

Initial Draft El Dorado Hills Tuscan Architectural Style

Tuscan architecture draws inspiration from the rustic farmhouses of the rural Italian countryside. As a subset of the broader Mediterranean architectural style, it features elements such as stucco exterior walls, low-pitched clay tile roofs, and arched openings. However, unlike coastal Mediterranean designs, the Tuscan style focuses on the use of natural materials like stone and wood and relies on warm, earthy color palettes to evoke a simple, rural, and grounded aesthetic.

Figure xx: Example of Tuscan Architectural Style



El Dorado Hills Town Center. Source: Larry Brand

Typical Building Elements

- Low-pitched hipped roofs with shed or gable accents
- Vertically oriented, deep-set windows
- Arched doorways and windows
- Building towers, cupolas, or domes
- Wrought iron accents for balconies, windows, and doors
- Wood window shutters
- Balconies, courtyards, and similar features that encourage outdoor gathering

- Covered porches and entryways accented by small columns or pillars
- Deep eaves with exposed rafters or decorative brackets

Typical Building Materials and Colors

- Smooth stucco or stone veneer exterior walls
- Red clay or concrete barrel roof tiles
- Natural wood and stone accents
- Earth tone shades such as yellow, brown, tan, red, orange, and cream

Figure xx: Typical Design Features of Tuscan Style



La Borgata Center in El Dorado Hills. Source: Larry Brand

Roofing Elements

1. Design Standards
 - a. Roof Type. Roofs shall be gabled or hipped. Secondary roofs may have a shed style, but the high side of the shed roof must terminate into the wall. Flat roofs are prohibited except as used for connectors between building masses or concealed behind parapets, see **Figure XX**.
 - b. Roof Pitch. All primary roof pitches shall be between 3:12 and 6:12.

Figure XX: Example of Flat Roof Connector



El Dorado Hills Town Center. Source: Larry Brand

c. Materials and Colors.

- i. Roofing materials visible from the ground-level shall use terracotta clay or concrete barrel tiles or “S” tiles.
- ii. Metal roofs are prohibited.
- iii. Roofing tiles shall not be any shade of green, grey, black, or white, unless these colors appear within a roof with a mottled appearance (see Figure XX).

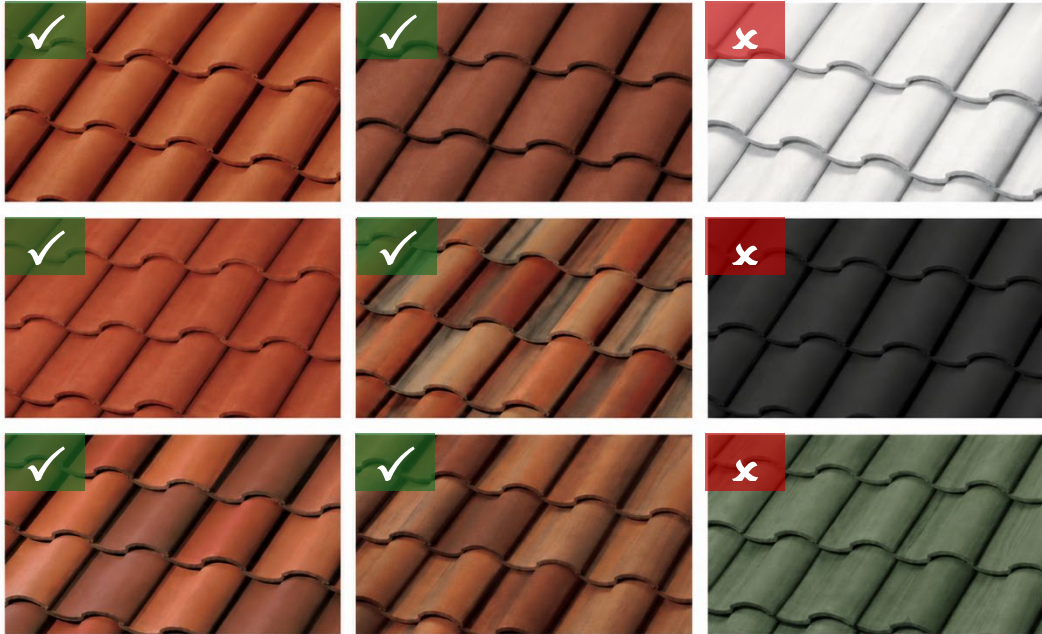
d. Eaves. Roof eaves shall have a horizontal projection of at least one foot.

2. Design Guidelines

- a. The primary roof should be a low-pitched hipped roof with gable and shed secondary roofs to provide dimension and visual interest to the façade.
- b. Roofs should use clay or concrete barrel tiles that are terracotta red or brown in color. Color variations in the tile that give a mottled appearance are strongly encouraged.

- c. Roof features such as lintels or rafter tails are strongly encouraged. Such features should be consistent with the materials and colors of the primary building.

Figure XX: Roof Colors

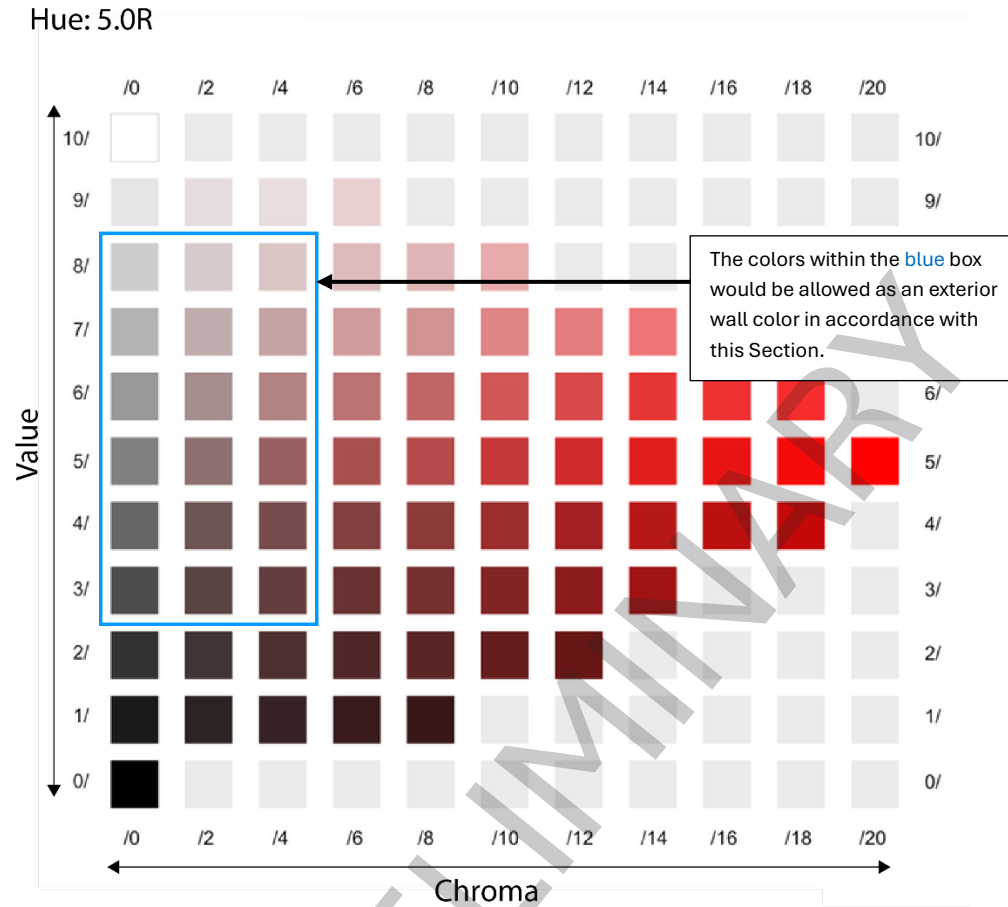


Exterior Wall Elements

1. Design Standards

- a. **Wall Materials.** Exterior walls shall be designed with stucco, natural stone (e.g., stone veneer), or a combination of the two. All stucco shall use one of the following finishes: smooth, cat face, or Santa Barbara.
- b. **Colors.** The following color standards shall apply to all painted exterior walls and trim. Color standards shall not apply to natural wood or stone, provided such materials have an unpainted finish.
 - i. **Hue.** The following hues, as defined using the Munsell Color system, are prohibited: B (Blue), PB (Purple Blue), P (Purple), RP (Red Purple), and BG (Blue Green).
 - ii. **Chroma.** Chroma, as defined using the Munsell Color system, shall not exceed four.
 - iii. **Value.** Value, as defined using the Munsell Color system, shall be between three and eight.

Figure XX: Example of Allowed Exterior Wall Colors on Munsell Color Chart



2. Design Guidelines

- a. **Materials.** A combination of smooth stucco and stone veneer is strongly encouraged. Where used, stone veneer shall extend across the full height and width of the architectural element or distinct wall plane to which it is applied. Stone veneer shall terminate only at an architectural transition, such as a change in wall plane, projecting or recessed building element, cornice, roofline, opening, or other clearly defined architectural feature. See Figure XX.
- b. **Stone Pattern.** When stone is used, design should opt for larger, spaced rocks that are more common in Mediterranean architecture.
- c. **Colors.** Wall colors should be muted earth tones, preferably tan, brown, yellow, orange, beige, or cream as the primary exterior color. Darker colors, such as dark brown and olive green, should be reserved for accent colors.

Figure Xx: Stone Veneer Application



La Borgata Center in El Dorado Hills. Source: Larry Brand

Window and Door Elements

1. Design Standards

a. **Window Glazing.** Window glazing shall be clear glass. Tinted, mirrored, or colored glass is prohibited.

b. **Window Shape and Size.**

i. Windows, except those described in Subsection 1.c.ii below, shall have a minimum height-to-width ratio of 2:1 to maintain a vertical orientation.

ii. **Window Shape.** All windows shall be rectangular or arched.

iii. **Exceptions.**

1. **Accent Windows.** Accent windows not exceeding three feet in width may deviate from the standards established in Subsections b.i and b.ii, provided they comply with following minimum height-to-width ratios:

a. Rectangle. 3:2

b. Square. 1:1

c. Circle. 1:1

2. **Ganged or Mulled Windows.** Individual windows that are ganged or mulled together to create the appearance of one window opening may deviate from the height-to-width ratio established in Subsections b.i to have a horizontal orientation, provided each individual window section maintains a minimum height-to-width ratio of 2:1.

Figure XX: Window Size and Shape



El Dorado Hills Town Center. Source: Mintier Harnish

c. Window Trim and Frame.

- i. Windows shall be recessed at least two inches from the exterior wall plane.
- ii. Window trim, when used, shall be at least three inches wide.
- iii. Window frames shall be at least two inches wide.
- iv. The use of bright white for window framing is prohibited. Using the Munsell Color system, bright white is defined as any color meeting all the following standards:
 1. A hue on the neutral value scale; and
 2. A value exceeding 9.5.

d. Window Accent Features. At least one of the following window accent features shall be incorporated into the overall building design.

- i. Shutters. Shutters, where provided, shall be constructed of wood or wood composite and shall be sized to match the height and width of the associated window opening. Shutters shall maintain the same vertical proportions as the window and shall be operable or appear

operable. Painted shutters shall comply with the color standards established in 1.b.

- ii. Awnings. Awnings are allowed only on first and second story windows.
- iii. Sills. Windowsills, where used, shall project at least two inches from the wall face.
- iv. Cornices. Cornices, where used, shall project at least two inches from the wall face and shall extend at least two inches wider than the edge of the window frame or trim.
- v. Grilles. Window grilles, when used, shall be black or similarly dark brown.

Figure XX: Examples of Window Accent Features



El Dorado Hills Town Center and La Bogata Shopping Center. Source: Larry Brand and Mintier Harnish

e. Door Design

- i. Doors shall be recessed at least three inches from the wall plane.
- ii. Doors shall be either rectangular or arched.
- iii. Painted doors shall comply with the color standards established in 1.b.

2. Design Guidelines

- a. The use of rustic wooden doors and shutters with dark wrought iron accents are strongly encouraged where feasible.
- b. The use of awnings are strongly encouraged in commercial and mixed use developments.

Building Feature Elements

1. Design Standards.

Minimum Building Features. Structures shall be designed with at least one of the building feature elements described in Subparagraphs 1.a through 1.c below, consistent with the standards of this Section.

- a. Columns and Posts. When used, columns, posts, and pilasters shall comply with all the following standards:
 - i. Be square, round, or tapered;
 - ii. Have a minimum width/diameter of 10 inches; and
 - iii. Shall not span more than one story.
- b. Balconies.
 - i. Balcony guards or railing shall either be made of the same material and color as the wall face, or wrought iron or steel with a matte black, oil-rubbed bronze, or dark charcoal grey finish. White and metallic gold or silver finishes are prohibited.
- c. Vertical Architectural Elements. Vertical architectural elements such as cupolas, towers, and turrets are allowed as accent features of the overall building design.
 - i. Mass and Scale. Vertical architectural elements shall not exceed one story above the primary building height and shall not occupy more than 20 percent of the building elevation width. Vertical architectural elements shall not exceed the maximum height allowed in the zone.
 - ii. Roofs. Vertical elements may deviate from the roofing standards established in “Roof Elements” above, provided the following standards are met:
 - 1. Roof pitch shall not exceed 15:12.
 - 2. Roofs shall use terracotta clay or concrete barrel tiles (or “S” tiles).
- d. Lighting Fixtures. When used, exterior lighting fixtures shall be made of wrought iron or steel with a matte black, oil-rubbed bronze, or dark charcoal grey finish. White and metallic gold or silver finishes are prohibited.

Figure Xx: Examples of Vertical Architectural Elements



Westgate Dr Office Building in Orlando, Florida.



La Borgata Center in El Dorado Hills.



El Dorado Hills Town Center



Montano Shopping Center in El Dorado Hills

2. Design Guidelines

- a. Developments are encouraged to use a variety of massing, projections, balconies, or other building features to create articulation and visual interest.
- b. Towers, cupolas, domes, rotundas, and other vertical or rounded architectural elements are encouraged as accent features to enhance building articulation and establish focal points. Such features shall be proportionate to the building mass, subordinate to the primary building form, and consistent with Tuscan architectural characteristics established in this Section.