

## Introduction

Built in 1985-1988, St. Tropez Estates is a 78 lot, single-family home community by Vincent Construction Corporation. The average size of each residence is 2600 SF to 3600 SF.



## Massing and Overall Form

Single story, asymmetrical plan homes with centrally located entrances, stucco walls and a combination of rectangular hipped + rotunda clay tile roofs with flat roof side wings characterize the neighborhood.

### 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 St. Tropez is a low, moderate pitch, hipped roof with intersecting hips. Most residences have a rotunda roof articulated into the primary hip either along the front or back façade. The smaller, secondary roof forms are flat.

- **Cornices and Eaves:** The transition from the wall to the sloped roof features a boxed in eave with a classical style cornice, rather than open rafter tails. Flat roofs have straight parapets or parapets with a banded cornice/molding.
- Rotunda roofs have a painted wood fascia.

□ **Roof Materials:** Mexican Sandcast 2-piece System in Cholla Pinto roof tiles with mortar set application.

**Entries:** Front entryways are most commonly centered along the front façade and the entry door is recessed deep within the entry element. The entry element is either the main roof eave line or a prominent structure with segmental or round arched openings. Typically, arched openings have a simple decorative stucco surround.





**Exterior Walls:** All homes have stucco walls. The finish texture is Motalvo or Cat Face—a smooth finish with inclusions or rough areas. The inclusions are irregular and moderate in scale. This stucco texture is unique to the neighborhood.

- **Paint:** Stucco paint color options are limited to five palettes. Refer to SRCA approved paint palettes for this neighborhood.
- **Stucco Details:** Decorative quoins are present on outside corners of all residences. Entry and garage door openings have stucco surrounds, usually painted a contrasting color.
- **Scuppers and downspouts:** Terracotta drain tile scuppers are typical throughout. Some tile scuppers are painted to match the exterior walls.

**Garage Doors:** Each home has a two-car garage with a painted, double sectional garage door. The doors are exclusively traditional panel with and without windows or carriage house style without windows. The window shape/design is typically clear, sunray or wagon wheel. Garage doors are painted to match the body color of the home.



**Entry Doors:** Original entry doors are single and double, wood panel doors with a round arch transom above the door. Some of the originals have been replaced with similar wood doors, radius top ornamental metal or wood doors and segmented arch top wood doors with sidelights. Doors are typically flush with the entry wall and occasionally have wood trim or a stucco surround.

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



**Windows:** Front elevations are punctuated with symmetrically placed window openings or bays with windows. Typically, the window shape is rectangular and/or arched (radius) and the orientation is vertical. Windows are flush with the adjacent wall plane and do not have trim or a stucco surround. Some homes have window openings with awnings.

- Window Style: Single hung, fixed and sliding.
- Window Color and Material: White aluminum and vinyl with and without divided lights or grids and fanlights.





**Chimneys:** Stucco chimneys are tower-like elements with stucco banding and cornice details. Stucco finish and color match the exterior walls.

**Courtyards:** Numerous homes have enclosed the front entry area to create private open spaces with either high or low stucco walls. Courtyard entrances have dark, ornamental metal gates that match the height of the adjacent wall. Stucco finish and color match the body of the home.



**Driveways:** Driveway material throughout the neighborhood is predominantly double-car-wide concrete with a conspicuous stain. The drive layout is typically straight where garage doors face the street and curved where garage door openings are rotated 90 degrees to the street. Many of the existing concrete drives have been updated with interlocking concrete brick pavers in various styles, shapes, tones, and patterns.

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

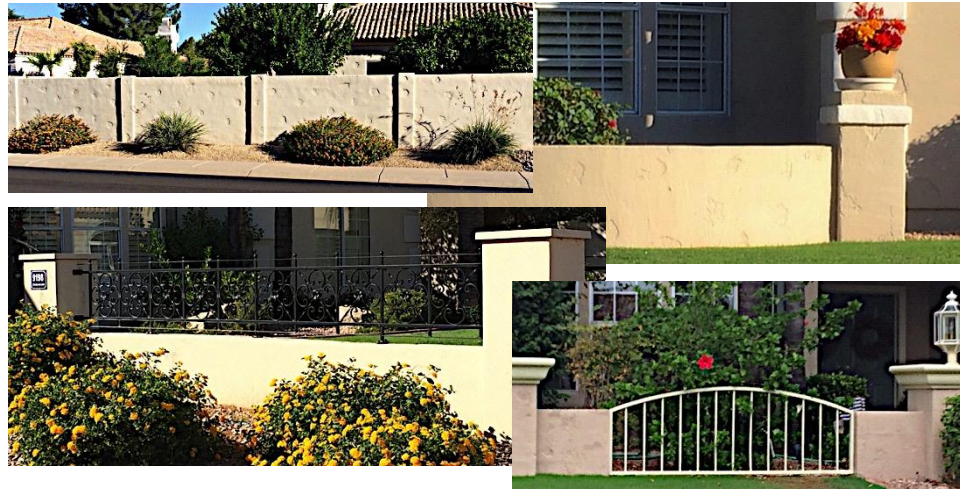
- Interlocking concrete pavers with borders
- Flagstone in warm sandstone colors
- Saltillo tile with and without borders
- Stamped concrete
- Brick





**Site Walls:** Corner lot, side yard walls and party wall construction is stucco over CMU. 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:** Pony walls are common in front yards throughout the neighborhood. Low stucco walls are often articulated with low columns and ornamental metal. Columns may have a cap or stucco molding detail at the top. The stucco finish and color match the body color of the home.



**Front Yard Additions:** New construction includes the following:

- A detached guesthouse with a covered patio.
- A raised patio off one of the main extensions of the home. The covered patio addition is separate from the entry courtyard.

The scale, façade articulation and architectural details are consistent with the existing residence. New front yard architectural elements include the following:

- Wood pergola patio covers with a natural wood finish.
- Exterior double French doors with divided lites.
- Tuscan style patio cover support columns.

