

Introduction

Heritage Court is a 28 lot, single-family home community by Golden Heritage Corporation.



Massing and Overall Form

Heritage Court comprises single-story, asymmetrical plan homes. Roof geometry is hipped, gabled or flat with a modest parapet. A sloped tile roof accentuates the main entrance of each residence and an angled garage configuration is common throughout the area.

Building Setbacks and Height Limitations (Zoning District R1-18):

- 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: 20 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: 30% 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 Heritage Court is a series of moderate pitch, hip or gable roofs in combination with flat roofs. Several homes have multiple, smaller, intersecting gables and hips in lieu of flat roofs.

- **Eaves and Gable Ends:** The transition from the wall to the sloped roof features shallow eaves with painted soffits and wood fascia. Often, the end of a ridge beam or rafter is exposed at front gable and hip roof locations.
- **Parapets:** Flat roofs have low parapets with horizontal stucco banding. Stucco banding is painted to match the exterior walls or the accent/trim color.
- **Concrete and clay tile roofing is consistently used throughout the neighborhood.**

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 or pavilion--supported by square, stucco columns with decorative stucco banding or Tuscan style, painted columns.



Exterior Walls and Columns: All homes have stucco walls. The finish texture is lace in a medium to heavy pattern. Few homes have wainscot and/or full-height, stone veneer over columns/pilasters, within bays and around garage door openings.

- Paint: Refer to SRCA approved paint palettes for this neighborhood.
- Stucco Details: Garage door openings may have subtle to large stucco pop-outs and columns may have stucco banding at the base and top. Other openings also have stucco surrounds painted an accent color.
- Scuppers: Thru-wall scuppers are typical on all flat roof parapets. Scuppers have simple, square, decorative stucco surrounds incorporated into the horizontal banding.

Garage Doors: Each home has a two or three-car garage with single and/or double sectional garage doors. The doors are traditional or flat panel with and without lites. The window shape and design varies. Garage doors are painted to match (or compliment) the body color of the home.



Entry Doors: Double and single entry doors vary greatly in design and material. Original wood doors have been updated with paint or replaced with new wood doors (and art glass) or ornamental metal doors with glass.

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

Windows: The façade is articulated with one large-scale feature window and/or two smaller windows spaced evenly across the elevation. Typically, the principal window shape is rectangular and may include a radius or segmental arch top. They are either flush with the adjacent wall plane, recessed with stucco returns or surrounded by stucco trim.

- Window Style: Single hung, fixed, sliding and glass block
- Window Color and Material:
 - Dark and white aluminum or vinyl with divided lights, grids and sunbursts.
 - Dark, tan and brown aluminum or vinyl without divided lights.
- Pergola Awnings: Some facades include a stained wood pergola awning.



Chimneys: Some chimneys are central, vertical elements located on the front elevation. Others, when visible, are low in height with horizontal banding. Stucco finish and color match the exterior walls.

Entry Gates: Several homes have enclosed the front entry opening or landscape wall with ornamental metal gates.

Driveways: Driveway material throughout the neighborhood is triple and double-car-wide cast in place concrete. The drive layout is typically straight or curved (right angle), when the garage orientation is 90 degrees to the street. Some drives have been updated with interlocking concrete pavers.



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

- Interlocking concrete pavers with borders
- Saltillo tile
- Faux flagstone

Landscape Walls: Low walls reinforce the entry sequence or may retain raised landscape planting beds. These walls often tie into low columns that form a base for lighting. Stucco walls have stucco coping and the finish and color match the exterior walls. Some walls are stone veneer with stone coping.

Site Walls: Corner lot, side yard walls and party wall construction is stucco over CMU along 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.

