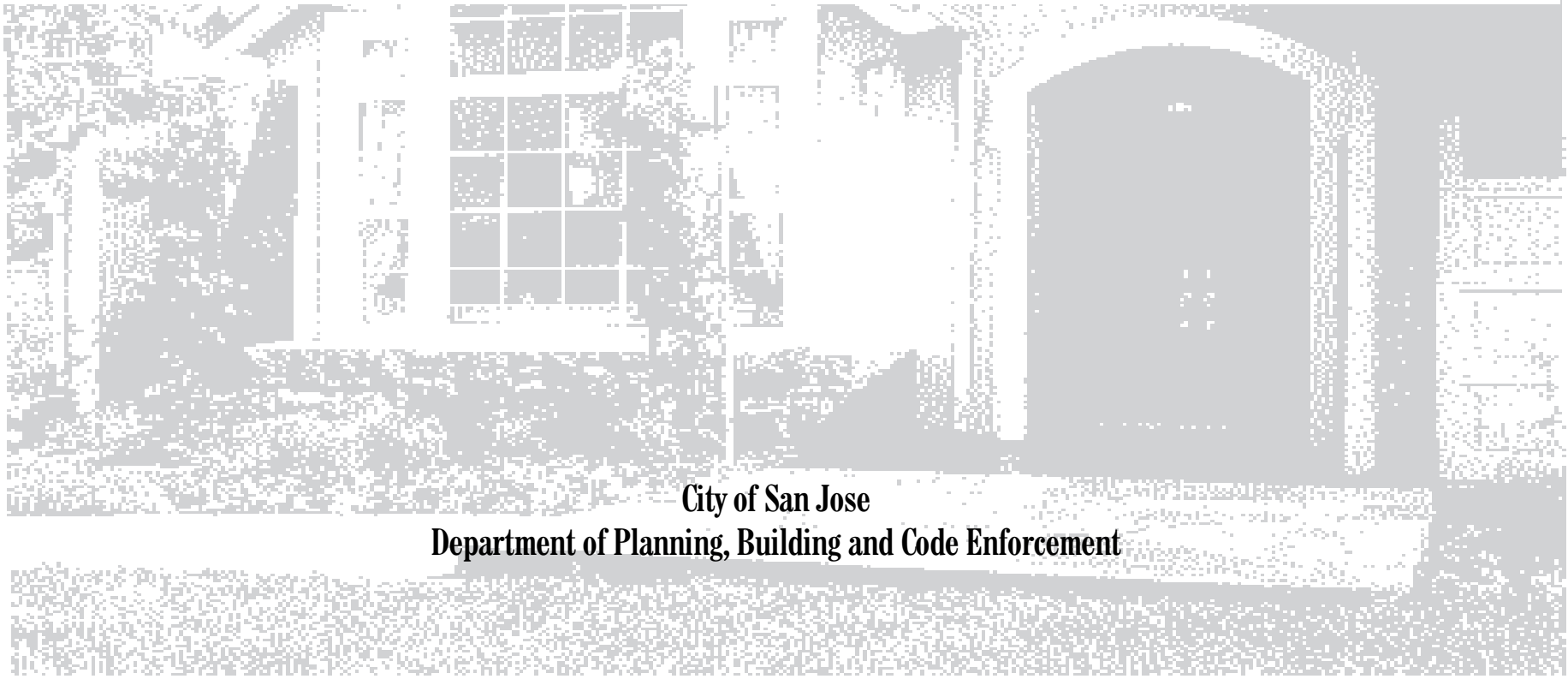
Single-Family Design Guidelines



City of San Jose
Department of Planning, Building and Code Enforcement

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Approved by City Council December 14, 1999

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INTRODUCTION

These guidelines are intended to help maintain the high quality of San Jose's neighborhoods by providing guidance for the design of new houses, additions and/or remodels in existing neighborhoods. These guidelines are intended to focus on the characteristics of neighborhood compatibility and to leave individual homeowners the maximum flexibility to build, expand or remodel to meet their own needs and objectives.

All new house construction, additions and remodel projects must conform to the development standards of the zoning districts in which they are located. The single-family design guidelines presented below are intended to go beyond the basic requirements of the Zoning Ordinance and, in greater detail, address issues specifically related to neighborhood character and compatibility. These guidelines apply in all neighborhoods but will perhaps be particularly important in neighborhoods with established historic or architectural merit and for individual buildings with historic or architectural merit.

Applicability. The *Guidelines* apply to all new single-family detached structures on individual lots, including new subdivisions located within or adjacent to existing neighborhoods, and additions and remodels which exceed the Zoning Code thresholds for construction without a Planning Permit. For projects not located within or adjacent to an existing neighborhood, the *Residential Design Guidelines, Toward Community* should be consulted for project design guidance. For some projects, both sets of guidelines will apply.

Application. These *Guidelines* are provided for the use of homeowners, builders, contractors, architects, designers, City staff and City decisionmakers. The *Guidelines* are expected to be useful for making design decisions about single family detached construction at a number of levels:

- Homeowners, builders, architects and other designers are encouraged to consult the *Guidelines* prior to designing new houses, additions or remodels for ideas and advice.

- For single-family construction which does not require a Planning Permit, the *Guidelines* can be used as an informational resource by homeowners, builders and/or designers.

- For single-family construction which does require a Planning Permit, the *Guidelines* will be used by City staff and decisionmakers as the criteria for making permit decisions. It should be noted that the guidelines in Chapter III, presented under the heading 'Suggestions', are just that and are not intended as requirements for permit approval.

- Neighborhood residents should consult the Guidelines to understand the neighborhood compatibility concepts which will apply to new construction.

This *Single-Family Design Guidelines* book is organized in four parts:

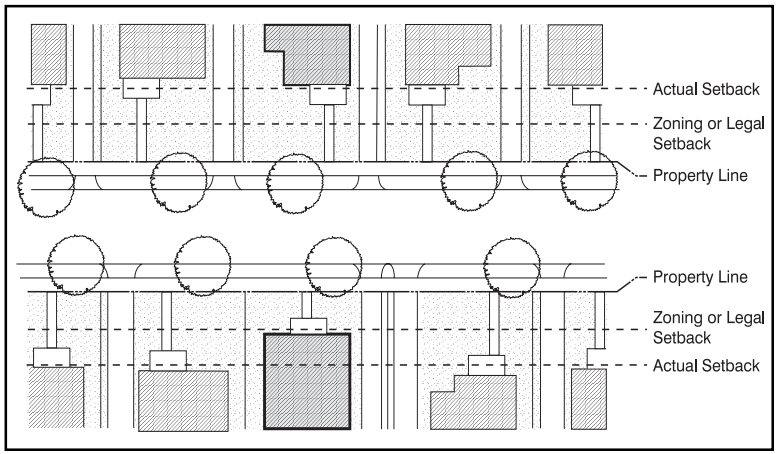
- **Neighborhood Patterns.** The first part identifies those common building characteristics which are most apt to define a neighborhood's appeal and identity. Not all pattern themes will be present in every neighborhood.

- **Elements of Building Design.** This part addresses design integrity within the individual building.

- **Relationships to Adjacent Properties.** This section deals with the interfaces between new construction and adjacent existing single family houses. Most, but not all, of the guidelines in this section are offered only as suggestions for the homeowner or builder who might be particularly interested in further minimizing the impact of new construction on neighboring houses.

- **Glossary of Architectural Styles.** A catalog of architectural styles commonly found in San Jose is provided as a resource for homeowners and builders who wish to understand the architectural origins of their houses and the representative elements of that style. The glossary illustrations are annotated with descriptions of the relevant characteristics of each style.

I. NEIGHBORHOOD PATTERNS



A2. The new house at the bottom disrupts the established block front setback pattern while the new house at the top is consistent with the setback pattern.

Because the major objective of these guidelines is to ensure that new homes, additions and remodels are appropriately compatible with the surrounding neighborhood, compliance with the guidelines in this chapter is essential for the preservation of the neighborhood character, and consistency with them will be an important component of those projects which qualify for approval.

A. SETBACKS

1. At a minimum, setbacks must conform to the standards of the applicable zoning district.

2. In addition, front setbacks should be similar to the average of existing front setbacks on the block or on adjacent properties.

3. Side setbacks should generally conform to the side setbacks of adjacent properties if there is a block pattern of larger side setbacks than is required by the zoning district.

B. HEIGHT

1. The height of new houses and additions should be limited to 30 feet in most neighborhoods. Few neighborhoods in San Jose have houses that are taller than 30 feet and even fewer have a significant pattern of such houses.

2. Heights of up to 35 feet, however, may be considered for sites where the following conditions are found:

   a. There is a predominant block pattern of houses which are more than 30 feet tall and the new house or addition is no taller than the block average of heights which are above 30 feet and below 35 feet.

b. Both of the adjacent buildings are more than 30 feet tall and the new house is no taller than the tallest of the adjacent houses.

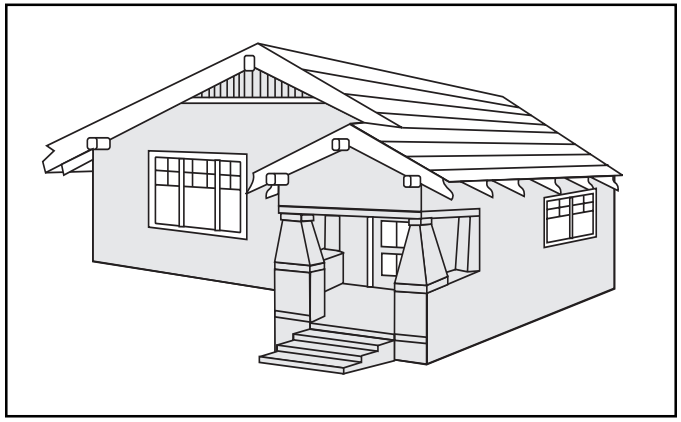
c. The new construction is an addition which adds a minor amount of mass above 30 feet to a house which is already more than 30 feet tall, primarily for consistency with the architectural style, ceiling height or roof characteristics of the existing house.

d. The house is located in a flood plain which requires that occupiable space be elevated a foot or more above grade level for flood protection purposes.

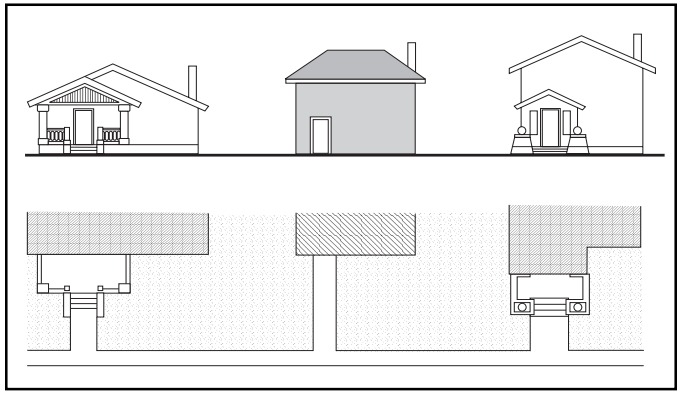
e. The architectural style of the house is a traditional one that is characteristically tall, for example, Victorian, Classic Box, “Sea Ranch”, etc.

f. The house is located on a large lot and has minimum side setbacks of 25 feet and a minimum rear setback of 50 feet.

3. Heights above 30 feet are discouraged on hillside sites.



C1. Front porches are fundamental characteristics of some architectural styles and always add a sense of presence and welcome.



C1. New houses without front porches do not contribute to the richness and warmth of the block.

C. ENTRIES AND PORCHES

1. On blocks where there is a dominant pattern of front porches for existing houses:

   a. New houses should have front porches, consistent with the style of the house.

   b. Existing porches should be retained with remodels. Existing porches can be considered retained even when:

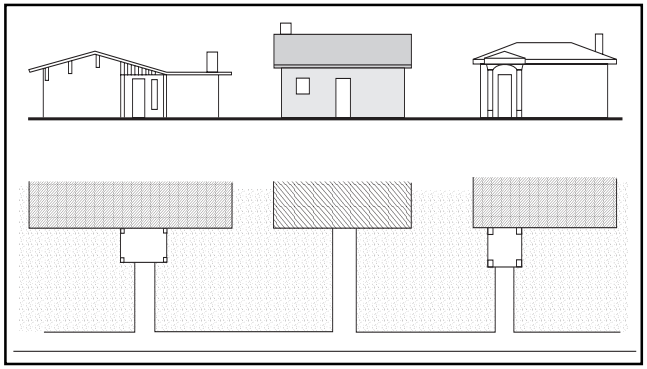
      - They are replaced with a new porch of similar size, location and orientation to the street, or
      - They are partially enclosed (no more than 30% of the porch floor area) and the remainder is fully functional and consistent with the architecture of the building.

c. Remodels of houses without porches should include them where feasible and where a porch is consistent with the style of the house.

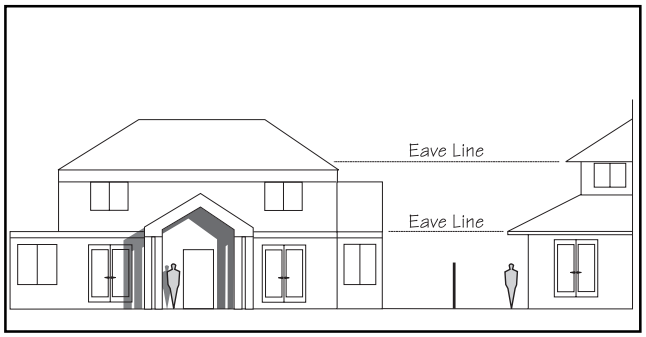
2. Even on blocks without a dominant pattern of porches, the inclusion of front porches on new houses and remodels is encouraged as a symbol of entry, and to encourage residents to participate in neighborhood activities and develop neighborhood ties.

C1c. Original porch eliminated in an earlier remodel.

C1c. New porch added with addition and remodel.



C3a. The house without an entry feature lacks the architectural interest and sense of welcome of the other houses.



C3b. Appropriately scaled entry feature.

C3b. Entry feature out of scale for building and block.

3. Main entries should be:

   a. Prominent and oriented to the street unless another pattern is well established on the block and,

   b. In appropriate scale for the block as well as the individual building.

      - Entry features should not extend above the eave line of the structure, except
      - Entry features may extend above first story eaves if the design of the entry relates directly to the first story eave line and there is a second story wall rising just behind the entry feature.

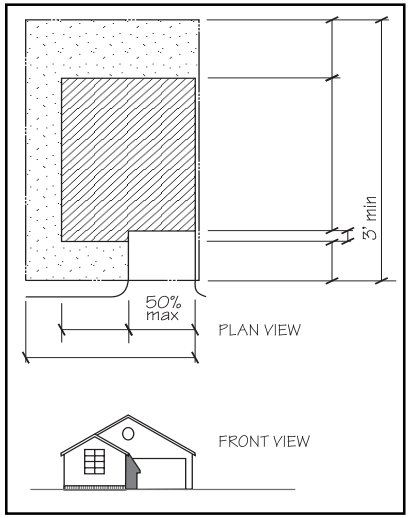
D. GARAGES AND PARKING

1. In general, new garages should be located and sized consistent with the established pattern in the neighborhood.

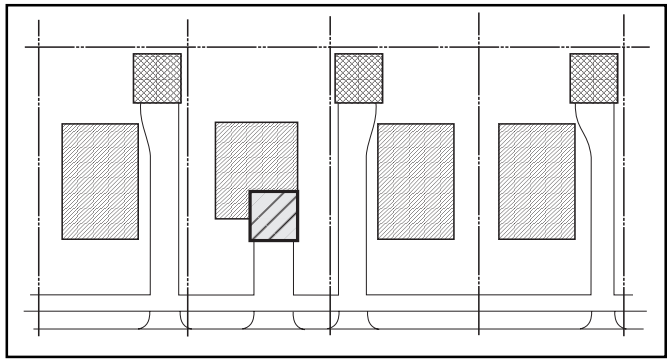
   a. In neighborhoods with an established pattern of detached garages located in the rear yard, new garages should also be located at the rear of the house.

   b. In neighborhoods with an established pattern of attached garages:

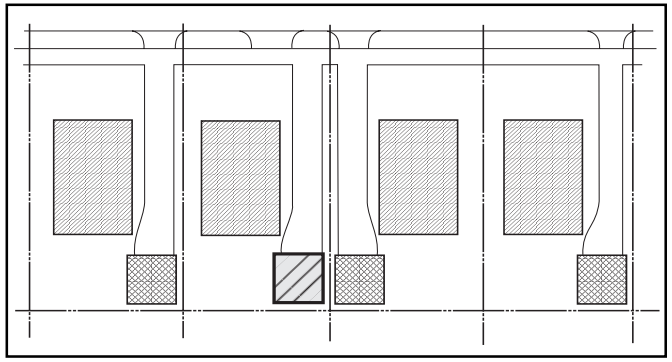
      - Attached garages located at the front or side of the house should be no wider than one half the width of the house.



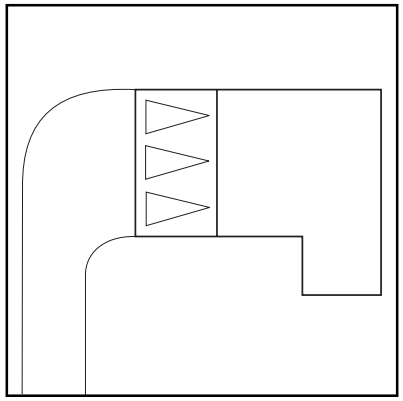
D1b. Garage no more than one half the width of the house.



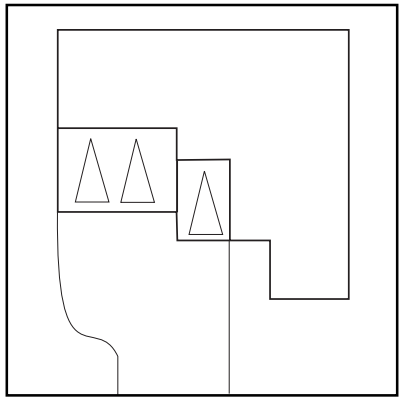
D1a. Attached garage disrupts neighborhood pattern.



D1a. Detached garage maintains neighborhood pattern and context.



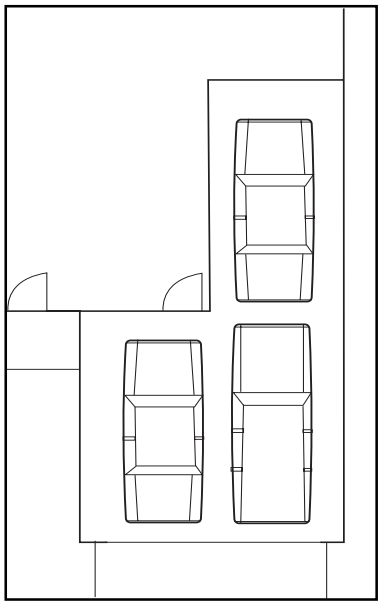
D1b. Side on three-car garage.



D1b. Split three-car garage.

- In addition, in neighborhoods where the predominant pattern is attached two car garages, new or expanded attached garages for three cars should be either turned sideways to the street, configured as two tandem spaces and one single space, or split and offset as two distinct garages, a two car garage and a one car garage.

- Attached garages on corner lots should be located to avoid driveway paving at or near the corner unless the paving forms an entry court of superior design.



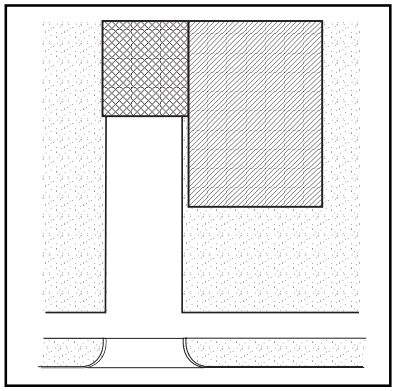
D1b. Tandem three-car garage.

2. The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible, and in no case wider than the predominant block pattern.

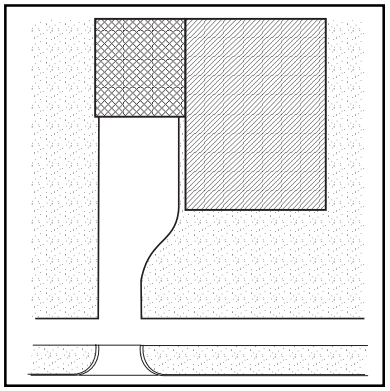
   - Paving accessible for parking in the front setback area should be limited to the width required for access to a garage or other required parking spaces.

   - Curb cuts should never be three cars wide even if they provide direct access to a three-car wide driveway.

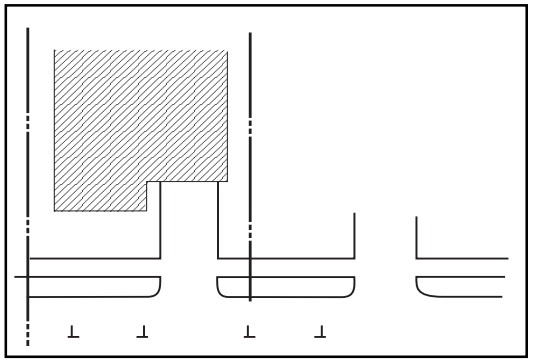
3. Curb cuts should be spaced to preserve the maximum number of curb parking spaces.



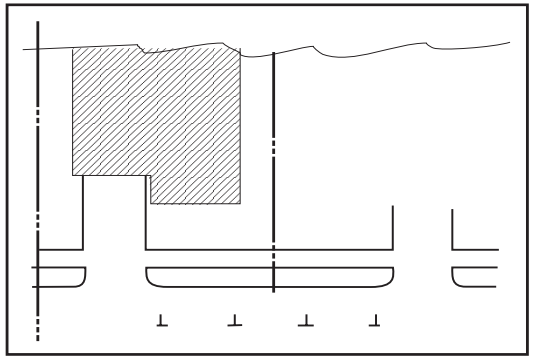
D2. Unnecessary driveway paving should be avoided.



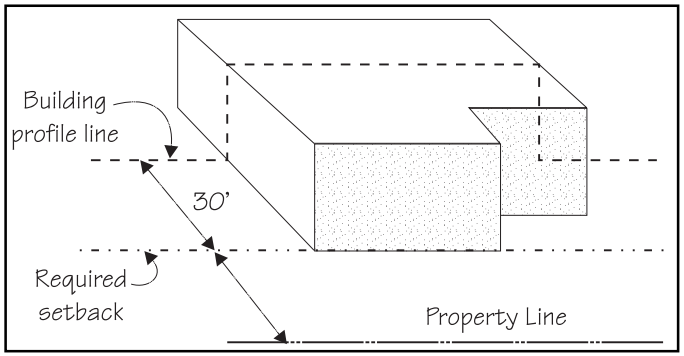
D2. Driveway pavement should be minimized as a preference.



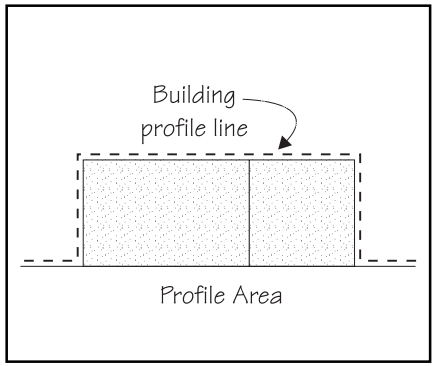
D3. New driveway placement leaves curb space for only two cars.



D3. New driveway placement leaves curb space for three cars.



E1a. Building Profile: A building profile is the outline of that portion of a building that comprises the building's 'presence' in the streetscape, generally that portion of the building located within 30 feet of the required front setback line. The profile line follows the highest and outermost surfaces of the building in that area.

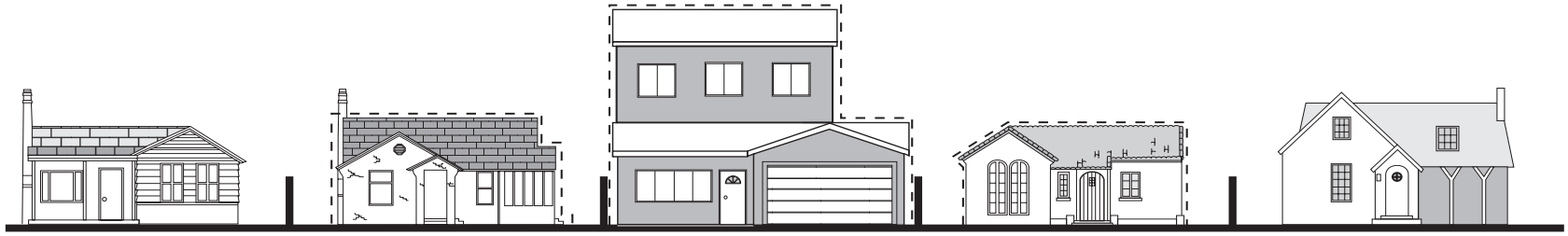


E1a. The profile area is the vertical area contained within the profile line.

E. BUILDING DESIGN/ARCHITECTURAL STYLE

1. The size and massing of new houses and additions should be compatible with the general scale and shapes of surrounding houses. On blocks where single story houses or small two story houses are the predominant block pattern, a second story addition or a new two-story house may require some particular attention in order to keep the perceived scale of the new construction compatible with the surrounding structures. Scale may be minimized by employing one or more of the following techniques:

   a. Limiting the "building profile" of the new house or expanded house to an area generally consistent with the profiles of adjacent houses.



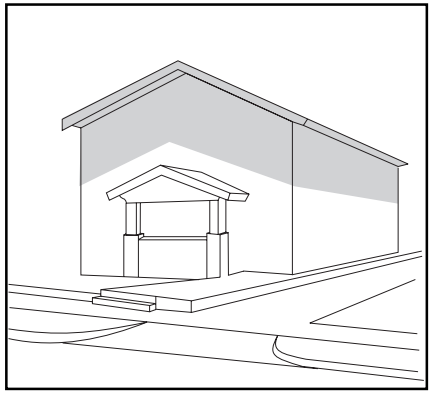
E1a. Middle profile area is significantly larger than adjacent profile areas.

b. Setting the second story back from the front and sides of the first story a distance sufficient to reduce the apparent overall scale of the building.

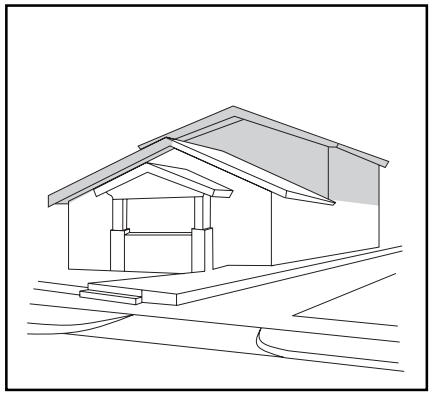
c. Significantly limiting the size of the second story relative to the first story, including any addition to the first story.

d. Significantly increasing the front and/or side setbacks for the entire structure.

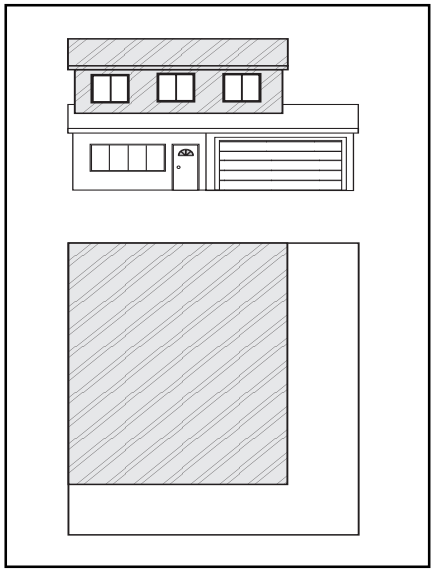
e. Placing at least 60 or 70 percent of the second story floor area over the back half of the first story.



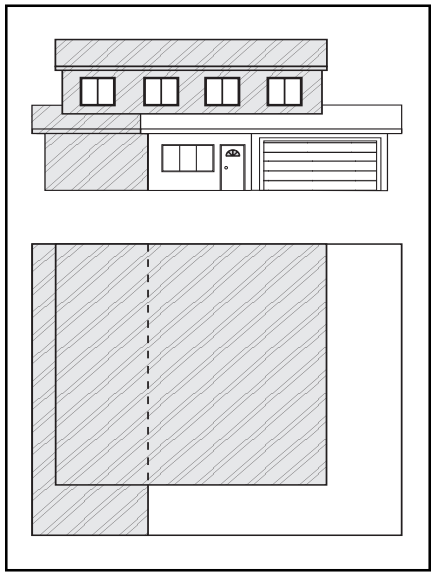
E1b. Large blocky second story overwhelms the original house and streetscape.



E1b & e. Smaller set back second story in scale with and preserves streetscape lines of the original house.



E1c & e. Elevation and plan views showing new second story significantly smaller than original one story house.



E1c & e. Elevation and plan views showing a new second story significantly smaller than new expanded first story.

f. Sloping the new roof back from adjacent houses.

E1f. New two story house with sloped roof on the left blends with adjacent single story house on that side but not with the single story house on the right.

g. Avoiding flat roofs on blocks with a predominant pattern of peaked roofs unless the building profile area of the flat roofed structure is no larger than the profile areas of the adjacent houses. See “building profile” figures in previous page.

h. The techniques above may be applied separately to each side of a house for compatibility with each adjacent house.

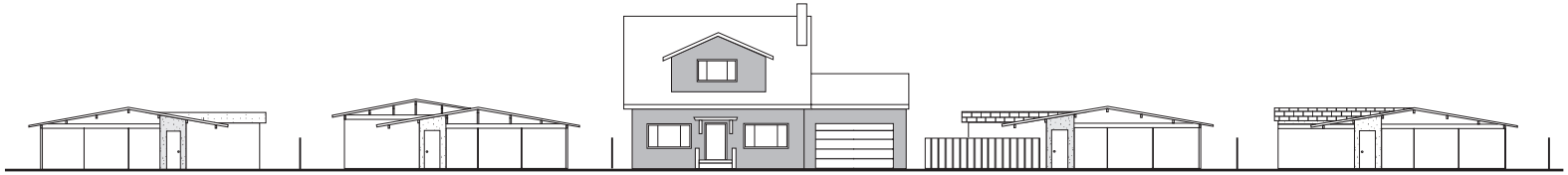
2. Architectural styles of new houses and substantial remodels should be compatible with the architectural styles found in the surrounding neighborhood. Compatibility can be achieved through:

a. Replication of a style commonly found in the near neighborhood.

b. Use of an architectural style from the same era as styles commonly represented in the neighborhood, or

c. Use of a contemporary style that employs building scale, massing, roof lines, materials and building orientations that are commonly found in the neighborhood.

3. For blocks with a single established architectural style, new houses, additions and remodels should reflect that style or, at a minimum, blend with it in terms of massing, site orientation, materials, roof slopes, characteristic architectural features, etc.

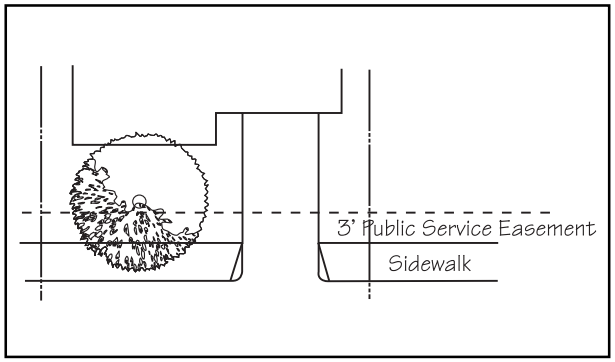


E3. Inappropriate new house on a block with a single established architectural style.

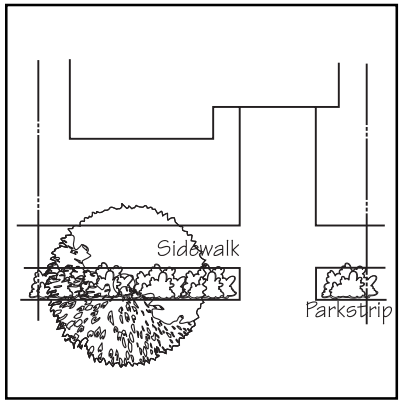
E3. New house blends with existing architectural style in terms of scale, orientation, materials and roof slope.

4. Architectural style and massing compatibility should include the elevation of floorplates. For example, in neighborhoods with houses set high on their foundations, new houses and additions should be set similarly high.

E4. New house is not compatible with its early 20th Century surroundings. It is out of scale and character with block pattern which includes elevated foundations and front porches.



F1. On blocks with no parkstrips, street trees should be planted in the front yard, preferably in the public service easement.



F1 & 2. Street tree and low growing plants in parkstrip.

5. Materials choices for new houses should be drawn from materials commonly found in the surrounding neighborhood.

F. PARKSTRIPS AND STREET TREES

1. Each residential lot should have at least one associated street tree, selected for consistency with the dominant and/or approved block street tree and planted in the parkstrip area if there is one or in the front yard if not.

2. In addition to one or more street trees, parkstrip areas should preferrably be planted with groundcover and/or other low-growing plants

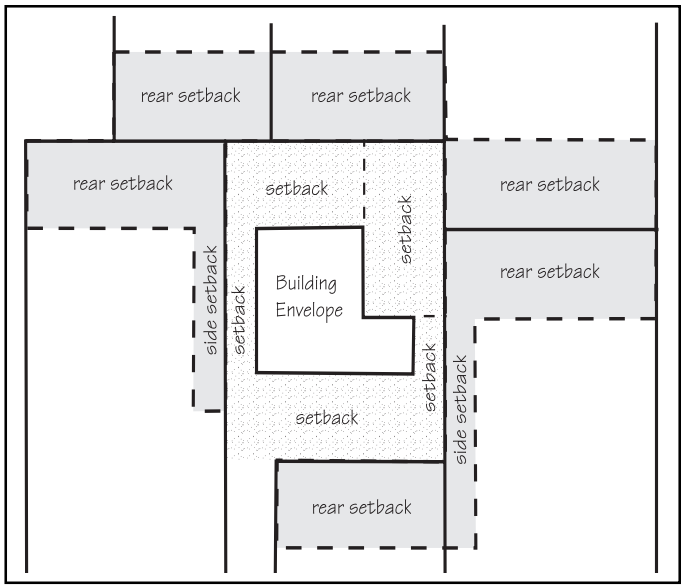
3. Where parkstrips have been paved over, sufficient paving should be removed to accommodate the street tree or trees.

G. FLAG LOTS

1. The scale and massing of new residential buildings on flag lots should be compatible with the scale and massing of the predominant pattern on surrounding lots.

2. Residential buildings on flag lots should maintain the same setbacks as are required on adjacent properties at each point along the common property line.

3. Residential buildings on flag lots should maintain a presence to the street. This may be achieved by placing rear buildings so that they are visible from the street.



G2. The residential buildings on flag lots should maintain the same setbacks as are required on the adjacent properties.

II. ELEMENTS OF HOUSE DESIGN

This Chapter addresses the design integrity of the individual building. While design integrity is important to the appearance of individual buildings, its importance in the context of these guidelines is equally related to the building's impact and "fit" in its neighborhood or on its block. The guidelines in this Chapter will be applied most rigorously in neighborhoods with distinct architectural character, for example, neighborhoods of older, pre-1950 structures or neighborhoods with a distinct single architectural style.

A. BUILDING FORM

1. The overall scale and massing of new houses and additions should be compatible with the block pattern. See the **BUILDING DESIGN/ARCHITECTURAL STYLE** section under ***NEIGHBORHOOD PATTERNS*** for techniques which reduce scale and mass.

2. The scale and mass of any portion of a new house or addition facing a public street should be compatible with those of adjacent houses and/or with the predominant scale on the block.

3. Building forms should be varied enough to avoid monotony and to be compatible with surrounding houses, but should still be simple and elegant.

4. The floor area of second stories should generally be significantly smaller than the floor area of the first story, unless the architectural style of the house is a traditional one and dictates a simple two story 'box', for example Italianate Victorians, several 'colonial' and 'classic' styles, etc., and the building profile area is not significantly greater than the dominant pattern on the block.

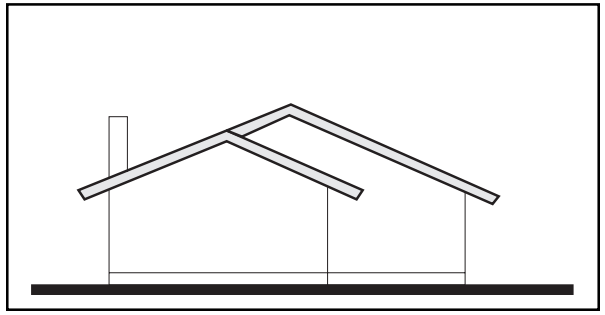
5. All roof slopes on a single building should have the same angle unless different slopes are inherent in the design system, such as for gambrel roofs or some shed roofs.

B. ARCHITECTURAL STYLE

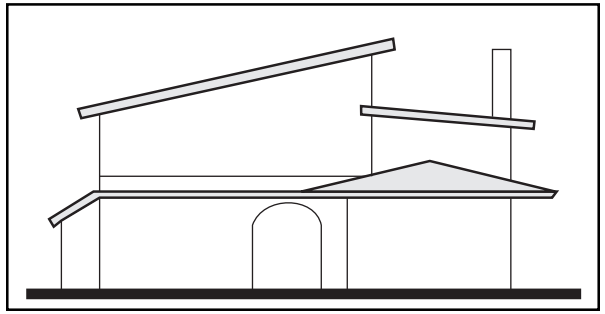
1. For additions and remodels, the architectural style of the building elements listed below should be generally consistent with that of the existing dwelling, unless an objective of a remodel is to change the existing style to another one or to upgrade one or more of the building elements, for example to replace aluminum window frames with wood ones. For new houses or houses with substantial remodels constituting a change in architectural style, individual building elements should be employed for architectural consistency. In general, the following building elements should be stylistically consistent for each building:

   a. ***Overall Style***
   The overall style of each house should be consistent on all sides of the building as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or quasi spaces are stylistically consistent. Consistency should be determined by evaluating each of the building components below.

   b. ***Siding Materials***
   Siding materials should be appropriate to the style and style era of the house. For example, materials developed after the establishment of a particular architectural style are not appropriate on buildings of that style unless the new material is a high quality and deliberate reproduction of the original material. The same siding material should be used on all building elevations unless multiple materi-



A5. All roof elements should have the same slope.

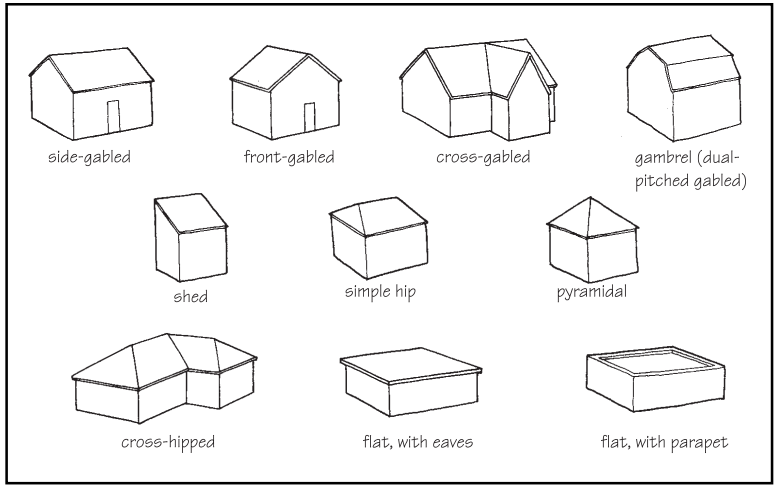


A5. Roof elements with varied slopes result in a building that looks confused and unattractive.

als are a legitimate expression of the particular style. See Chapter IV ARCHITECTURAL STYLES for examples of architectural styles and appropriate siding materials.

c. ***Roof Materials***
Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system. New materials designed for fire resistance are entirely appropriate as long as they replicate the traditional material, e.g., composition or concrete products designed to look like wood shingles or shakes.

d. ***Roof Lines and Roof Slopes***
Roof types and slopes should be generally the same over all parts of a single building. Exceptions are roof styles or architectural styles that traditionally involve varying slopes such as gambrel roofs and "Sea Ranch" style shed roofs, or, architectural styles that sometimes mix flat and sloped roofs, such as the Mediterranean style. In addition, gable and hip roof elements are often used in combinations and very small gable or shed roof elements used over dormers or to highlight or shield a prominent window or windows are generally appropriate.



B1d. Common roof styles and types.

e. ***Window Styles and Frame Materials***
Window styles (double hung, casement, sliding, fixed, etc.) and frame materials (aluminum, wood, steel, etc.) are particularly important expressions of architectural style and should always be consistent among all elevation of a building. Window styles may vary depending on the specific use or size of the window for some architectural styles. Frame materials should never vary on a single building except in some limited cases where the frame material is being upgraded. See Chapter IV ARCHITEC-

TURAL STYLES for examples of appropriate window styles and frame materials.

f. ***Window Sizes and Proportions***
Window sizes and proportions are also important expressions of architectural style and should be consistent with the architectural style of the house. For example, Victorian windows are typically tall and slender, Ranch Style windows are most often wider than they are high, International Style windows are often square, etc. While windows sizes on a single house most often vary by the purpose of the room, several styles, e.g., Craftsman Bungalow and American Revival styles, typically include largely uniform window heights all around the building. Several styles also traditionally employ the same window repeated in groups of two, three or four as a fundamental expression of the style.

g. ***Trim Styles, Materials and Dimensions***
Window, door and eave trim should be consistent on all elevations of the house, in terms of material, material dimensions and decorative features such as shape, carving, routing, reveals, etc. Replicating the original trim style for additions or remodels of older, traditional styles is particularly important.

h. ***Decorative Features***
Decorative features such as corbels, bargeboards, porch or balcony rails and columns, other columns and capitals, window sills, carvings and any other decorative elements should be consistent as appropriate over the entire building. Some elements such as corbels, bargeboards and decorative window trim should be consistent on all parts of the house, while others such as porch and balcony rails may apply only to those individual structures, typically

those located at or near the front of the house. For purposes of decorative features, consistency means the same materials, dimensions and design elements. Decorative consistency is perhaps most critical for additions to houses with architectural styles which include decorative features as important elements of the style. Simple decoration added to a house previously without decorative features is not precluded.

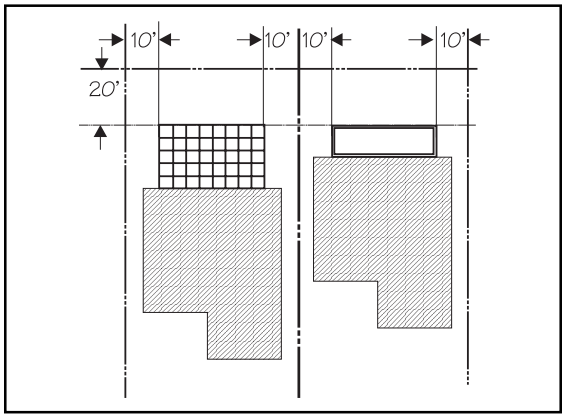
i. ***Garage Location***
The locations of new garages should be consistent with the predominant block pattern. In neighborhoods with detached garages located at the rear of the lots, new garages should also be detached and located near the rear of the lot. Garages on such blocks may be attached if they are located behind the house (not visible from the street) and/or are set back at least 60 feet from the front property line, and the driveway paving is limited to a single car width in the front setback area. New garages on attached-garage blocks may be either attached or detached.

III. RELATIONSHIPS TO ADJACENT PROPERTIES

This section is divided into two parts, a group of guidelines intended for application in the single family design review process and a second set offered as suggestions for homeowners and builders who may be interested in further minimizing the impact of new houses or additions on neighboring houses. Taking care to avoid noise, shade, privacy and aesthetic impacts on neighboring properties will always be appreciated and will often make the difference between support for and opposition to the new house or addition. The guidelines presented first are phrased as "should" and are intended for incorporation into all new residential construction. The second group of guidelines is presented under the heading "SUGGESTIONS".

A. BALCONIES AND DECKS

1. New balconies or decks located more than 2 feet above grade on new or existing houses should be built no closer than 10 feet to adjacent single family side property lines and no closer than 20 feet to adjacent rear property lines.

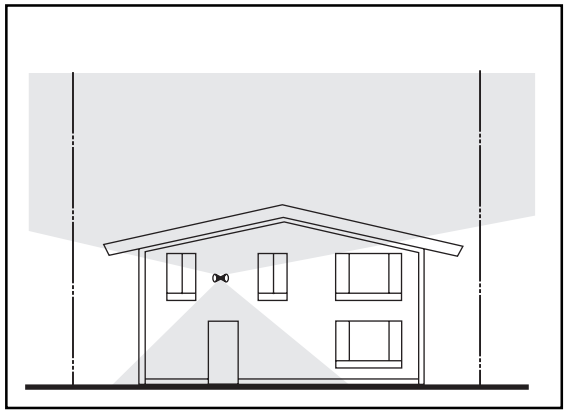


A1. Minimum side and rear setbacks for decks and balconies.

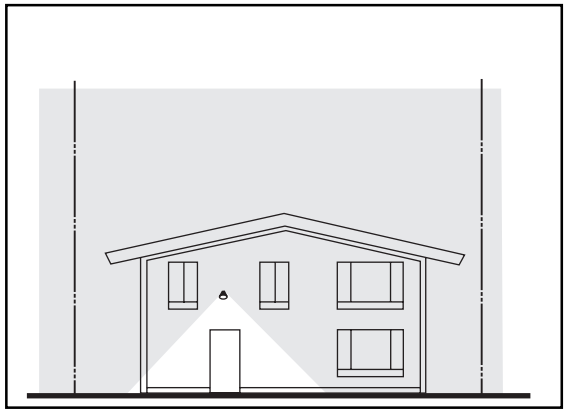
B. LIGHTING

1. Lighting should never be allowed to shine directly onto adjacent residential properties.

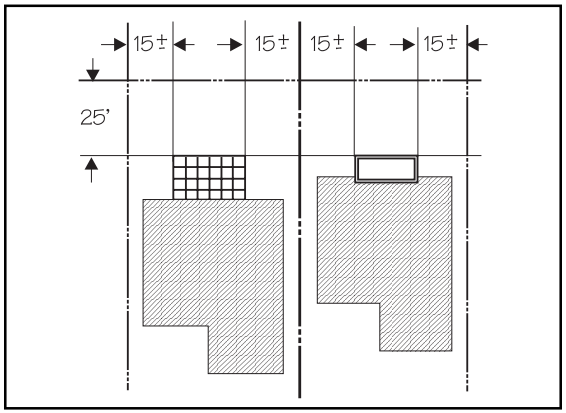
2. The view of light sources should be entirely shielded from adjacent properties.



B1. Light should not shine onto adjacent properties.



B2. Light should be directed downward and light sources shielded from off-site view.



C2. For compatibility with adjacent houses, larger decks and balcony setbacks should be considered.

C. *SUGGESTIONS*

1. In addition to scale and massing limitations required for neighborhood compatibility purposes, the scale and massing of new houses and additions can be further reduced along common property lines for compatibility with the corresponding sides and rears of adjacent houses. For methods of reducing scale and mass, see the first bullet under **BUILDING DESIGN/ARCHITECTURAL STYLE.**

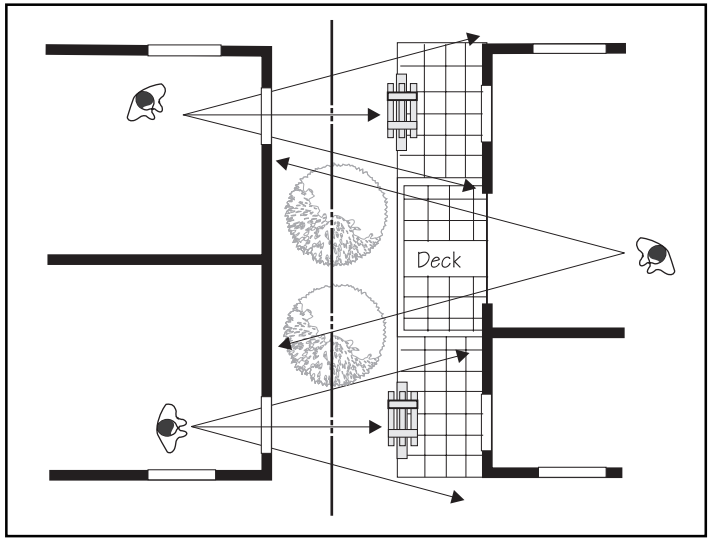
2. Setting second story balconies and decks back from property lines a distance greater than intended by the basic guideline above can help avoid direct views into adjacent residential windows, patios and rear yards.

3. New windows can be placed to avoid direct views into existing neighboring windows.

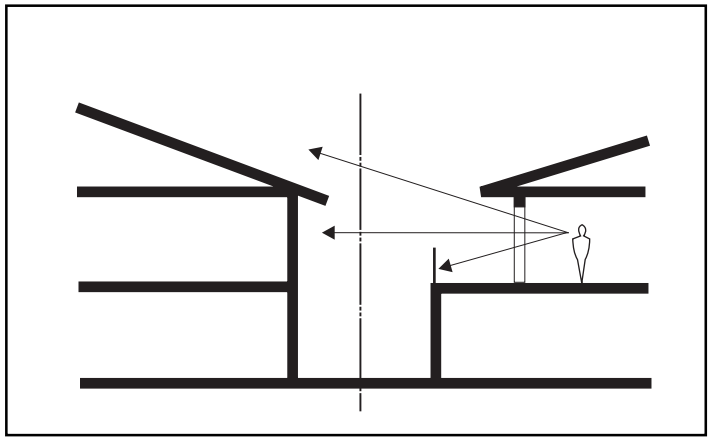
4. Views into neighboring buildings and yards can be further minimized by adding structural screens, such as trellises or wing walls, to interrupt those views.

5. Avoiding large, two-story building masses at the sides and rear of adjacent single family rear yards can help preserve privacy and sunlight access for the neighboring property.

6. Avoiding large second story windows overlooking adjacent rear yards can limit views into those rear yards.



C3 & 4. Offset window locations or strategically placed trellises will help prevent views into adjacent houses.

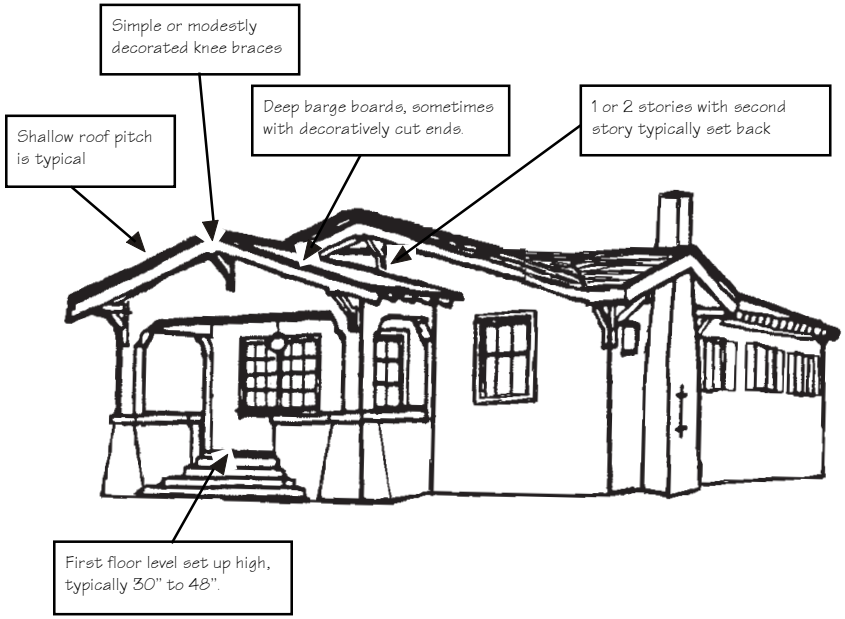


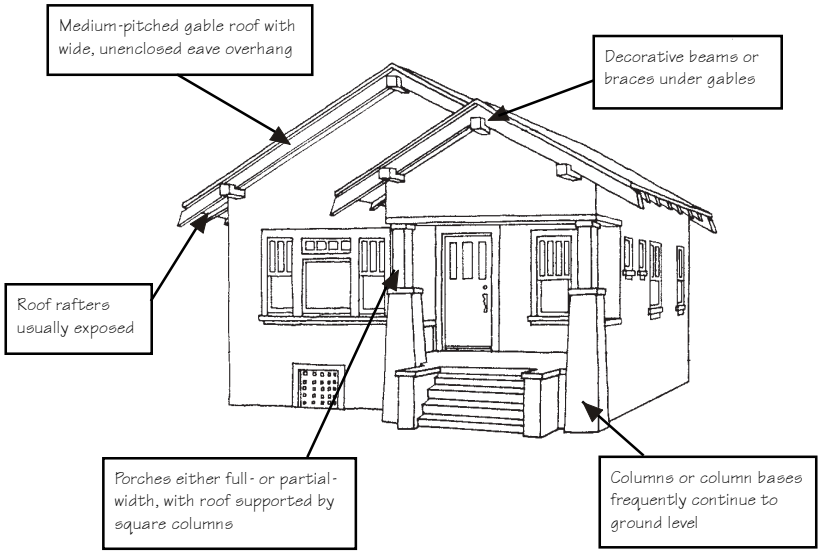
C4. Setting second stories back further than the first story requirement will help screen views between adjacent houses.

IV. ARCHITECTURAL STYLES

Because San Jose's neighborhoods have developed over a very long period of time - from the second half of the 19th Century throughout the 20th Century and now into the 21st Century - a very large variety of architectural styles are found within them. This section provides some illustrations and characteristics of the more common styles represented in San Jose and is provided as a reference for homeowners, designers and decision makers. City decision makers will be most interested in architectural styles as they relate to neighborhood character. Homeowners and designers may be most concerned about the aesthetic and investment implications of architectural style. For styles or variations not illustrated here, there are many books that can be consulted. For additions and remodels, the original house may provide the best style cues in any case.

CRAFTSMAN BUNGALOW





CRAFTSMAN BUNGALOW

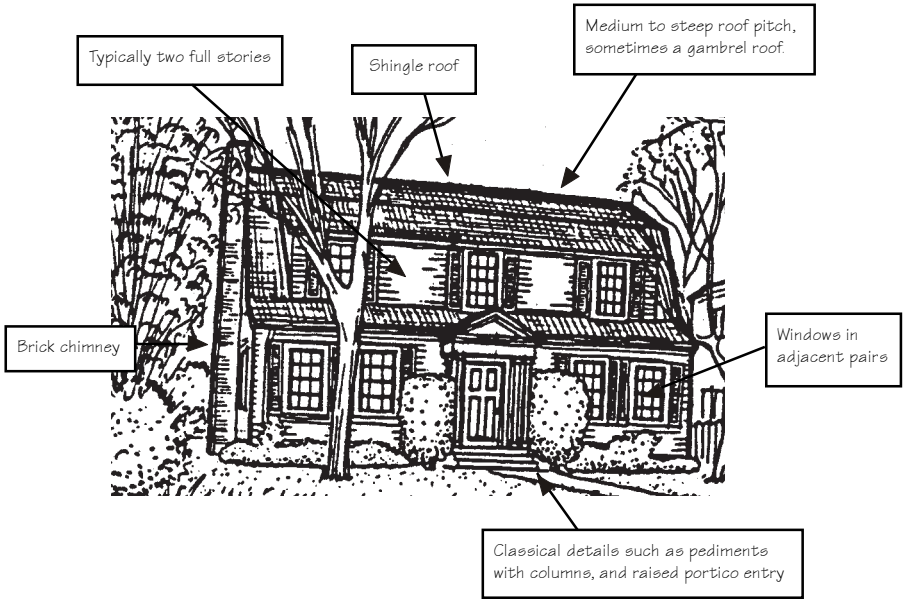
- Symmetrical or asymmetrical building masses, generally defined by large, cross-gabled roofs.
- One or two stories with second story typically set back on most or all sides.
- First floor level set up high, typically 30" to 48".
- Prominent entry porch, under main house roof or secondary roof.
- Siding materials: horizontal wood, heavy textured stucco or shingle.
- Wood shingle roofs with exposed roof rafters under wide eaves. Roof slopes are frequently very shallow but medium pitches are also common.
- Windows are double hung or casement and have wood frames and, typically, divided lights, sometimes only on the upper portions; one or more larger windows may be fixed.
- Architectural trim is wood, substantial, only modestly decorative and applied:
  - around windows, including sills
  - as deep bargeboards, often with decorative cut ends,
  - as knee braces under eaves, and
  - as caps on half walls along porches and stairs.
- Windows frequently occur in groups of three or have three sections.
- Major windows typically are uniform in height all around the building.
- Supports for porch columns are heavy, often battered (sloped) and sometimes faced in river rock.
- Porch columns are typically wood and sometimes occur in small clusters.
- Chimneys are generally brick or river rock.
- Detached garage.

VICTORIAN

- Many variations. In addition to Queen Anne, several other Victorian styles are found in San Jose, including styles sometimes called Stick and Folk.
- One or two stories, in all sizes, from small to very large.
- Massing is asymmetrical, typically tall and sometimes wide and horizontal. Bays and wide or deep porches are common.
- First floor level set up high, typically three to five feet.
- Roofs are steep, sometimes very steep, gable and/or hip, with other shapes occasionally used for emphasis. Eaves are minimal or absent.
- Wide, asymmetrical front porches, frequently extending across most of the house front and occasionally double decked, i.e., a matching balcony above.
- Decoration can vary from simple to elaborate, with some elements similar to Queen Anne, but most versions are less elaborate than Queen Anne. Common elements are complex moldings, so called "gingerbread" of various types, decorated eaves, decorative shingles and turned posts, balusters and spindles.
- Materials: typically all wood, for example, wide and/or narrow board horizontal siding, siding and roof shingles, all decorative trim, etc.
- Windows are typically tall, slender, double hung or casement and always wood framed.
- Primary windows frequently have a pattern of divided lights, leading, stained glass and/or etching.
- Garages are detached.

VICTORIAN

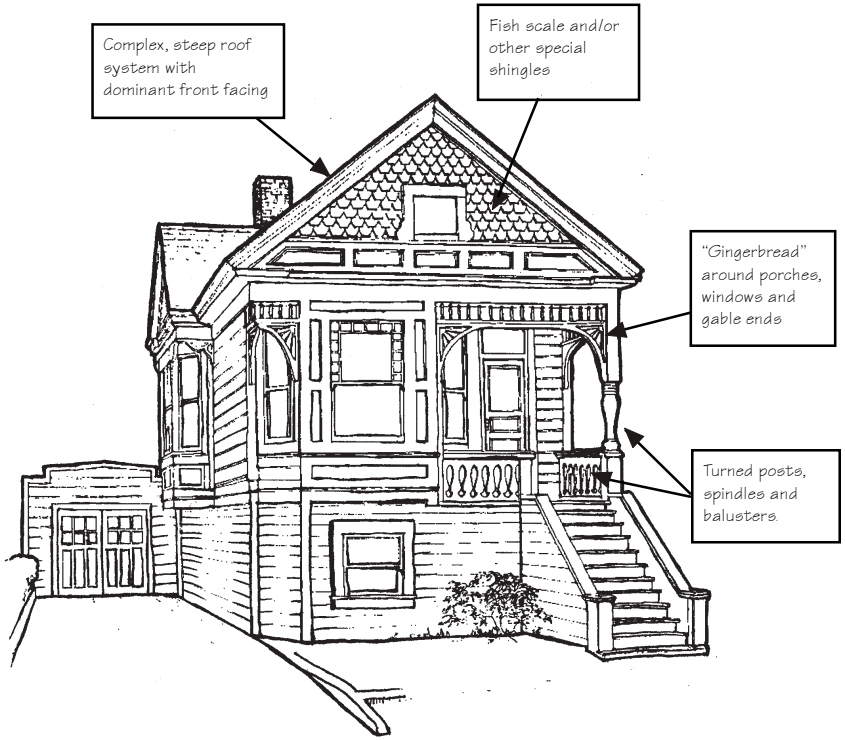
COLONIAL REVIVAL



COLONIAL REVIVAL

- Formal symmetrical massing
- Boxy style, second floor generally the same size as first.
- First floor raised moderately high 18 to 36 inches.
- Architectural elements, windows arranged symmetrically on either side of a small, central and formal front porch.
- Prominent roof, wood shingle, often gambrel.
- Materials: horizontal wood siding, wood architectural trim, sometimes wood shutters.
- Wood window frames, divided lights.
- Trim is wood, simple and occurs primarily around windows and in porch elements.
- Brick chimney.
- Detached garage

QUEEN ANNE



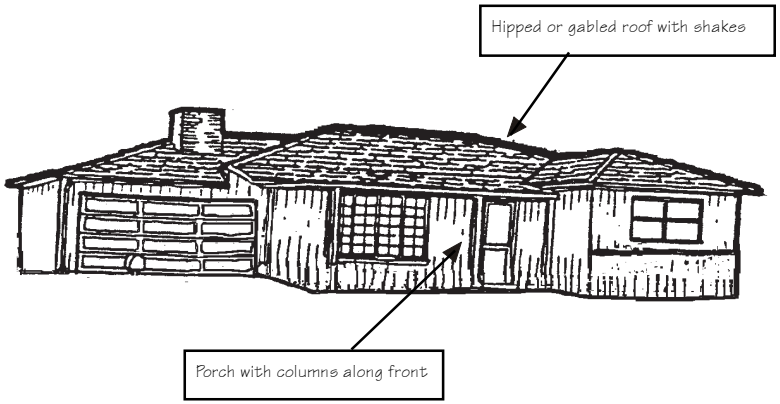
QUEEN ANNE

- Many variations. Queen Anne is perhaps the most common of the Victorian styles found in San Jose.
- One or two stories, in all sizes from small to very large.
- Tall, asymmetrical and complex massing is typical with complexity related to size. Bays and square or cylindrical towers are common.
- First floor level set up very high, typically three to five feet.
- Roof elements are steep gables, hips, pyramids, or cones, sometimes with distorted shapes and frequently with varying heights. A front facing dominant gable is characteristic. Eaves are minimal or absent.
- Wide asymmetrical front porch, frequently extending across width of house and partially along one side.
- Decoration is characteristically elaborate and prominent with:
  - complex moldings defining all the major "shapes" of the house, windows, doors, floor levels and roof edges,
  - "gingerbread" comprised of dentils, lacy carvings and spindles used to further point up windows, porches, stairs and gable ends.
  - special shingle shapes, frequently "fishscale", and
  - turned posts, balusters and spindles
- All building elements are wood, frequently in several forms on one building: wide and/or narrow board horizontal siding, all decorative trim, one or more patterns of siding shingles, roof shingles (sometimes also decorative shapes). The use of two or more siding types helps give the Queen Anne its 'textured' appearance.
- Windows are typically tall, slender, double hung and always wood framed. Most major windows are all the same height.
- Primary windows frequently have a pattern of divided lights, leading, stained glass and/or etching.
- Garages are detached.

RANCH

RANCH

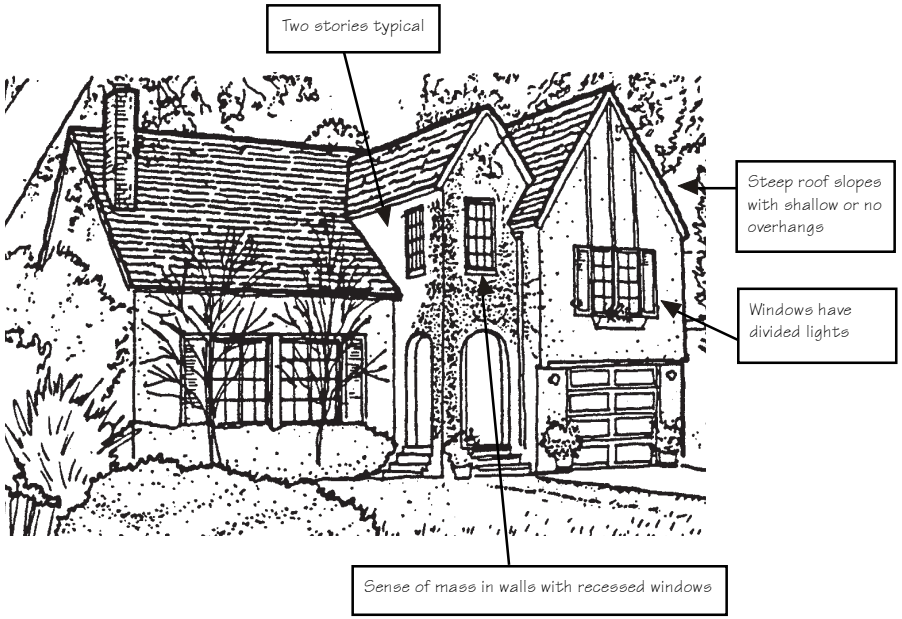
- Simple one story forms, typically asymmetrical and always low and horizontal.
- House set low, rarely more than a foot or so above grade.
- Materials: wood or stucco siding, shake roofs, wood trim and, occasionally, brick or stone veneer around the building base.
- Roofs are shake, hip and/or gable, with low to medium pitches.
- Porches are covered, simple and shallow and are often very wide.
- Windows are typically wider than high and are casement, sliding and/or fixed. Windows have divided lights, or not, and frames are wood or aluminum.
- Trim is simple, medium scaled wood.
- Attached garage.



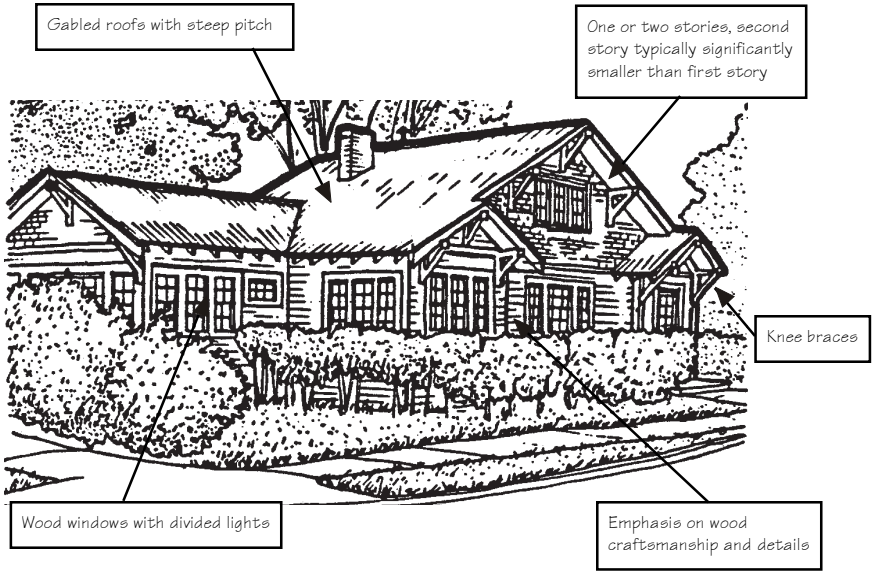
TUDOR

- Asymmetrical massing primarily defined by very steep cross-gabled roofs, with little or no overhangs, and at least one prominent front facing gable.
- One or two stories although two stories is most common, with second story most often occurring at least partially within roof gables.
- Materials: stucco siding is most common in San Jose although there are some brick and partial stone examples. Roofs are slate, wood or composition shingle; shingles are sometimes "rolled" over the edges to mimic thatch.
- Trim can vary widely, for example:
  - wall mass and depth are created by recessing openings several inches to a foot into walls,
  - windows and doors have wood frames that can be simple and narrow to wide and fancifully-shaped,
  - walls can be half timbered. Half timbering, with the steep roofs, is one of the most recognizable characteristic of the Tudor style.
- Windows have wood or steel frames and small scale divided lights and are sometimes leaded in a small diamond pattern. Windows are occasionally arched.
- Front entries and doors are often arched; porches are small and covered. Arches are sometimes gothic, sometimes semi-circular.
- Window are typically taller than wide but are often grouped in wide rows of two or more.
- Garages are attached or detached.

TUDOR



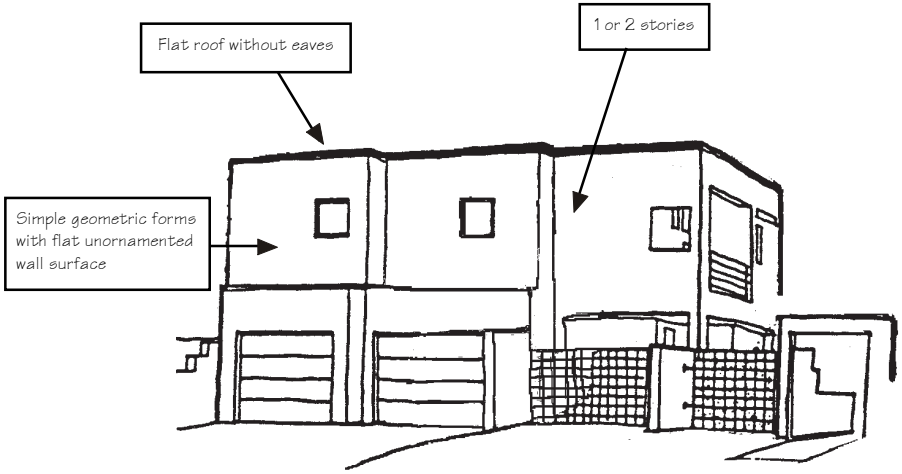
SHINGLE



SHINGLE

- Asymmetrical, complex massing is typical; occasionally boxy and symmetrical.
- One or two stories, second story typically significantly smaller than first story.
- One or two stories; small to very large examples,
- Materials: wood shingle siding and roof.
- Wood shingled wall surfaces are uniform and typically change planes and heights smoothly, with no framing at edges.
- Roofs are typically multiple gabled with moderately wide eaves occurring at a variety of levels.
- Windows are wood framed and casement or double hung, with divided lights. Major windows are often a uniform height all around the house. French doors are common.
- Trim is plain, moderately scaled and always wood and is typically limited to defining windows, doors and roof edges except for the knee braces placed at intervals beneath gables and eaves.
- Front porches, as well as other porches, are prominent and can be any size commensurate with scale of the house.
- Garages are detached.

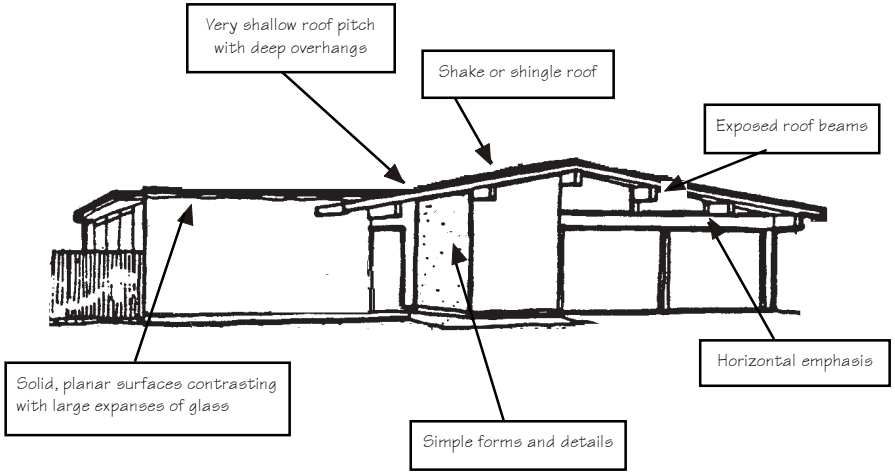
MODERNISTIC/INTERNATIONAL



MODERNISTIC/INTERNATIONAL

- Blocky asymmetrical massing.
- Second story generally as large as first story, can be somewhat larger.
- Flat roofs, sometimes multi-level.
- Materials: stucco, glass block, steel or wood window frame, plain metal rails, gates, etc.
- Casement or fixed window, plain or with divided lights.
- Window shape varied, frequently square.
- Occasional, simple changes in wall plane or height.
- One or two curved wall elements are common.
- Little or no architectural trim, including around windows.
- Recessed balconies, patios, etc.
- Minimal front porch, location varied, sometimes recessed.
- Attached or detached garage.

EICHLER



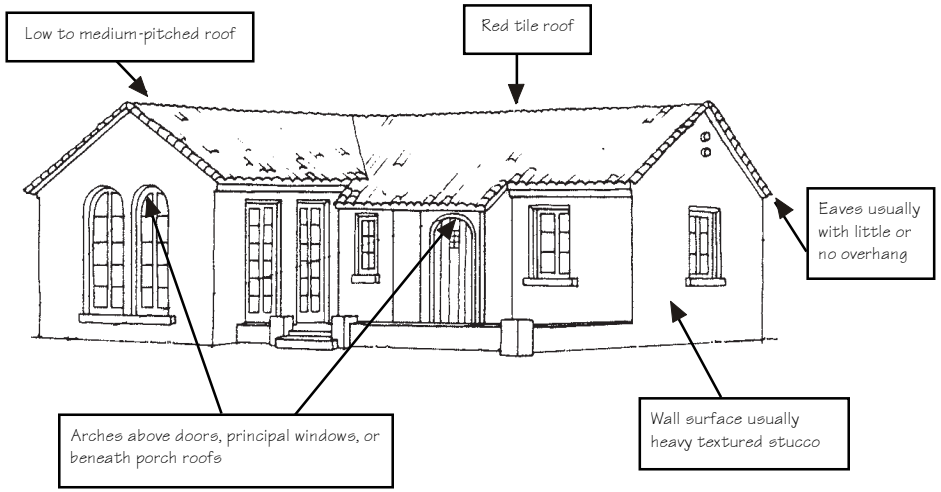
EICHLER

- Asymmetrical massing, low horizontal lines.
- Very low pitched roofs with wide overhangs.
- Materials: wood (predominant), sometimes stucco.
- Recessed front entry, frequently within courtyard.
- Architectural trim is wood, large scaled, simple, horizontal and sparingly used.
- Central atrium, surrounded by glass walls.
- Few or no windows on front elevation.
- Triangular clerestory windows under roof slopes.
- Attached garage.

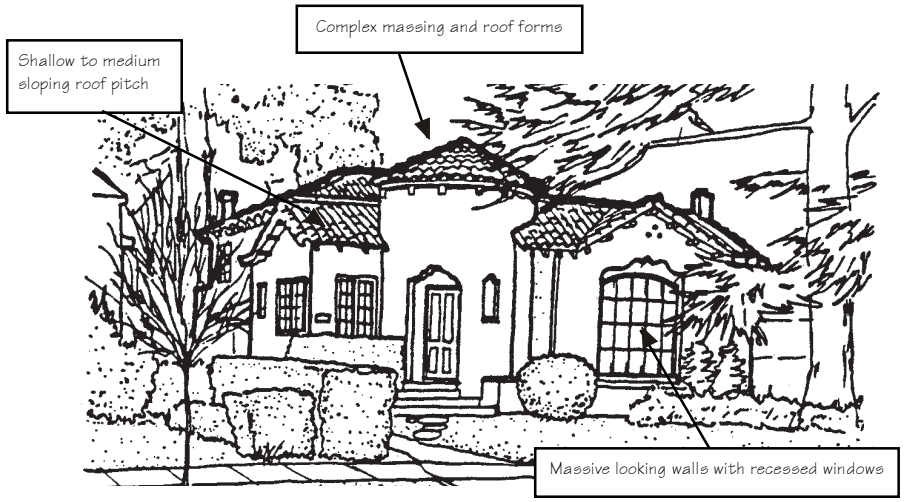
SPANISH

- Asymmetrical massing, one or two stories.
- First floor level typically set low, 12 to 18 inches.
- Wide, uncovered porch in front is common; small to medium covered area in front of front door.
- Red "s" tile gable roof, low to medium pitch, no overhangs. Prominent front facing gable.
- Siding material is rough textured stucco.
- Trim is most often sculpted stucco which can be simple or elaborate and is typically deep and heavy looking around recessed doors and windows. Other trim is wood (sometimes very heavy and rustic looking) or wrought iron.
- Windows have wood frames and divided lights and tend to be tall and narrow sometimes with arched tops and typically with heavy stucco or wood sills.
- Window types are casement, double hung and/or fixed. French doors are common.
- Chimneys are stucco.
- Garages are detached or attached, but not at the front of the house.

SPANISH



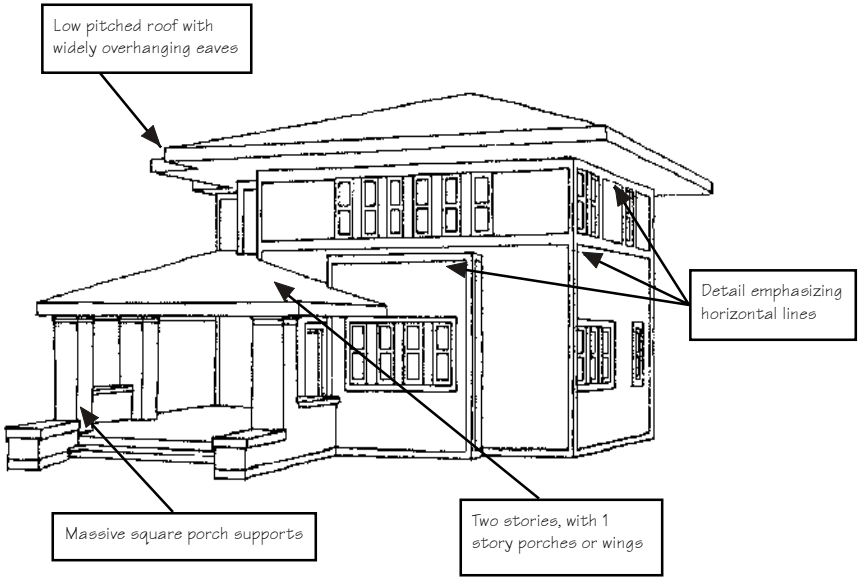
MEDITERRANEAN



MEDITERRANEAN

- Asymmetrical massing, more horizontal than "Spanish".
- One or two stories, second story usually smaller than first floor.
- First floor level is set low, typically 18 to 24 inches above grade.
- Materials: course textured stucco walls; red clay tile roofs.
- Roofs are gable, hip or flat. Sloped roofs have shallow pitches and have small or no overhangs.
- Windows are casement, double hung or fixed sizes and shapes vary.
- Windows have wood frames and often divided lights.
- Windows are deeply recessed giving the walls a massive look.
- Decoration and trim is primarily expressed in sculptural stucco shapes; arches, reveals, small columns, rope twist columns, heavy window sills, niches, urns, cornices, etc. Wood trim is secondary and occurs most often as roof edges and sometimes around windows. Wrought iron gates, grates and other decorations are also common.
- Small courtyards enclosed by low stucco walls are common.
- Front entries are often prominent and occur in two primary forms: enclosed in a small tower or other shape; or as large, wide platforms which are uncovered or partially covered sometimes by a heavy wood trellis.
- Chimneys are stucco and often modestly decorated.
- Garages are detached or attached at the rear of the house.

PRAIRIE



PRAIRIE STYLE

- One or two story, boxy massing, usually with very low pitched hipped roofs and wide overhangs. Can be symmetrical or asymmetrical and some local variations have flat roofs.
- First floor level is typically raised above grade, usually 18 to 36 inches.
- Second stories are most often, but not always, the same size as first stories.
- Front porches are large and prominent with large scaled square columns and substantial roofs, usually hipped.
- Materials: stucco siding, shingle or composition roofs and wood trim.
- Architectural trim is strong, markedly horizontal and typically deep, with several built up planes. Major trim occurs around the roof edges, around windows and as continuous bands above and/or below the windows on each floor.
- Windows have relatively heavy wood frames and most often occur in wide rows of several narrow windows. Windows tend to be the same height all around the building, which reinforces the horizontal look and works with the commonly used banding. Window types are casement or double hung; either type is sometimes divided in two by a substantial horizontal member.
- Garages are detached.

MONTEREY

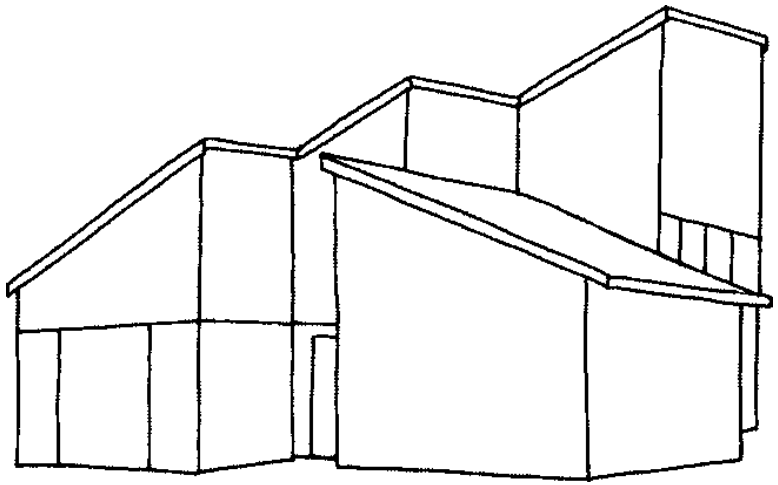
MONTEREY

- Asymmetrical simple boxy massing with low pitched gabled roof.
- Typically two full stories.
- First floor is set low, typically on a grade level slab.
- Materials: horizontal wood or heavy textured stucco siding, wood shingle roof, wood trim, including shutters, and stucco chimney. Balcony rails, posts and headers are wood.
- Most characteristic feature is the second story cantilevered balcony that stretches across the front of the house and is covered by the main roof structure.
- Windows are wood framed with divided lights and are typically casement and similarly sized around the house.
- Trim is wood, fairly simple and light to medium scaled.
- Front porch is suggested by overhanging balcony.
- Garages are detached

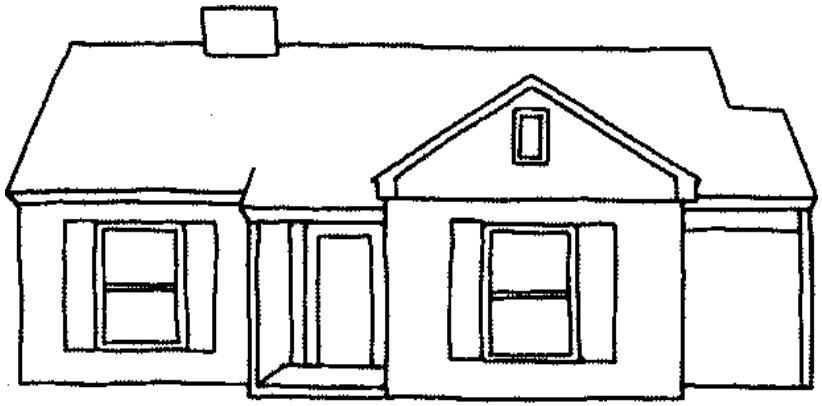
SEA RANCH/SHED STYLE

"SEA RANCH"/SHED

- One and two stories; asymmetrical; with sharp, angular and vertical massing resulting from the multiple, steep shed roofs.
- First floors are typically set just above grade on flat land but this style often occurs on sloped sites and can have any relationship to grade.
- Massings, roof slopes and placement of openings are ideally selected as responses to site conditions. The interior is closely tied to the outdoors by means of carefully placed windows, glass doors, balconies and decks.
- Materials: vertical board wood siding, wood shingle roofs and aluminum or wood framed windows. A major characteristic of this style is its unpainted exterior walls, which are intended to look natural or weathered.
- Trim is minimal or absent and usually limited to simple wood framing around openings and at plane changes.
- Garages are attached or detached.



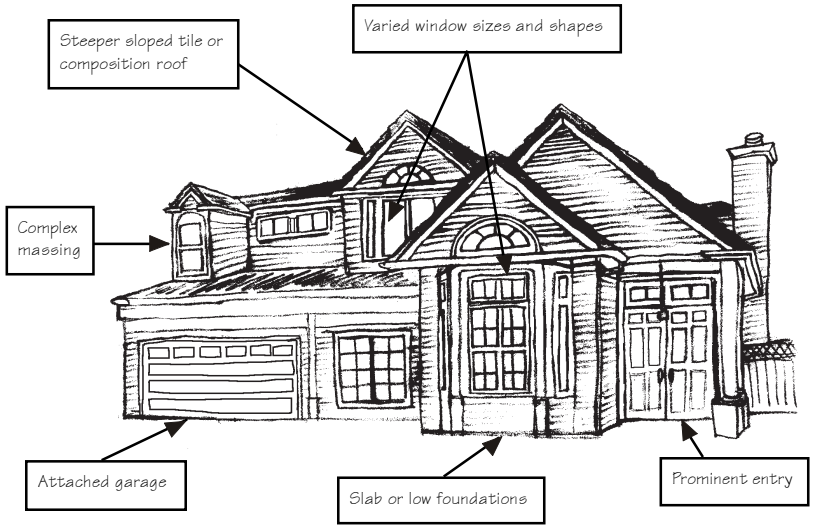
MINIMAL TRADITIONAL

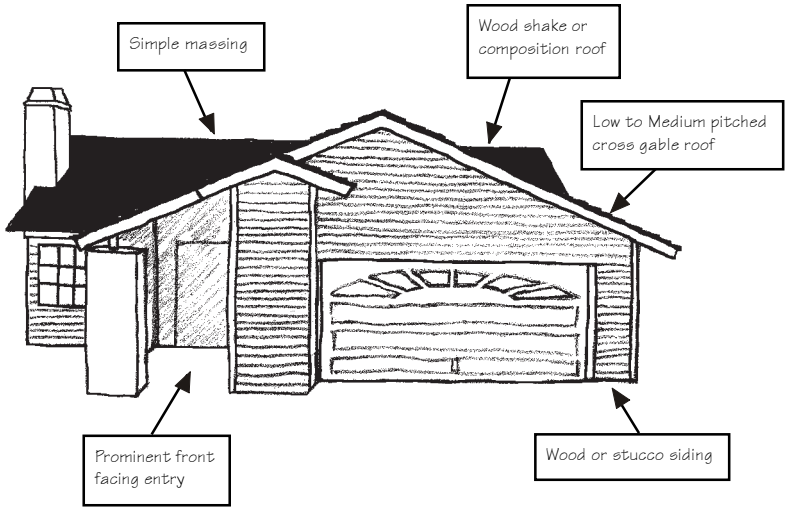


MINIMAL TRADITIONAL

- Small, simple, asymmetrical massing most often with a simple cross gable roof. A dominant gable typically faces the front. Roof slopes have a medium pitch.
- One story is typical and first floor is set low, usually a step or two above grade.
- Materials: most often siding is stucco but can be horizontal wood; roofs are wood shake or shingle or composition; and trim is wood, usually simple and lightly scaled..
- Front porches are typically wide or deep concrete pads that are entirely or partially covered by the roof.
- Windows can vary widely but are typically double hung or casement, usually have sills, and frequently, but not always, have divided lights. Frames are wood or aluminum. Windows and doors often have simple wood surrounds as trim.
- Garages are most often detached but can be attached.

BUILDER CONTEMPORARY





BUILDER CONTEMPORARY

- A very large variety, spanning most of the latter half of the 20th Century. Most, but not all, of these houses occur in large neighborhoods of similar houses typically all built by the same builder.
- One and two stories with gable and/or hip roofs, earlier versions (1950's through 1970's) typically have simple asymmetrical shapes and later versions (1980's and 1990's) can have very complex asymmetrical masses.
- Materials: stucco siding, and many types of wood siding; roofs can be wood shake, wood shingle, composition or various types of tile; trim is typically wood; and brick and stone veneers are sometimes used for architectural emphasis, typically on the house front. "Wood" elements are sometimes non-wood products meant to replicate wood.
- Windows are most often sliding, casement or fixed, with plain, brushed or anodized aluminum frames. Windows can occur in any size or proportion but, generally, are wide in the older, more horizontal styles, and tall in the newer, more vertical styles.
- Sliding glass doors are common.
- Roofs are nearly always cross gable and/or cross hip, with a low to medium pitch. More recent styles, however, sometimes employ steeper roof pitches.
- Trim is generally simple and minimal and almost always wood or a wood substitute product. Somewhat more elaborate or larger scale trim may be found on more recent examples of this style.
- Garages are attached and are most often intended for two or three cars.