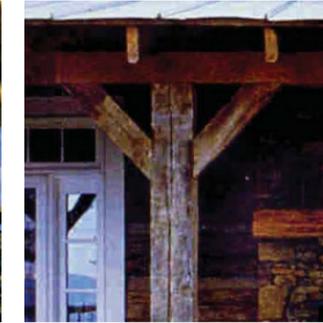
Storefronts

- » Substantial storefront structural bays defined by substantial vertical posts, lintels, and intervening storefront windows and visual interest and rhythm to the streetscape.
- » Use traditional commercial storefront heights to let natural light penetrate interiors. Ground floor storefront height shall be 12 feet, minimum.
- » Provide traditional ground floor storefront transparency. Storefront transparency shall be based upon the following requirement: 70% void; 30% solid.
- » Visual rhythm shall be created by the use of structural bays (typically 18–25 feet wide) that divide buildings into a series of individual repetitive units.
- » Storefront bulkheads shall measure 18 to 36 inches high maximum.

CALIMESA RANCH DESIGN STANDARDS

Piers, Posts, and Brackets

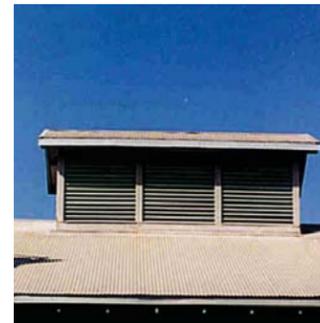
- » Stone masonry piers shall be substantial, composed of washed river rock. Minimum pier width shall be 36 inches and square at the base. Masonry stone piers can be up to 30 inches and square at the capital.
- » Structural posts and brackets shall be substantial and dimensional.
- » Single posts shall measure a minimum eight inches square. Double posts shall measure a minimum six inches square.
- » Dimensional timber brackets shall be substantial, used in conjunction with dimensional timber posts.



PIERS, POSTS AND BRACKETS

Monitors and Cupolas

- » Punctuate Ranch roof structures with agrarian roof elements such as vented monitors, glazed cupolas, lanterns, and clerestories.
- » Provide continuous clerestory window bands to enhance interior day-lighting.



MONITORS AND CUPOLAS

Rural Icons

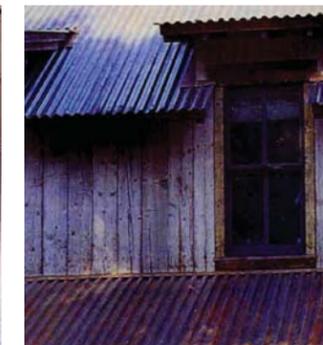
- » Use rural icons, such as tank houses, windmills, cruciform window muntin patterns, gooseneck lamps, and silo elements to reinforce the Calimesa Ranch architectural vernacular.



RURAL ICONS

Materials

- » Structure exteriors shall be clad with rugged, rural materials.
- » The following exterior materials shall be permitted: siding – board and batten, clapboard, lap, drop; roof cladding – rusticated corrugated metal, standing seam metal, V-seam metal; building base and structural piers – washed river rock; structural framework – dimensional timber; glass – lightly tinted (allowing 90 percent transparency), glass clear.
- » Board and batten siding not to exceed 10 inches (boards) and 2 inches (battens) exposed to the weather.
- » Clapboard siding shall not exceed eight inches exposed to the weather.
- » Lap siding shall not exceed four inches exposed to the weather.
- » Standing and V-seams, and roof cladding seams shall be spaced a maximum of 18 inches.



MATERIALS

This page is intentionally left blank