

Introduction

Built in 1986-1994, Mountainview Place is a 106 lot, single-family home community by Golden Heritage Corporation. The average size of each residence is 2100 SF to 3200 SF.



Massing and Overall Form

This neighborhood comprises single-story, asymmetrical plan homes. Roof geometry is hipped, gabled or flat with a modest parapet. Typically, a sloped tile roof accentuates the main entrance. An angled garage configuration is common throughout the area.

Building Setbacks and Height Limitations (Zoning District R1-10):

- Building height: 30 ft.
- Max. building coverage: 40%
- Front yard setback: 10 ft./ 25 ft. for garage or carport facing the street
- Side yard setback: 0 or 5 ft.
- Aggregate side yard: 10 ft.
- Rear yard setback: 10 ft.
- Max. wall height (side and back): 8 ft.
- Setback of walls in front yard: 0 ft. for 3 ft. walls/ 3 ft. for 6 ft. walls from property line
- Patio cover allowance in front yard: 20% maximum of front yard area / 10 ft. setback /50% open to the sky



Character Defining Features

Roof Pattern and Design: The primary roof form throughout Mountainview Place is a low-slung, moderate pitch, hipped or gabled roof in combination with a stucco parapet.

- Eaves and Gable Ends: The transition from the wall to the sloped roof features moderate open eaves with a painted wood fascia. Exposed ridge beams are common over gable end entry roofs.
- Parapets: Flat roofs have low parapets with narrow and wide horizontal stucco banding. Square, stucco pop-outs are typical at through-wall scupper locations.
- All sloped roofs have red clay or concrete tile.

Entries: Front entryways are most commonly centered along the length of the front façade and the entry door is recessed within the entry element. The entry element typically has a unique roof structure--a front gable, pavilion or shed--supported by square stucco columns with decorative stucco banding or framed by outside corners.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is mainly lace in a medium to heavy pattern. Some homes have modernized with a sanded stucco finish. Few homes have full-height stone veneer wrapped columns/pilasters or stone veneer on portions of front façade and garage doorjamb.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco Details: Decorative stucco trim and horizontal banding is often present near garage door openings. Other openings may have painted stucco surrounds. Vertical/linear recesses help to articulate some columns.

Garage Doors: Each home has a two or three-car garage with single and/or double sectional garage doors. The doors are traditional panel or carriage house style with and without lites. The window shape/design is typically clear, sunray, and wagon wheel or arch top. Garage doors are painted to match (or compliment) the body color of the home or stained a natural wood color.



Entry Doors: Original wood doors have been updated with paint or replaced with new wood doors (and sidelites) or ornamental metal doors with glass. Doors are typically flush with the entry wall or have a decorative stucco surround.

- Paint: Refer to SRCA approved paint palettes for wood door color options.

Windows: Most elevations are articulated with one large-scale feature window. Typically, the principal window shape is rectangular and may include a radius or segmental arch top. Other windows are rectangular but smaller in scale. They are largely flush with the adjacent wall plane and may have a stucco sill that extends beyond the adjacent wall plane. Other windows are recessed within a bay and have a stucco return and an articulated stucco sill.

- Window Style: Single hung, fixed and sliding.
- Window Color and Material: Dark aluminum and vinyl, or white vinyl with and without divided lights or grids and fanlights.
- Awning Shapes: Spearhead.

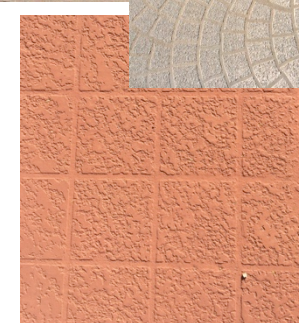
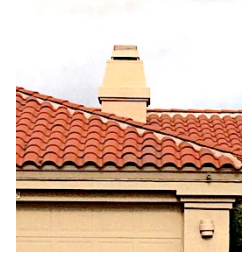


Chimneys: Most homes do not have chimneys visible from street view. When visible, they are low to moderate in height with simple horizontal banding. Stucco finish and color match the exterior walls.

Driveways: Driveway material throughout the neighborhood is triple and double-car-wide cast in place concrete. The drive layout is typically straight or circular where garage doors face the street and curved where garage door openings are rotated 90 degrees to the street. One update includes stamped concrete in a fan pattern.

Walkways: Walks and footpaths are largely concrete, although many have been updated with the following:

- Slate
- Flagstone in warm sandstone colors
- Saltillo tile
- Stamped, colored concrete



Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU along the right of way. The stucco finish and color match the residence. Shrubs and hedges planted in front and along the length of the wall minimize its scale and soften its overall appearance.

Landscape Walls: Low-height walls screen front entry areas or may retain landscape material. These walls tie into columns and frame the front entry walk or are organic in shape and follow the contours of the site. Where there are openings in the wall, most have stacked red barrel tile infill. Wall material may include:

- Stucco with stucco or block/brick coping
- Stone Veneer
- Brick

