



Old Town Orcutt Architectural Review Guidelines

Old Town Orcutt

Old Town Orcutt is a relaxed and friendly historic community with a definite charming, eclectic character.

Old Town Orcutt's architectural character is made up of traditional styles (e.g. Victorian, Wartime tract, Bungalow, Western, Craftsman, contemporary styles and styles of multifamily size. With an intermixture of residential and commercial units neighboring each other side to side (property line to property line)). Examples of this latter group sometimes reflect insensitivity to an overall visual integrity of unified style. Architecturally, Old Town Orcutt is diverse in style and use, unimposing and small in scale.

Board of Architectural Review

The Old Town Orcutt Board of Architectural Review is an organization of design professionals and community minded citizens. The Board membership consists of seven members appointed by the 4th District County Supervisor. The Board was established in 1985 to work with the Santa Barbara County Board of Architecture Review to provide general review of projects within Old Town Orcutt. Board meetings are public, friendly and follow informal rules of order. The Board familiarizes itself with each project by studying the applicant's architectural drawings, and by visiting the site of the proposal. At the site, photographs may be taken and neighbors may be asked for input.

Projects should be presented to the Old Town Orcutt Board of Architectural Review for review and approval prior to applying to the Santa Barbara County Board of Architectural Review.

The applicant should then arrange to have his or her application placed on the County Architectural Review Board's agenda. The Old Town Orcutt Board will send a letter with its recommendations and comments to the County Board. Review by the Old Town Orcutt Board simplifies the review at the County level. If any architectural changes are made to the project, the Old Town Orcutt Board has the final approval.

Purpose and Goal of the Board

The Old Town Orcutt Board of Architectural Review was created by the Old Town Orcutt Task Force to give the community a voice in the design and preservation of the historic character of Old Town Orcutt. The purpose of the Old Town Orcutt Board is to provide guidance to an applicant, for the administration of locally appropriate architectural and historic design, and features to assure that a proposal will harmonize with, and compliment the character of Old Town Orcutt. The Board's goal is to encourage graceful growth through review of plans for all projects within Old Town Orcutt. This pamphlet is to assist the applicant in understanding Old Town Orcutt architectural review process and to introduce the applicant to Old Town Orcutt guidelines.

Design Criteria

Scale: The scale of a proposal in relation to both the size of the site and the scale of the neighborhood and community is an important consideration. An applicant should visualize his or her project from different areas within the neighborhood and also from higher and lower elevations within the community. The treatment of large surfaces, landscaping and building contours should be compatible with a small scale community.

Style: The architectural style of an existing building is the visual integrity of the building as a whole and is more than a random collection of parts. Residential buildings should conform to existing styles of the structure, and any major changes should conform to a Western motif or style. (See binder for photographs) In general, the choice of style should reflect a sensitivity to and compatibility with the immediate neighborhood and overall community. Specifically, a style is acceptable if it is well executed and adds to the charm and historic nature of Old Town Orcutt.

The board recommends that for any commercial projects, that the applicant meet with the Old Town Board for an informal meeting prior to design.

Procedures

Preliminary Review: With each preliminary application, the Old Town Orcutt Board of Architectural Review will require the following references for preliminary approval:

- A. Vicinity map.
- B. Site plan showing topography and location of proposal.
- C. Architectural plans.

- D. Photographs which best show the site as it relates to surrounding structures and topography. (photographs from all four directions)

Final Review: After preliminary approval, the Old Town Orcutt Board will require the following additional references.

- A. Three sets for working drawings
 - 1. One set for Old Orcutt Town Architectural Review
 - 2. Two sets for County Architectural Review
- B. Samples of materials and colors to be used (e.g. roofing samples, siding materials, window types and styles, and any color samples used on the exterior of the project)

Meetings: The Old Town Orcutt Board of Architectural Review meets on an as needed basis at a public meeting place. (**120 East Clark Avenue**) Members of the Old Town Orcutt Board may attend as necessary the Santa Barbara County Board of Architectural Review meetings. An applicant must first register with the Old Town Orcutt Board to be placed on its agenda in order for a meeting to be called. After the preliminary approval, applicants are required to bring the references listed above to Planning and Development to be placed on the County Architectural Review agenda.

Old Town Orcutt Board of Architectural Review

Standards for Residential and Commercial:

1. Style: Western Farm Style, Early American Oil Town.
2. Exterior (Materials **RECOMMENDED** by Board)
 - a. Wood frame, and brick or stone
 - b. Corrugated Tin (old style)
 - c. Concrete siding/ Board and bat, or Horizontal ship lap siding
 - d. Wood doors old fashion style.
 - e. Windows with divided panes.(Old Style)
 - f. Exterior wood corbels for architectural features
3. Exterior (Materials **NOT RECOMMENDED** by Board)
 - a. Stucco
 - b. Adobe
 - c. Slump Stone
 - d. Glass (Store Front Units)
 - e. Steel
4. Buildings not allowed.
 - a. Any portable buildings or structures.
5. Roof (Materials **RECOMMENDED** by Board)

- a. Composition(minimum 40 year)
 - b. Shingles (Fire Resistant)
 - c. Concrete
 - d. Slate
 - e. Copper Standing Seam, Corrugated Metal
6. Exterior Color (RECOMMENDED by Board)
- a. Earth tones, Brown, Tan, Grey, Green, Maroon Red.
7. Signs (RECOMMENDED by Board)
- a. Old style Western Lettering on carved wood signs, (or wood look a like material)
 - b. Old fashion style painted signs.
 - c. Not recommended plastic shiny signs, banners or vinyl lettering.
8. Landscaping (RECOMMENDED by Board)
- a. Landscaping to be compatible with Western and Mediterranean motif.
9. Antenna Dishes
- a. Properly screened not to be seen from street.
10. Solar Panels
- a. Properly screened not be seen from street.

Parking:

Before designing project check with county planning department for any requirements