



CHAPTER 3 COMMUNITY CHARACTER INTRODUCTION

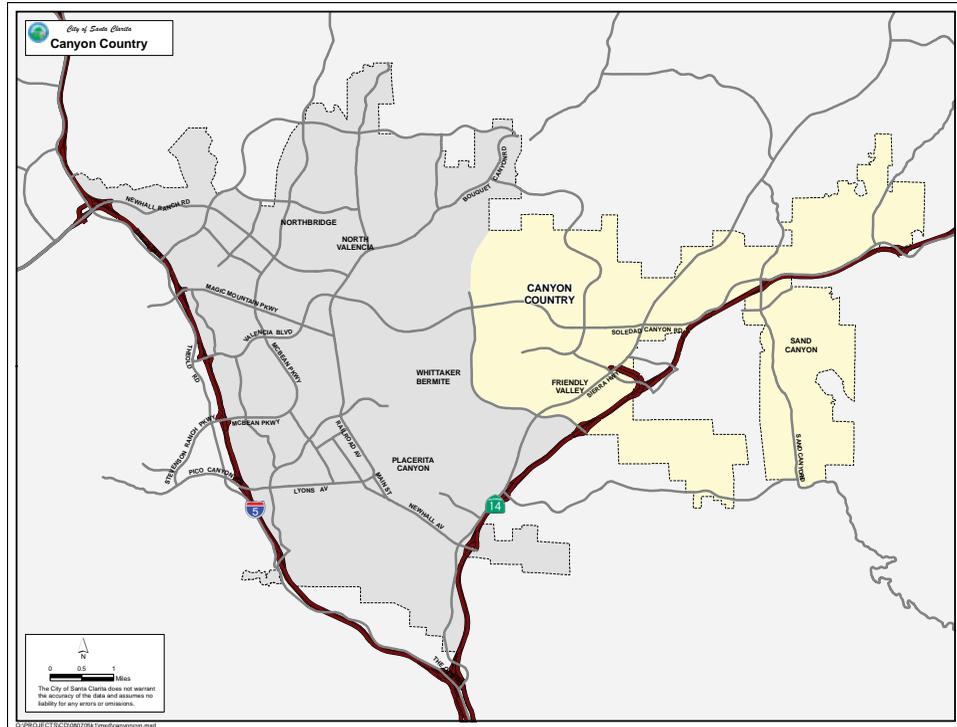
The City of Santa Clarita is located in the center of the Santa Clarita Valley Planning Area, which encompasses approximately 200 square miles. Within this area, there are approximately 50 square miles that make up the City. The City contains four main communities: Canyon Country, Newhall, Saugus, and Valencia, as well as several smaller communities such as Sand Canyon and Placerita Canyon. Each one of these individual communities has its own identity and character. While it is important to create a “citywide” identity, it is equally important to preserve and enhance the individual community identities. Although specific architectural character exists within each community, it is important to recognize that quality design satisfies basic guiding design principles regardless of the building’s architectural style. For example, mechanical equipment should be screened, buildings should be well proportioned, and massing should be modulated regardless of whether the architectural style is Mission Revival or Victorian. Thus, general design guidelines have been provided in Chapter 4 - Chapter 8 to guide design, while this chapter builds upon these guidelines and provides direction for architectural style and character for projects within each community. In addition to the guidelines provided here, special standards are located in the UDC for Sand Canyon and Placerita Canyon.

COMMUNITY CHARACTER INTRODUCTION (CONT.)

This chapter focuses primarily on Canyon Country, Newhall, Saugus, and Valencia and integrates input obtained from the public by participating in a Visual Preference Survey, stakeholder interviews, and several public workshops conducted during the Santa Clarita Beautification Master Plan process. Recommendations from the Citywide Design Committee, the City's General Plan, and the existing Santa Clarita Architectural Design Guidelines have also been incorporated. This chapter contains maps defining community boundaries as well as examples of building styles and desired materials specific to each community.

Excerpts from the Community Design Element and Land Use Element of the General Plan have been included to describe past and present design characteristics and architectural styles for each community. It is the intent of the Community Design Element and this document to provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.





CANYON COUNTRY COMMUNITY IDENTITY

Canyon Country has the largest population of any community in the City and comprises the eastern portion of the City. It contains a wide range of housing types, including large-lot single-family custom homes, single-family tract homes, multi-family development, and mobile home parks. Commercial and manufacturing activities have historically been concentrated along both sides of Soledad Canyon Road and along the northern portion of Sierra Highway. However, recent development has been focused in close proximity to Golden Valley Road, the eastern section of the City's Cross Valley Connector. The Canyon Country area is home to the Centre Pointe Business Park, which includes a large retail development, the City's Sports Complex, and an industrial hub in the Honby area. The College of the Canyons has developed a second campus on the northern section of Sierra Highway to serve the continued growth of the Canyon Country area.

The landscape and terrain in this area is arid and rugged. The architectural style tends to reflect the rural character and desert atmosphere. The commercial and industrial developments incorporate a wide variety of architectural styles and uses. For example, along one section of Soledad Canyon Road there is an existing older mobile home park with a high density Cape Cod style condominium complex located directly to the south. Other new development includes medium-sized California Ranch style homes as well as Santa Fe and Mediterranean style houses.

CANYON COUNTRY COMMUNITY IDENTITY (CONT.)

Homes along the northern section of Sierra Highway are generally rural and of very low density. Many of the homes are on custom lots with a variety of architectural styles; however, near the Sierra Highway and Soledad Canyon intersection are multi-family developments. Mediterranean and “Contemporary” architectural styles are present. Some development has also encroached onto the hillsides and ridgelines.

The Santa Clara River is a prevalent feature in Canyon Country as it parallels large reaches of Soledad Canyon Road. The riverbed provides natural open space and presents a major opportunity for enhancement of the area and the ability to create a greenbelt connecting the community with other areas of the Valley.

The Sand Canyon area, a sub-community of Canyon Country, is located in the southeastern part of Canyon Country and is comprised of predominantly low-density single-family residential and equestrian uses. The area is rural with extensive stands of oaks and is characterized by large, upscale single-family homes and lots. The community is accessible via Sand Canyon Road and Placerita Canyon Road and is bordered on the south and east by the Angeles National Forest.





CANYON COUNTRY COMMUNITY IDENTITY (CONT.)

Canyon Country is a place full of community pride and rural character. Surrounded by a series of mountains and canyons that also penetrate the community, the location contributes to community members' appreciation for the natural environment. In addition to natural sensitivity, Canyon Country is a community that encourages economic and cultural diversity.

The following characteristics were used to describe Canyon Country during a public workshop.

- Family-oriented
- Rural
- Rustic
- Equestrian
- Country
- Mountainous
- River trails
- Outdoor-oriented
- Natural
- Best kept secret
- Small town feel
- Community involvement
- Friendly

CANYON COUNTRY
ARCHITECTURAL CHARACTER &
SPECIFIC COMMUNITY NEEDS

The desired architectural style for Canyon Country is **“Rustic Californian”**, which is a mix of the architectural elements found in Mission Revival, Arts and Crafts, Craftsman, and Ranch styles. The utilization of commonly recognized elements authentic to each of these architectural styles, coupled with the introduction of natural materials such as stone veneer, exposed timbers, and selective accents typically employed with these styles helps to create a cohesive design with a contemporary twist.





CANYON COUNTRY
ARCHITECTURAL CHARACTER
RUSTIC CALIFORNIAN

Wall Articulation

Since the "Rustic Californian" style takes its cues from several architectural styles, the elevations are typically well articulated with several elements along one elevation. A combination of roof forms and wall planes are used to articulate the building's elevation. Tower elements, covered walkways, and open trellises are used to help scale this architectural style to create an inviting design.

Roof Elements

A single building design may be composed using several roof forms, such as gable, shed, compound sheds, and low pitch hip roofs. Overhangs should be exposed with timber elements. With a prominent roof design, a rustic detailing of elements and materials is desired.

CANYON COUNTRY
 ARCHITECTURAL CHARACTER
 RUSTIC CALIFORNIAN (CONT.)

Attached elements

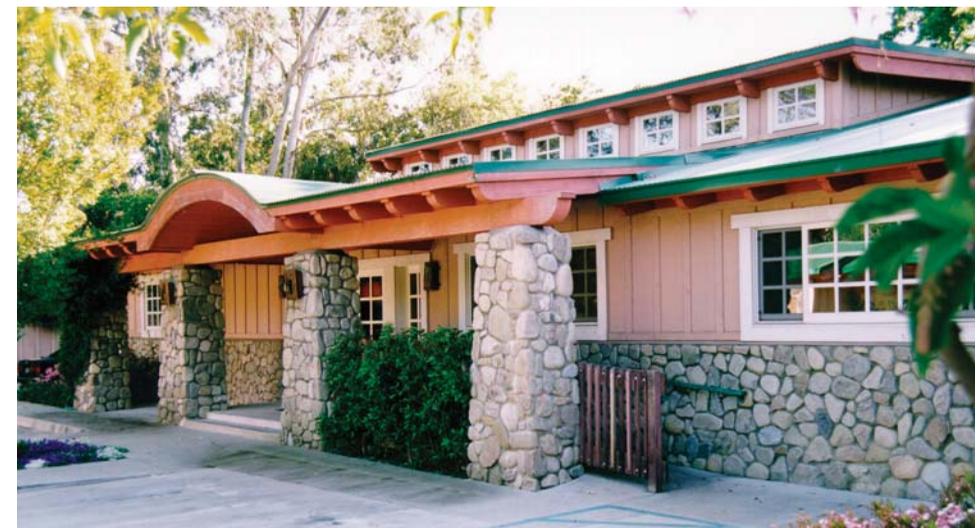
Open timber trellis, limited metal/wrought iron detailing, covered walkways, entries, and balconies are common elements. Awnings supported by wood or metal members that tie back to the main structure create interest along the building's wall planes and provide protection over openings. Connections should take in consideration the detailing that was utilized in the Mission Revival, Arts and Crafts, Craftsman, and Ranch styles.

Openings

Doors and windows are typically detailed with trim accent. A combination of arched and flat head window and door styles can be employed but should successfully enhance the overall design of the building. Entries are enhanced with roof and wall articulation elements.

Accents

Trim, color accents, and materials are to be complementary to each other and reminiscent of Mission Revival, Arts and Crafts, Craftsman, and Ranch styles. Typical accents include knee bracing at gable ends, roof overhang detailing, siding enhancement, iron or metal work, exposed wood members and attachments/connections. The integration of natural materials to help accent a design feature should be included in this style.





CANYON COUNTRY EXTERIOR BUILDING MATERIALS

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

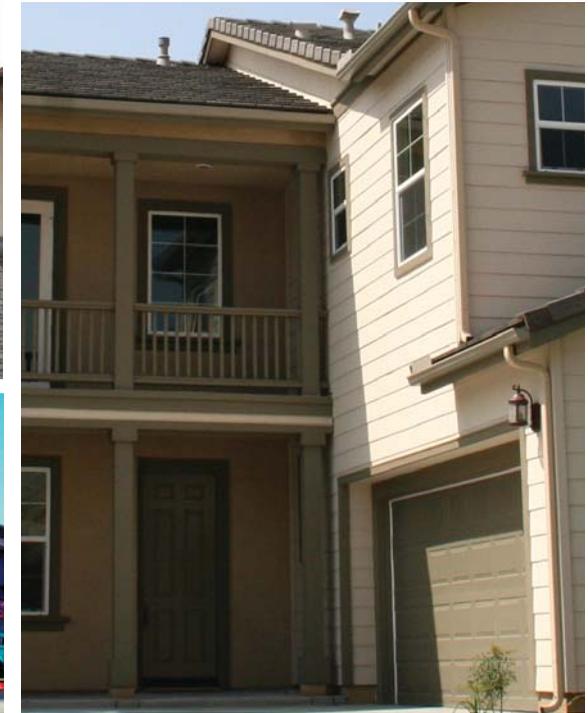
The following listings of appropriate and inappropriate materials were developed for the Canyon Country community. The materials listed as "appropriate" have generally stood the test of time as having desirable aesthetic qualities, while the materials listed as "inappropriate" have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

These listings of materials are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced and Santa Clarita encourages designers to take advantage of these innovations.

CANYON COUNTRY
 EXTERIOR BUILDING MATERIALS (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Native stone veneer.
 - Cement plaster stucco.
 - Smooth and hand-troweled stucco.
 - Tile.
 - Rustic masonry.
 - Wood siding (vertical rough sawn board and batten siding and/or horizontal rough sawn lap siding) or wood shingles.
 - Cement/fiber siding (6-inch, 8-inch, or 12-inch horizontal siding).
 - Brick.

2. Inappropriate primary wall surfaces include, but are not limited to:
 - Simulated materials such as cement brick.
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Metal siding.
 - Slump stone.
 - Precision block.
 - Highly polished materials.
 - "Spanish lace" or knock down stucco.
 - Mirror glass and heavily tinted glass.
 - Corrugated fiberglass.





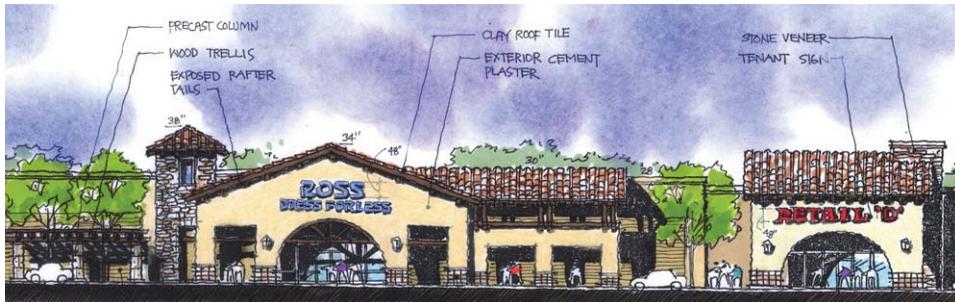
CANYON COUNTRY
EXTERIOR BUILDING MATERIALS (CONT.)

3. Appropriate wall materials, details, and accents include, but are not limited to:
 - Accent tile.
 - Stucco corbels, lintels, and sills.
 - Timber lintels, sills, corbels, and trusses.
 - Heavy wood beams.
 - Exposed timber rafter tails.
 - Clay tile vents.
 - Wood vents.
 - Recessed niches.
 - Arches.
 - Colonnades.
 - Deep overhangs.
 - Wrought iron.
 - Wood trellises/shading devices.
 - Decorative knee bracing.
 - Wood casement or fixed windows (multi-lite).
 - Wood doors with wood trim.
4. Inappropriate wall materials, details, and accents include, but are not limited to:
 - Chrome.
 - Plastic.
 - Aluminum windows.
 - Highly polished materials.

CANYON COUNTRY
EXTERIOR BUILDING MATERIALS (CONT.)

5. Appropriate roofing materials, forms, and accents include, but are not limited to:
 - Concrete roofing tiles.
 - Dimensional asphalt/composite shingles.
 - Standing seam/metal roofing.
 - "Cool roof" built-up roofing.
 - Traditional two-piece tapered, multi-colored terra cotta or clay barrel tiles with an approximate 20 percent grouted concrete boost in the field tiles.
 - Barrel tile caps at roof hips.
 - Double tiles or boosted tiles at eaves.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Metal simulated clay tiles
 - Wood shingles/shakes.
 - Corrugated metal/ fiberglass panels.
 - S-tiles.





CANYON COUNTRY COLORS

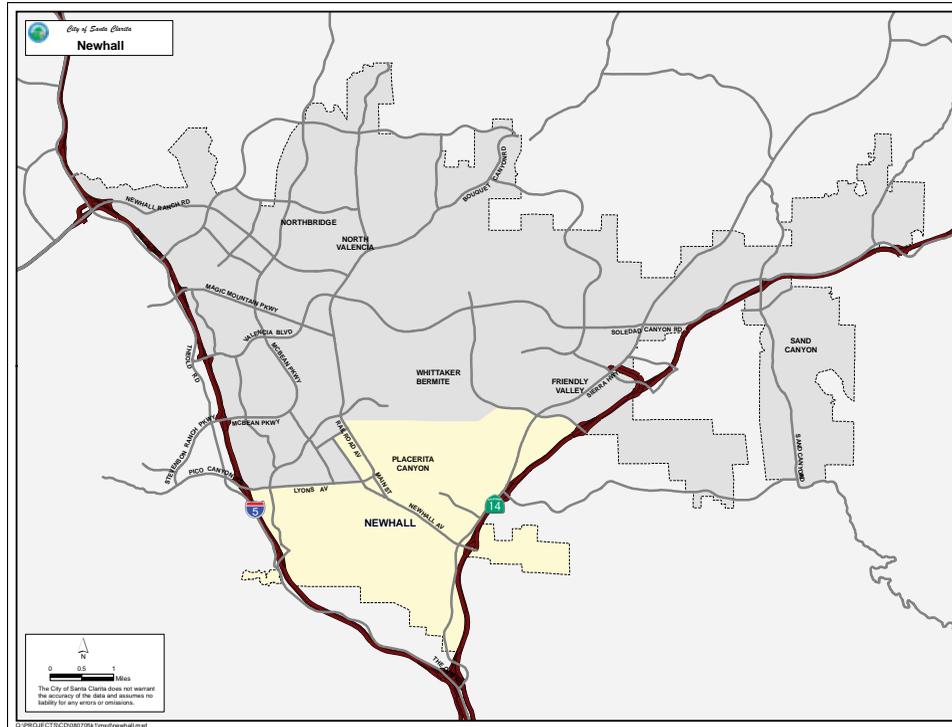
The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Light, subtle earth tones such as tan, beige, sand, and cream, used in conjunction with bold, rich complementary accents, are appropriate color choices for Canyon Country.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Bright colored walls are discouraged.
4. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
5. Brighter colors should be used as accents.

CANYON COUNTRY
DESIGN CONSIDERATIONS

Many existing shopping centers within the community, such as the centers pictured to the right, are in need of renovation. Facade and character upgrades can make a dramatic difference in the attractiveness and desirability of a retail property. Simple cosmetic changes such as painting, incorporating appropriate signage and lighting, and installing shading devices can significantly improve the appearance of a building. The removal of unsafe and unsightly building components, such as deteriorated stucco and other materials, will also greatly enhance the aesthetics of the entire community.





NEWHALL COMMUNITY IDENTITY

Newhall was the earliest permanent settlement in the Valley, established in 1876 in conjunction with the construction of the Southern Pacific Railroad. This area was a typical western town of oil, mining, and railroad workers. Many residents were first attracted to Newhall because of its rural environment and open space. Early rural Ranch style homes built on large lots located south of Lyons Avenue reflect the community's sporadic and independent growth. The architecture of the Newhall homes reflects a diversity of architectural styles. The newer homes, on smaller lots, reflect popular design styles from the 1950s to the present.

Much of the early commercial development in the downtown Newhall area occupies single-story older buildings and serves neighborhoods along Newhall Avenue. Commercial development along Lyons Avenue, with some exceptions, follows the common style of the 1960s, 1970s, and 1980s and includes numerous small and mid-sized wood and stucco strip centers. Recent attempts have been made to improve the aesthetics of the commercial area by building community shopping centers that incorporate historic elements of the area. Examples of building styles include Spanish buildings with terra cotta tile roofs, a Victorian-style shopping center, and Western-theme buildings.

NEWHALL COMMUNITY IDENTITY (CONT.)

Along the southern end of Newhall Avenue are several small, one-story, older neighborhood commercial uses. Further to the north, along Newhall Avenue adjoining the railroad tracks, are older industrial developments. Many of the industrial and commercial land uses along this strip of road are surrounded by vacant lots.

Newhall has developed very much on its own, without regard to any particular architectural style, street development standards, or consistent streetscapes. Large stands of oak trees are scattered throughout the community. Prior to the completion of the interstate system, Newhall Avenue, formerly known as San Fernando Road, was a principal link in the historic circulation system between the San Joaquin Valley and the Los Angeles Basin. The roadway still serves as one of the key traffic arteries within the City.





NEWHALL COMMUNITY IDENTITY (CONT.)

Placerita Canyon, a subcommunity of Newhall, is a rural and oak-studded residential area northeast of downtown Newhall. Equestrian-oriented residential areas placed among oak woodlands typify most of the development in the area. A substantial amount of new home construction has occurred in recent years. Historically, the area contained scattered ranches, some of which remain today. Newer homes include Tudor, Ranch, French Country, Victorian, and other styles on larger lots of one-half acre or greater. Oil fields are located in the eastern portion of the canyon, west of SR-14. East of the freeway, Placerita Canyon is predominantly undeveloped, with much of the land as part of the Angeles National Forest. The Placerita Canyon area is also home to the Master's College, Gene Autry's Melody Ranch, and the Placerita Canyon Nature Center.

Newhall is a community rich in history. Evolving from an Indian trading center to an important destination in the quests for gold and then oil, it soon became a railroad flag stop of general stores, saloons, and churches. As the film industry grew, Newhall became the home of early western silent screen movies.

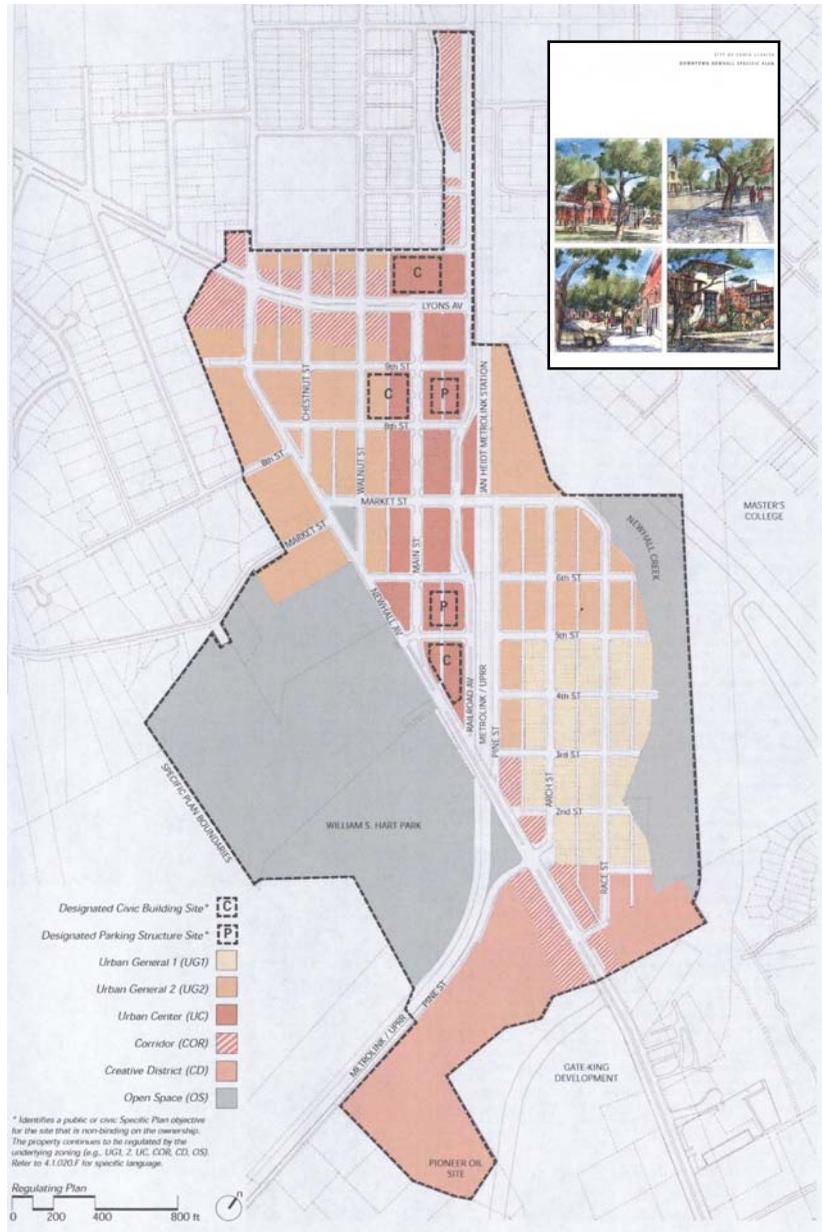
NEWHALL
COMMUNITY IDENTITY (CONT.)

These strong roots are still very important to the residents of Newhall. The passion for history and love of the old film stars help to identify the essence of Newhall.

The following characteristics were used to describe Newhall during public workshops.

- Western movies
- William S. Hart
- Passion for history
- Cowboys
- Melody Ranch – filming
- Rich cultural heritage
- Oak of the Golden Dream
- Oil fields (Mentryville)
- Community involvement





NEWHALL DOWNTOWN NEWHALL

The Downtown Newhall Specific Plan, adopted in December of 2005, sets design parameters for sub-areas throughout the downtown area that complement the following Newhall-wide design guidelines. The Downtown Newhall Specific Plan document goes into greater detail by identifying specific forms and details that fit the architectural types that are prescribed for the downtown area. The quality of architecture, however, must meet the directives of this Community Character and Design Guidelines document. Any project within the Downtown Newhall Specific Plan Area will be required to comply with the Downtown Newhall Specific Plan in-lieu of these guidelines.

NEWHALL
ARCHITECTURAL CHARACTER &
SPECIFIC COMMUNITY NEEDS

Within the Newhall community, three separate architectural styles are identified as appropriate: **“Contemporary Western”**, **Mission Revival**, and **Victorian**. Structures should conform to one of the three architectural styles, rather than being a combination of any of the three styles.





NEWHALL
ARCHITECTURAL CHARACTER
CONTEMPORARY WESTERN

“Contemporary Western” is a current interpretation of elements and forms that were historically found in Western style buildings throughout California in the mid-1800s. The historic Western building style is romanticized in many western movies and throughout the Newhall Community. It is the intent of these design guidelines to allow for modern day designers to compose a cohesive building and project design that employs some the Western style building elements, forms, and materials and merge those features with current building forms, materials, and techniques to create a “Contemporary Western” architectural style.

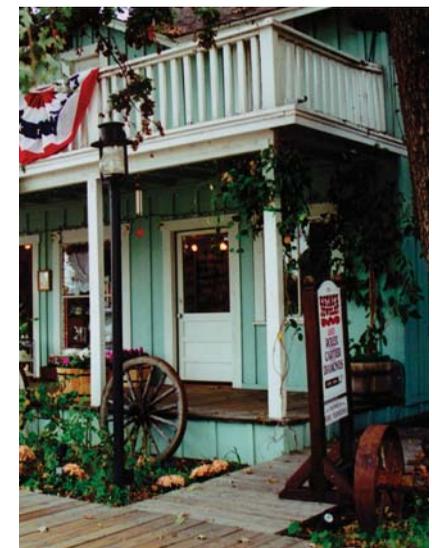
NEWHALL
 ARCHITECTURAL CHARACTER
 CONTEMPORARY WESTERN (CONT.)

Wall articulation

As with any good design, each wall plane is articulated to provide relief, detail, and scale to its built environment. This particular style typically includes the use of enhanced entries and large overhangs, coupled with simple roof forms. “Western fronts” or parapet facades are often employed with a simple gable roof system. Tower elements typically had a practical function, such as a water or clock tower.

Roof Elements

Gable, shed, and compound shed roofs historically covered Western style buildings. An array of these roof types would be used on any one building to further articulate the wall planes. Gable ends are typically detailed with an exposed truss, knee braces, enhanced materials, and openings. Long roof overhangs with exposed detailing are also often utilized.





NEWHALL
ARCHITECTURAL CHARACTER
CONTEMPORARY WESTERN (CONT.)

Attached elements

Covered walkways, entries, and balconies with open balustrades were historically used for protection from the elements. Awnings supported by wood or metal members that tie back to the main structure create interest along the building's wall planes and provide protection over openings.

Openings

Doors and windows are typically detailed with trim accents. Entries are composed with attached elements and enhanced detailing of accents.

Accents

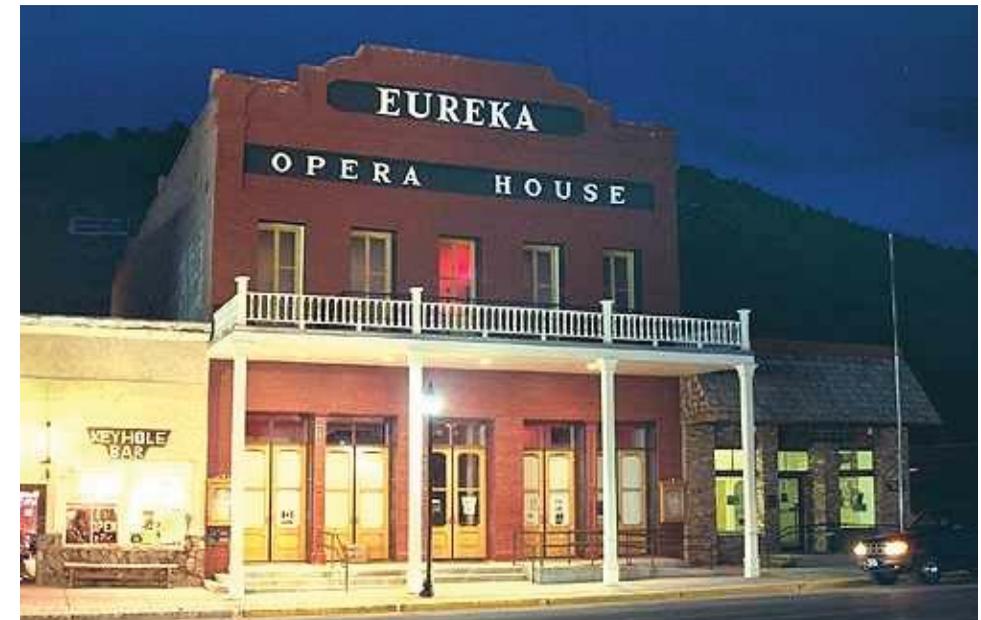
Typical accents include knee bracing at gable ends, roof overhang detailing, siding enhancements, and iron or metal work. Exposed wood members and attachments accent simple roof forms.

NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY WESTERN

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the “Contemporary Western” architectural style desired in Newhall. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while those listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design, rather than the materials selected.

These listings are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.



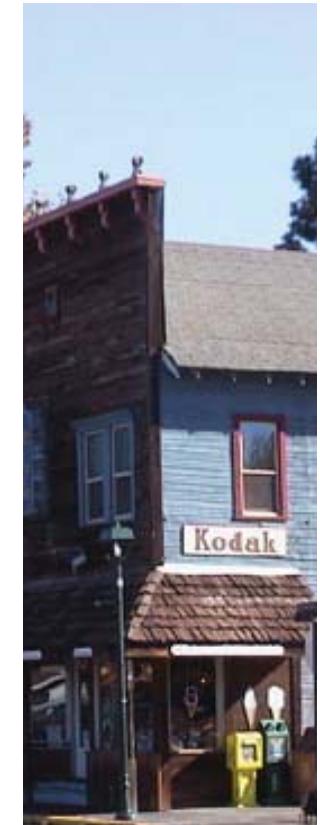


NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY WESTERN (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Vertical rough sawn board and batten siding.
 - Horizontal rough sawn lap siding and shingles.
 - Brick.
 - Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding).
2. Inappropriate primary wall surfaces include, but are not limited to:
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror glass and heavily tinted glass.
 - Fiberglass panels.
 - Metal siding.
 - Spray-on or knock-down stucco.
 - Exposed steel framing.

NEWHALL
 EXTERIOR BUILDING MATERIALS & FEATURES
 CONTEMPORARY WESTERN (CONT.)

3. Appropriate wall materials, details, and accents include, but are not limited to:
- Corrugated metal.
 - Stucco corbels, lintels, sills.
 - Timber lintels, sills, corbels.
 - Wood vents.
 - Canvas awnings, wood porches, and balconies/shading devices.
 - Wood framing.
 - Geometrically simple forms.
 - Two-story structures with rectangular, plain wooden front facades.
 - Building facades/storefronts emulate traditional building widths that generally do not exceed 25 feet to 30 feet at the ground level.
 - Building facades/storefronts emulate traditional building widths that generally do not exceed 25 feet to 30 feet at the ground level.
 - Vertically-oriented massing.
 - Structural elements such as columns, braces, etc. that are similar in design to and complement the decorative elements.
 - Vertical narrow rectangular windows with divided lights.





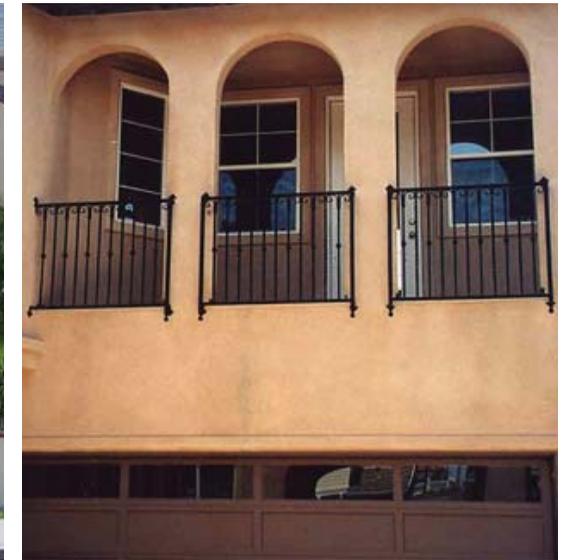
NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY WESTERN (CONT.)

4. Inappropriate wall materials, details, and accents include, but are not limited to:
 - Plastic.
 - Chrome.
 - Aluminum windows.
 - Highly polished materials.
5. Appropriate roofing materials, forms, and accents include, but are not limited to:
 - Roof materials should be concealed with a detailed parapet.
 - Roof hidden behind prominent facades with street-facing, detailed parapets.
 - Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, or corner details.
 - Gable or shed roofs.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Maxitile (simulated clay or concrete roofing tiles).
 - Corrugated metal/ fiberglass panels.
 - Bright colored roofing.

NEWHALL
 ARCHITECTURAL CHARACTER
 MISSION REVIVAL

The Mission Revival architectural style embodies the historic building elements that have helped to create California's landscape and history. The Mission Revival style was in full swing from 1890s through the 1920s and was used to create several public buildings still existing today. The style takes its cues from the simple, but well designed, vernacular used by the mission architects and builders to create the California mission system in the 1700s.

The major characteristic of this style is its simplicity to form. This style employs simple wall planes, which are complemented by a combination of simple gable, shed, and parapet roof forms. Often verandas or arcades are integrated into the design to create covered walkways and entries. Internal courtyards, fountains, and entries are composed around the major axis of the building or complex of buildings. The massing and scale of elements are important to make the Mission Revival style successful. The use of mortar packed, barreled clay tile roofs, recessed openings, verandas, accent elements, and colors that have been employed over centuries make Mission Revival an architectural style that has stood the test of time.





NEWHALL
ARCHITECTURAL CHARACTER
MISSION REVIVAL (CONT.)

Wall articulation

Simple wall planes with base detailing and deep recesses at openings are common. Wall planes are articulated at changes in roof forms or changes in roof direction. Square and round tower elements are often employed as corner and entry elements. Wall planes are sometimes extended past the roof plane with curvilinear detailing to create a parapet and interest at a major entry. Arched colonnades and verandas create rhythm and scale along access elevations.

Roof Elements

Gable, shed, and compound shed roofs historically covered the mission style buildings. Gable ends are typically detailed with a plaster relief and the rake wall, clay vents, windows, and quatrefoil openings. The classic clay barreled red tile roof is the signature to this style. Low "S" and "S" style tiles that are available today are not authentic and should not be used. When overhangs are utilized, exposed timbers with attention to detail at the rafter ends are typical features.

NEWHALL
 ARCHITECTURAL CHARACTER
 MISSION REVIVAL (CONT.)

Attached elements

Arched colonnades and verandas create covered walkways and entries. Covered and uncovered balconies with open balustrades are commonly used to create interest at upper levels of the building as well as a functional ventilation opportunity for the upper levels.

Openings

Doors and windows are typically recessed from the wall plane and trimmed with color accents. Both full arched and square heads for windows and doors are common. Entries are composed with door surrounds and accents.

Accents

Typical accents include exposed timber, limited use of pre-cast concrete elements, wrought iron detailing, accent tiles, window grills, clay wall vents, mortar packed clay barrel roofs, and limited color accents.





NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
MISSION REVIVAL

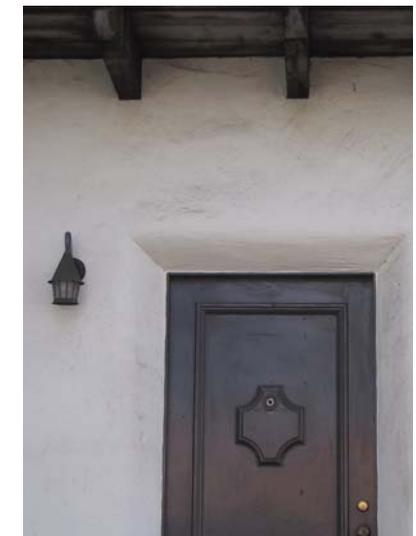
These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Mission Revival architectural style desired in Newhall. The materials listed as "appropriate" have generally stood the test of time as having desirable aesthetic qualities, while those listed as "inappropriate" have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design, rather than the materials selected.

These listings are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.

NEWHALL
 EXTERIOR BUILDING MATERIALS & FEATURES
 MISSION REVIVAL (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Smooth and hand-troweled stucco.
 - Cement plaster or synthetic plaster (EIFS).
 - Cast and precast concrete with a texture/finish appropriate to the building design.
2. Inappropriate primary wall surfaces include, but are not limited to:
 - Exposed concrete block.
 - Brick masonry.
 - Wood or simulated shingles or shakes.
 - Simulated stone.
 - Corrugated metal/fiberglass panels.
 - Vinyl or sheet metal siding.
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror glass and heavily tinted glass.
 - Spray-on, knock-down, or texture patterned stucco.
 - Exposed steel framing.





NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
MISSION REVIVAL (CONT.)

3. Appropriate wall materials, details, and accents include, but are not limited to:
 - Glazed or unglazed tile in rich colors.
 - Terra cotta tile.
 - Tile mosaics.
 - Stucco lintels and sills.
 - Timber lintels and sills.
 - Clay tile vents.
 - Wrought iron.
 - Heavy timber with dark stain.
 - Recessed alcoves or niches.
 - Arches.
 - Colonnades.
 - Arcades and covered walkways.
 - Trellises.
 - Symmetrical facades with simple square or rectangular plans.
 - Deep, overhanging eaves with exposed rafters tails, beams, and corbels.
 - Pilaster.
 - Painted or stained wood window sashes, frames, and doors.
 - Canvas or wood awnings at doors and windows in rich, medium to dark colors.

NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
MISSION REVIVAL (CONT.)

- Divided light and multi-paned windows.
 - Wood casement windows.
 - Quatrefoil windows.
 - Arched window openings with deep reveals.
 - Double-hung rectangular windows.
 - Accent windows of leaded, etched, beveled, and colored glass consistent with the Mission Revival style.
 - Clear or very lightly tinted window glazing.
 - Arched doorway openings with deep reveals.
4. Inappropriate wall materials, details, and accents include, but are not limited to:
- Plastic.
 - Chrome.
 - Aluminum windows.
 - Highly polished materials.
 - Clear anodized/mill finished aluminum window frames.
 - Reflective or colored glazing.
 - Aluminum storefront type systems.



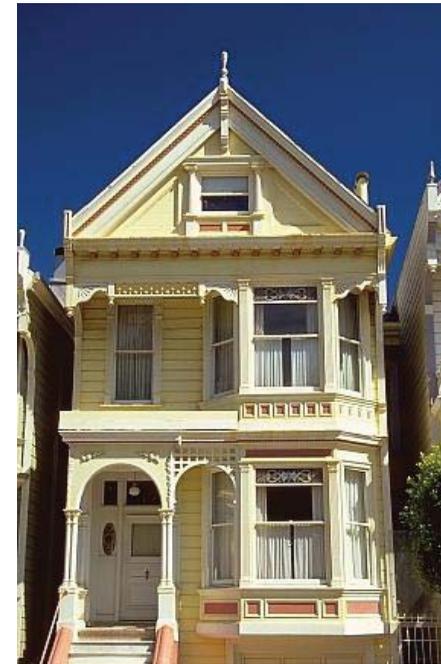


NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
MISSION REVIVAL (CONT.)

5. Appropriate roofing materials, forms, and accents include, but are not limited to:
 - Traditional two-piece tapered, multi-colored terra cotta or clay barrel tiles with an approximate 20 percent grouted concrete boost in the field tiles.
 - Barrel tile caps at roof hips.
 - Double tiles or boosted tiles at eaves.
 - Coping or top of parapet covered with red tiles.
 - Curvilinear gable end or parapet.
 - Slopes of pitched roofs should be shallow, 3:12 to 5:12.
 - Tower elements.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Metal simulated clay tiles
 - Corrugated metal/ fiberglass panels.
 - Highly reflective materials.
 - Bright or dark-colored roofing.
 - S-tiles.
 - Low profile composition roof tile.
 - Synthetic or authentic shingles and shakes.

NEWHALL
ARCHITECTURAL CHARACTER
VICTORIAN

Victorian architectural styles employ the use of highly decorated wood accents, attention to detailing at all portions of the building, geometric shapes, and a mix of hip and gable end roof designs all brought together with an array of accent and field color schemes. Historically, the Victorian architectural style is associated with the architectural styles prominent during the late 1800s and into the early 1900s, which corresponds to the last decades of the reign of Queen Victoria in the United Kingdom. There are six sub-styles of Victorian architecture: Second Empire, Stick (Eastern and Western), Queen Anne, Shingle, Richardson Romanesque, and Folk Victorian. The type of Victorian architecture appropriate for the Newhall community and addressed in this document shall refer to the Stick, Queen Anne, and Folk Victorian styles.





NEWHALL
ARCHITECTURAL CHARACTER
VICTORIAN (CONT.)

Wall articulation

As with any good design, each wall plane is articulated to provide relief, detail, and scale to the building design. This particular style typically includes the use of enhanced entries and large overhangs, coupled with steeply sloped roof forms. Wall planes are simple and articulated at changes of roof forms. Geometric wall angles are introduced at corners.

Roof Elements

This style uses steeply sloped roofs that are composed of a combination of hip, gable, shed, and rare curvilinear roof forms. Gable ends are highly decorated at the apex whereas hip forms are less detailed. Tower elements are often highly decorative to create dramatic interest and are typically utilized at an entry point or corner of the building.

NEWHALL
ARCHITECTURAL CHARACTER
VICTORIAN (CONT.)

Attached elements

Covered porches and open spindle balconies are common with this style. Gable and shed dormers create interest along the roof plane. Decorative wood detailing is attached at gable ends, posts, and eaves.

Openings

Doors and windows are detailed with wood trim and accent color. Doors and windows often contain larger panes of glass surrounded by smaller panes.

Accents

Typical accents include knee bracing at gable ends, overhang detailing, siding enhancement, and finials at the gable apex. Decorative wood detailing and dentils are common throughout the building design.





NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
VICTORIAN

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Victorian architectural style desired in Newhall. The materials listed as "appropriate" have generally stood the test of time as having desirable aesthetic qualities, while those listed as "inappropriate" have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design, rather than the materials selected.

These listings are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.

NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
VICTORIAN (CONT.)

1. Appropriate primary wall materials include, but are not limited to:
 - Horizontal lap siding.
 - Board and batten siding.
 - Scalloped siding.
 - Shingle siding.
 - Native stone.
 - Brick.
 - Cement/fiber siding (6-inch, 8-inch, 12-inch horizontal siding).
2. Inappropriate primary wall materials include, but are not limited to:
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror glass and heavily tinted glass.
 - Corrugated metal/fiberglass panels.
 - Metal siding.
 - Spray-on or knock-down stucco.
 - Exposed steel framing.





NEWHALL
EXTERIOR BUILDING MATERIALS & FEATURES
VICTORIAN (CONT.)

3. Appropriate wall articulation and accents include, but are not limited to:
- Ornamental trim.
 - Moldings.
 - Scrolled brackets.
 - Scalloped shingles.
 - Wood vents.
 - Decorative stone or brick bands.
 - Decorative braces.
 - Decorative half-timbering.
 - Lintel-type sash.
 - Canvas awnings, wood porches, and balconies/shading devices.
 - Circular corner building forms.
 - Overhanging eaves.
 - Encircling porch or veranda.
 - Tapered round porch posts.
 - Spindle and spool-like balusters.
 - Spindles along porch frieze.
 - Lattice-like porch base.
 - Barge boards or verge boards.
 - Bay windows.

NEWHALL
 EXTERIOR BUILDING MATERIALS & FEATURES
 VICTORIAN (CONT.)

4. Inappropriate wall articulation and accents include, but are not limited to:
 - Plastic.
 - Chrome.
 - Aluminum windows.
 - Highly polished materials.
5. Appropriate roofing materials, forms, and accents include, but are not limited to:
 - Dimensional asphalt/composite shingles.
 - Limited metal roofing.
 - Multi-gabled roof.
 - Gabled entry.
 - Gable trim.
 - Ornamental trusses.
 - Steeply pitched gable accents.
 - Projecting gables.
 - Projecting attic gable with recessed porch.
 - Pedimented and projecting dormer.
 - Hipped, shed, or eyelid dormer.
 - Turrets.
 - Roof cresting.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Simulated clay or concrete roofing tiles.
 - Corrugated metal/ fiberglass panels.





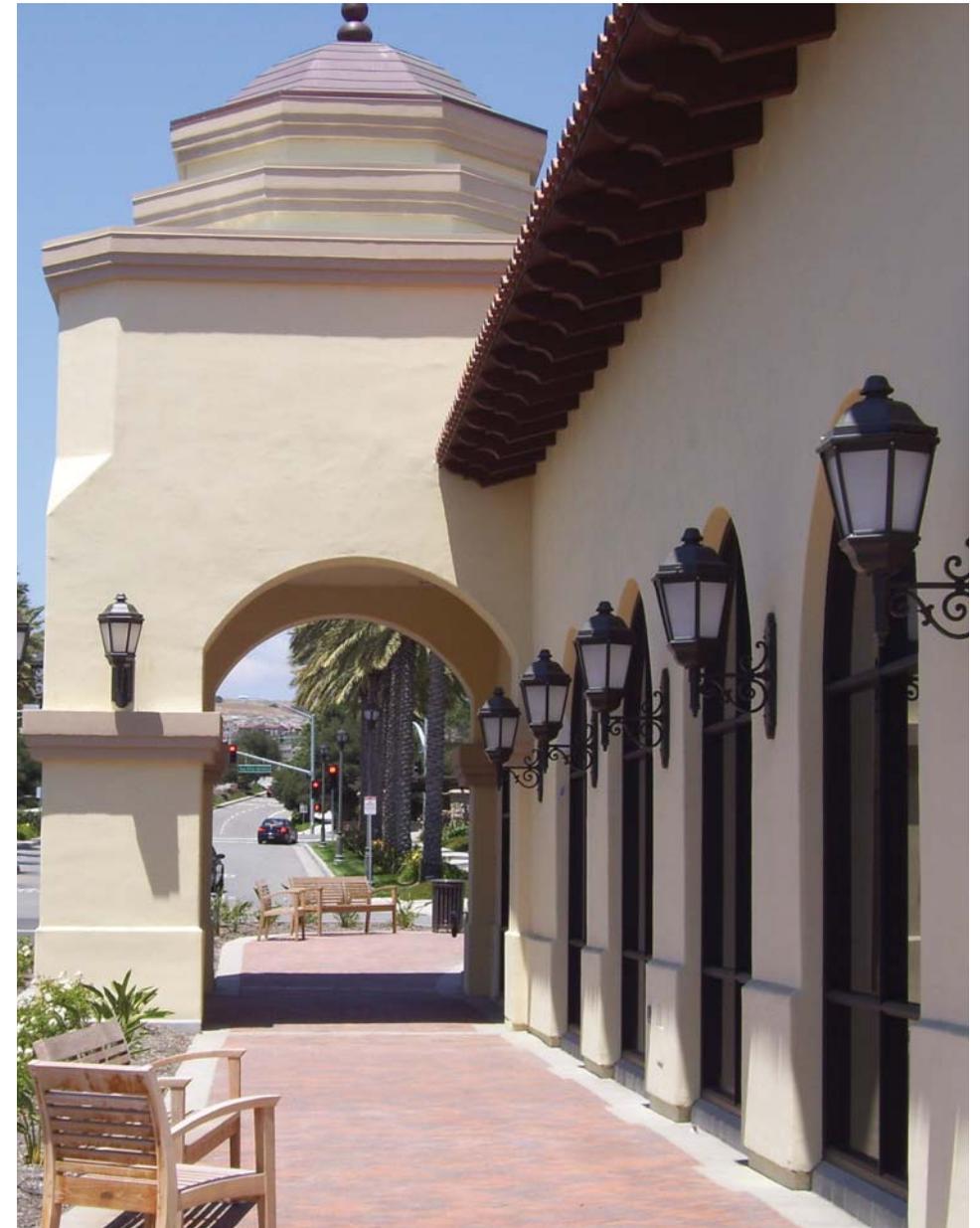
NEWHALL COLORS

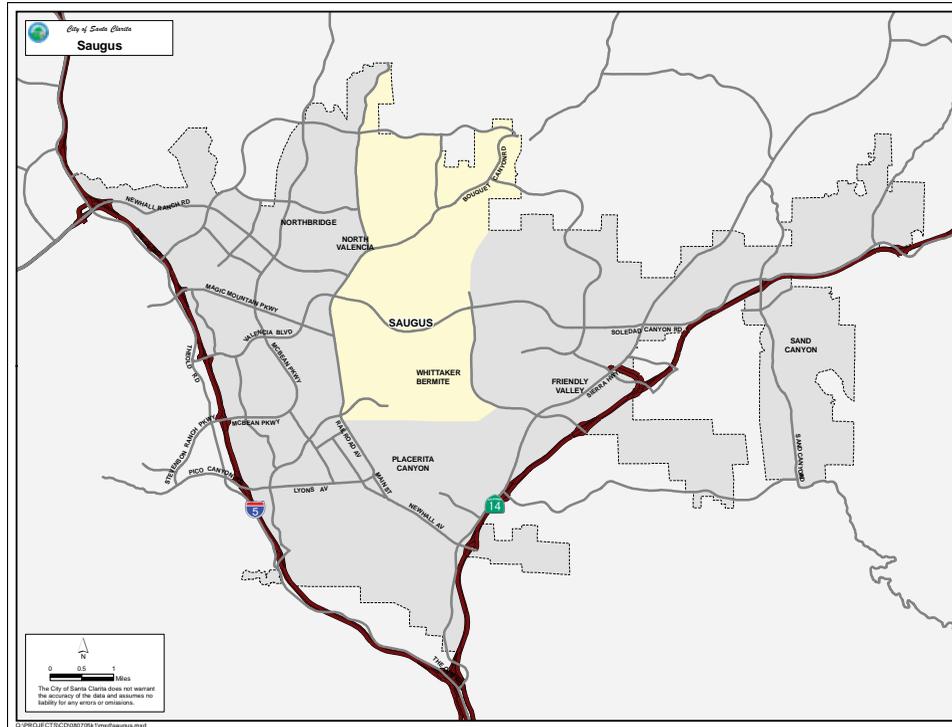
The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Given the Victorian architectural influence, a broader spectrum of colors is desirable in Newhall.
2. Muted shades of virtually any color are appropriate.
3. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
4. Brighter colors should be used as accents.

NEWHALL
DESIGN CONSIDERATIONS

Although a variation in architectural style is encouraged throughout the community, San Fernando Road warrants special consideration. The Santa Clarita Beautification Master Plan identifies it as a primary corridor within the community and, consequently, projects should be designed to prominently address the street edge. Projects should incorporate a landscaped parkway and, where possible, a split rail fence. Buildings should be placed at the street edge with parking located behind.





SAUGUS COMMUNITY IDENTITY

Established in 1887, Saugus is named for the Massachusetts birthplace of founder Henry Mayo Newhall and owes its existence to the Southern Pacific Railroad.

Similar to Newhall in its early development, Saugus began as a rural community with large residential lots and open spaces. The residential areas of Saugus are located in Seco Canyon and Bouquet Canyon, with townhouses located on the heights above the junction of the two canyons. Much of the development in Saugus has moved into the canyon and hill areas in a series of suburban tracts. Many of the older homes are California Ranch style. Strip commercial centers, prevalent in Saugus along Soledad Canyon Road and Bouquet Canyon Road, consist primarily of stucco, wood, and Spanish styles with terra cotta tile roofs.

The natural areas remaining in the center of the City known as the Whittaker-Bermite property present a major opportunity for enhancement of the area and the ability to create a greenbelt connecting the community with other areas of the Valley. The northern part of Saugus is hilly, the streets are tree-lined, and much of this area is covered with natural vegetation. The Saugus area is home to Central Park, the City's largest park and outdoor recreation facility, which includes numerous multi-purpose fields and amenities.

SAUGUS COMMUNITY IDENTITY (CONT.)

Residents of Saugus think of themselves as a family-oriented, rural community. They value the surrounding canyons, the abundance of cottonwoods, and the rustic and ranch character of the community. Local residences used the following characteristics to describe Saugus during a public workshop.

- Old mining community
- Ranching community
- Community of homes
- Family-oriented
- Hillside community
- Open space
- Canyons
- Middle of the valley
- Small business
- Cottonwoods
- Natural wildlife
- Gateway to natural forest
- Large lots
- Rustic
- Home to the road runner
- Sycamore and oak trees
- Soft natural green look rather than clipped manicured look





SAUGUS ARCHITECTURAL CHARACTER & SPECIFIC COMMUNITY NEEDS

Saugus is one of the oldest communities within the City and for the most part is completely built-out. For this reason, the majority of the future projects within this community will be commercial building and shopping center rehabilitation. Members of the Saugus community have expressed a desire to see the existing stark white commercial architecture that lacks detail and overhangs updated in order to create aesthetically pleasing and well designed shopping areas. Renovation and/or expansion raises property values, reinforces or improves the character of the community, and inspires other property owners and designers to make improvements to their properties, which in turn enhances the entire community.

The appropriate architectural style for the Saugus community is **Ranch** and **Agrarian**. These two styles utilize the building forms, elements, and materials that were employed for constructing most ranch and agrarian buildings. Although function and efficiency was the historic driver behind these types of building designs, these structures could also incorporate some interesting design elements when composed with an array of materials and colors. A contemporary composition of the arrangement of these traditional forms, elements, and materials is desired.

SAUGUS
ARCHITECTURAL CHARACTER
RANCH & AGRARIAN

Wall articulation

Wall planes are typically articulated at changes in roof form along a given elevation of the building. Covered entries are common and help to scale the building. Steps in vertical planes are used for transom daylighting and ventilation opportunities. Tower elements served as functional elements, such as round water tanks and silos and square clock towers.

Roof Elements

Gable, shed, and compound shed roofs historically covered these buildings. An array of these roof types would be used on any one building to further articulate the wall planes. Stepped vertical planes within the roof plane create a roof form that is signature to this architectural style.





SAUGUS
ARCHITECTURAL CHARACTER
RANCH & AGRARIAN (CONT.)

Attached elements

Covered walkways, entries, and porches were commonly used to provide protection from the elements. Awnings supported by wood or metal members that tie back to the main structure create interest along the building's wall planes and provide protection over openings. Cupolas are common roof features.

Openings

Doors and windows are typically detailed with trim accent. Entries are composed with attached elements and simple detailing of accents.

Accents

Typical accents include knee bracing at gable ends, overhang detailing, siding enhancement, metal work, and color.

SAUGUS
EXTERIOR BUILDING MATERIALS & FEATURES
RANCH & AGRARIAN

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Saugus community. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while those listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

These listings are intended to provide general guidance, and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.





SAUGUS
EXTERIOR BUILDING MATERIALS & FEATURES
RANCH & AGRARIAN (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Vertical or horizontal wood and cement fiber siding.
 - Standing seam vertical metal siding.
 - Natural stone veneer.
 - Fine finished stucco.
 - Brick.
 - Concrete.
 - Limited exposed concrete block that is colored and/or textured.
 - Wood shingles/shakes.
2. Inappropriate primary wall surfaces include, but are not limited to:
 - Simulated materials such as cement brick.
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Slump stone.
 - Precision and split face concrete block.
 - Highly polished materials.
 - Spray on "Spanish lace" or knock down stucco.
 - Mirror glass and heavily tinted glass.
 - Corrugated fiberglass.

SAUGUS
EXTERIOR BUILDING MATERIALS & FEATURES
RANCH & AGRARIAN (CONT.)

3. Appropriate wall materials, details, and accents include, but are not limited to:
 - Painted wainscoting.
 - Natural stone.
 - Wrought iron.
 - Wood attic vents.
 - Timber lintels.

4. Inappropriate wall materials, details, and accents include, but are not limited to:
 - Plastic.
 - Chrome.
 - Aluminum windows.
 - Highly polished materials.





SAUGUS
EXTERIOR BUILDING MATERIALS & FEATURES
RANCH & AGRARIAN (CONT.)

5. Appropriate materials, colors, forms, and accents include, but are not limited to:
 - Clay tiles.
 - Concrete roof tiles.
 - Dimensional asphalt/composite shingles.
 - Standing seam metal.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Metal simulated tiles.
 - Wood shingles/shakes.
 - Built-up flat roofing.
 - Fiber cement units that imitate slate, wood shakes, or mission tile.
 - S-tiles.

SAUGUS
COLORS

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Light, subtle, earth tones such as tan, beige, sand, and cream, used in conjunction with bold, rich complementary accents, are appropriate color choices for Saugus.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
4. Dark blue and brightly colored roofing is expressly discouraged, as are vibrantly colored and stark white walls.





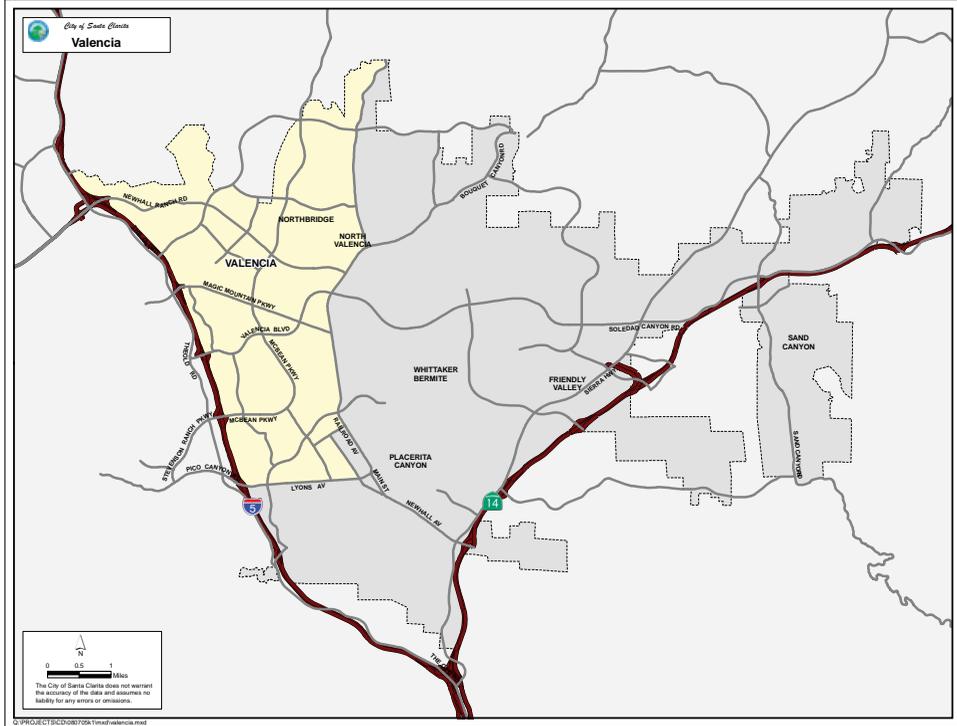
SAUGUS DESIGN CONSIDERATIONS

Existing parking lots lack shade trees, landscaping, and pedestrian amenities. Community members feel that the addition of these site features would improve the shopping experience and encourage shoppers to stay within the community to make their purchases.

VALENCIA COMMUNITY IDENTITY

The community of Valencia is part of the original 37,500 acre Newhall Ranch, a Mexican land grant now owned by the Newhall Land and Farming Company. Named after a city in Spain, Valencia was dedicated in 1965 and developed as a planned community. Residential, commercial, and industrial developments form the basic community structure and are supported by additional shopping centers, recreational facilities, schools, colleges, a hospital, golf courses, professional offices, and other support services that are connected by a system of walkways called "paseos". The community is home to the local Los Angeles County Civic Center, College of the Canyons, and California Institute of the Arts.

The southern section of Valencia was first developed in the late 1960s and reflects the architectural style of that period. These neighborhoods include the areas along Orchard Village Road, Wiley Canyon Road, and McBean Parkway, which feature relatively homogeneous suburban tract housing. The homes are on medium-sized landscaped lots. The streets were designed and planned for residential uses and landscaped to create a community atmosphere.





VALENCIA COMMUNITY IDENTITY (CONT.)

Recent residential development has occurred in the hilly section of Valencia north of Newhall Ranch Road. These homes reflect several different modern architectural styles. The neighborhoods are planned with paseos, parks, and other amenities.

Commercial uses in Valencia were planned and located in centers such as the regional mall, Town Center Drive, auto row, and smaller neighborhood centers. These centers incorporate a Spanish and Mediterranean architectural style.

Industrial land use in the area is located in a business and industrial center in the northern section of the area near Rye Canyon Road. The area contains wide streets with generous landscaped setbacks and one to three-story buildings.

VALENCIA COMMUNITY IDENTITY (CONT.)

Although it is probably the most urban community in Santa Clarita, Valencia still has a touch of rural character. It is the combination of lush landscaping, urban architecture, and sophistication in a suburban setting that defines Valencia's character. The following characteristics were used to describe Valencia during a public workshop.

- Family
- High quality of life
- Cleanliness
- Paseo system
- Safe and secure
- Lush landscaping
- Pedestrian friendly
- Well lit
- Tight knit community
- Stability of real estate values
- Community pride
- Pristine marketing corridor





VALENCIA ARCHITECTURAL CHARACTER & SPECIFIC COMMUNITY NEEDS

Much of the desired architectural character for Valencia is established by the currently existing buildings. The mixture of bright colors, natural materials, and contemporary design create a favorable array of architectural style within the community. The area with the most potential for new development is the industrial center. Architects are encouraged to provide innovative designs with unique forms and articulation on all sides of the building. Careful planning for employee break areas and outdoor seating is also a concern. These spaces should be designed, not just created within left over areas, and should include special paving and furnishings.

The Valencia community allows the most opportunity for innovative designs within Santa Clarita. A **"Contemporary"** architectural style is appropriate for this community. Designs should employ contemporary forms and timeless building elements mixed with natural materials, new materials, attached accents, and a cohesive introduction of landscape elements.

VALENCIA
ARCHITECTURAL CHARACTER
CONTEMPORARY

Wall articulation

As with all good building designs, each elevation contains wall planes with articulation to provide relief, detail, and scale to the built environment.

Roof Elements

The use of parapet, shed, curvilinear, hip, and gable roofs are appropriate with this style. Mansard roof forms are not allowed.





VALENCIA
ARCHITECTURAL CHARACTER
CONTEMPORARY (CONT.)

Attached elements

Covered walkways, entries, and balconies are desired to help with the scale of a building's design. Awnings supported by wood or metal members that tie back to the main structure help to create interest along the building's wall planes and provide protection over openings. Metal fabrication, lighting, signs, and canvas awnings are acceptable.

Openings

Doors and windows are typically detailed with trim accent. Entries are composed with attached elements and enhanced detailing of accents.

Accents

Color, trim, metal fabrications, tile, and natural stones are appropriate accents to wall fields and planes. Precast and foam moldings integrated into the wall design should be limited.

VALENCIA
 EXTERIOR BUILDING MATERIALS & FEATURES
 CONTEMPORARY

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Valencia community. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while the materials listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

These listings are intended to provide general guidance, and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.





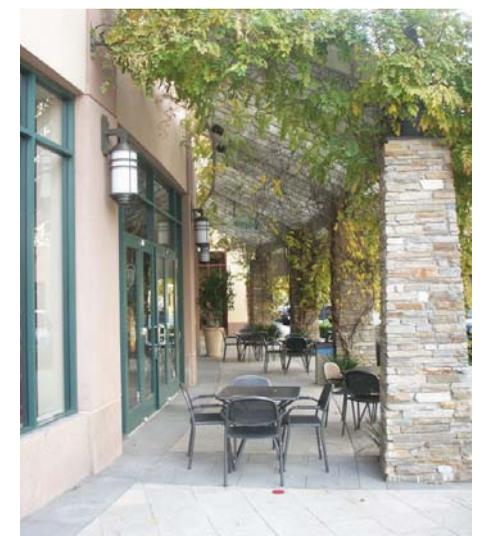
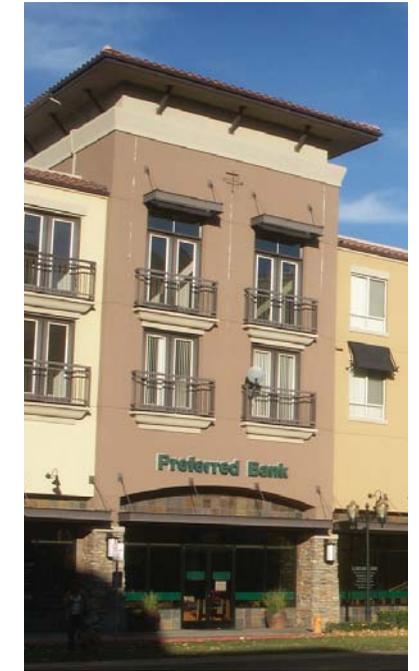
VALENCIA
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Native stone veneer.
 - Fine stucco.
 - Smooth and hand-troweled stucco.
 - Glass.
 - Wood siding/shingles.
 - Cement/fiber siding (6-inch, 8-inch, or 12-inch horizontal siding).
2. Inappropriate primary wall surfaces include, but are not limited to:
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror or heavily tinted glazing.
 - Corrugated metal/ fiberglass panels.
 - Metal siding.
 - Spray-on or knock-down stucco.
 - Exposed steel framing.

VALENCIA
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY (CONT.)

3. Appropriate wall materials, details, and accents include, but are not limited to:
 - Accent tile.
 - Stucco corbels, lintels, sills.
 - Timber lintels, sills, corbels.
 - Clay tile vents.
 - Recessed niches.
 - Arches.
 - Colonnades.
 - Wrought iron.
 - Wood trellises/shading devices.
 - Limited metal work.

4. Inappropriate wall materials, details, and accents include, but are not limited to:
 - Plastic.
 - Chrome.
 - Aluminum windows.
 - Highly polished materials.





VALENCIA
EXTERIOR BUILDING MATERIALS & FEATURES
CONTEMPORARY (CONT.)

5. Appropriate roofing materials, forms, and accents include, but are not limited to:
 - Clay tiles.
 - Concrete roofing tiles.
 - Dimensional asphalt/ composite shingles.
 - Metal roofing.
 - "Cool roof" built-up roofing.
 - Traditional tapered barrel tiles.
6. Inappropriate roofing materials, forms, and accents include, but are not limited to:
 - Metal simulated clay tiles.
 - Wood shingles/shakes.
 - Corrugated metal/ fiberglass panels.
 - S-tiles.

VALENCIA COLORS

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Bold, rich colors such as rust, ocher, and olive greens are appropriate in Valencia.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Stark white walls are discouraged unless used where authentically appropriate, such as on a Mission Revival style building.
4. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.





VALENCIA DESIGN CONSIDERATIONS

Valencia has become a community that supports progressive thinking and creativity through the built form. In addition to showcasing successful “Contemporary” architecture, Valencia has become a street-side gallery for public art. To continue the infusion of art throughout the community, each project should consider what is appropriate to their location and scale and design an integrated place to exhibit public artwork. The public art for each project, regardless of size or visual impact, will, in time, significantly contribute to the richness of Valencia.

THIS PAGE INTENTIONALLY LEFT BLANK