

VI. Architectural Guidelines – Residential and Other Uses



VI.I Design Intent and Architectural Character

Design Intent

The design intent for New Town Guidelines is to create a built environment that is compatible with the *look and feel* of Old Town Samoa. The scale of new buildings shall not overwhelm Old Town buildings, especially where new development occurs within the Old Town area. Creating the perception of a lower density and single family residential demeanor is recommended for New Town Samoa. New developments shall be designed carefully to avoid a suburbanized and generic enclave that fails to complement the existing historic and cultural town. Following these guidelines should accomplish that goal. Spatial relationships between buildings and setbacks shall generally follow patterns established in Old Town Samoa, while new architectural forms and design shall strengthen the relationship with Old Town forms.

All of these considerations will play an enormous role in creating an integrated Samoa and to mitigate the contextual impact of having a large new town adjacent to an historic company mill town.

Similarity or Contrast of Adjacent Buildings

A variety of houses exist in old Samoa. Rows distinctive and individually designed buildings exemplify the Victorian precedent. In contrast, the original mill town worker housing is a series of houses that are clustered together in blocks or rows and follow the same or similar plans.

Houses most consistent with Samoa's character and pattern are designed with the same or similar plans within contiguous groups of houses, but which alternate to different house plans on different streets and/or different contiguous groups. In other cases, houses differ substantially with a heightened sense of individuality. Though less common, this treatment is consistent with the pre-industrial period in Samoa as reflected on North Bayview Street, where speculative houses were designed to attract new buyers on the open market.

Combining Stylistic Elements

An eclectic mix of Victorian, Colonial Revival and Craftsman stylistic elements are present, to some degree, in Old Town Samoa's architecture. With new construction, however, it is best to avoid combining stylistic elements within a single building unless the choice is firmly based on stylistic combinations observed in Old Town Samoa.



Massing and Asymmetry

Massing

The most appropriate residential form for Samoa based on precedents set in Old Town is a simple rectangular shape with the narrower faces oriented on the front and back of the parcel. A 1-2 story building set on a rectangular or square footprint is typical. Side facing rectangular forms were also constructed in Old Town Samoa.

Cross-massing of roof forms are also found in Old Town Samoa, such as buildings with cross-gables. Gambrels cross-massed with gables are also visible. The most characteristic mass however, is a simple roof form over a simple rectangle (or square) with a protruding front porch. This should be the primary (dominant) model.

Single Family Homes



Main facades (especially front facades) of new residential buildings shall have a simple roof shape to cap the full front and back facade, preferably a gable. Massing shall be based on a rectangular or square footprint.

Small variations in massing to break up a rectangular or square footprint are acceptable. Complex shapes, however, such as long elaborate wings are strongly discouraged on single family homes.

Medium Density Housing

A square "U" shaped footprint is allowable for medium density cluster type housing if applicable.

Massing to Avoid

The following are strongly discouraged in New Town Samoa residential development:

- Towers as a sub-form, square, octagonal or any other shape.
- Masses which curve in their cross-sectional aspect. Also, masses that do not form right angles in their cross-sectional aspect (except for bay windows).
- "O" shaped footprints (rectangular or square layouts completely surrounding a central courtyard) and, similarly, "U" shaped square footprints for single family houses.
- Facade surfaces which are not perpendicular to the ground.
- Exotic or complex footprint shapes.

Façade Asymmetry

In Old Town Samoa, the majority of front exterior façades are asymmetrical in appearance. Porches are often designed to one side rather than in the center.



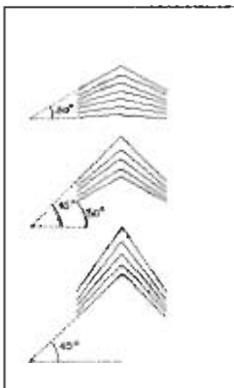
Exterior façade asymmetry is recommended for residences in New Town Samoa. Symmetrical front façades are also acceptable as a secondary choice.

VI.2 New Building Features



Residential Roof and Eave Details

The most character defining single feature of Samoa is the roof form. Although various types of roof forms exist in Old Town Samoa, the primary and dominant roof type is a front facing gable with a medium slope and overhanging eave. Eaves and the roof forms are highly interrelated and appropriate eave details tend to be specific to the kind of roof being used.



ROOF Pitches:

Low Slope = less than 30°

Normal Slope = $30 - 45^{\circ}$

Steep Slope = greater than 45°

The primary recommended roof form for New Town Samoa shall be a front facing gable with a medium slope/pitch.

Secondary roof forms to consider shall be:

- Gable with a low slope/pitch
- Ridge hipped roof with a low to medium slope/pitch
- Pyramidal hipped roof or gambrel roof

Roof forms to avoid



Flat roof buildings, such as the Samoa gas station, shall be avoided.

The following are strongly discouraged in New Town Samoa:

- Any roof with a steep pitch
- Half-gable or asymmetrical gable forms (gables should be bilaterally symmetrical)
- Flat roof
- A shed roof can be used on porches, additions and outbuildings, but is not appropriate as the main roof form.
- Mansard roof
- Exotic roof forms (dodecahedral, etc.)

New Gable Roofs

Because Samoa has architecture from different time periods and stylistic influences, gable treatments are also varied in Old Town Samoa. The primary (dominant) style reflecting Samoa's history as a mill town is the Craftsman model or prototype, with some other details that deserve special note such as flared eaves and what is commonly called 'pork chop' eaves.

The Craftsman style roof in Samoa is best represented by a moderately sloped front-facing gable, a 1-3' open overhanging eave, knee braces, and a frieze board between eave and siding.



Recommended features shall include:

- Front facing
- Medium slope
- A single gable form capping the front façade. Do not break the main façade into sub-forms.
- Overhanging eaves. Wide overhanging eaves (1.5' or greater) shall always be open as opposed to boxed. Narrow overhanging eaves (1' or less) may be open or boxed along the sides of the house. A characteristic Samoan form is open eave on the ends and a closed (boxed) eave along the sides. This is commonly known as a "pork chop eave" and is an important character defining part of Old Samoan's architecture. Another Samoan form is a simple open eave all around with a frieze board.
- Use of a frieze board under the gable

ends and encouraged on the sides as well (front and back facades).

- Knee braces. Typically 3-6 per facade. Lightweight is typical but heavy timbered knee braces are encouraged as well. A curved diagonal is an encouraged special feature
- Flared eaves are a common feature in Old Town that add character to gables. The flare is often subtle and is commonly used on the porch as well as the main roof This is a highly character defining Samoan feature and will add great architectural relation to Old Town when used in new designs.
- An eave cap
- Exposed rafter tails



Example of full pedimented gable.



Secondary considerations shall include:

- Low slope
- Side facing
- Use of eave returns.
- Use of a full pedimented gable.
- Treatment without eaves when combined with a shingle siding.
- Eaves should always accompany plank siding.
- Combining different roof forms in one building has a precedent in Old Town. Using a primary gable with other roof forms is appropriately implemented in the following ways:
 - a) Gable cross-massed with gambrel.
 - b) Gable as primary form with hip roof on porch
 - c) Gable as primary form with hip or shed roof on dormers.
 - d) Gable as primary with shed roof porch or extension.

Forms to Avoid

Inappropriate features include:

- Steep slope
- Asymmetrical gables

- Wide overhanging eaves (1.5' or greater) that are boxed.
- Breaking up the front facade into sub-forms with their own smaller gables. The roof should be a primary mass that covers the entire facade in one shape.
- Overlapping gables except with regard to porches. An overlapping gable that extends the main roof line into a porch, however, is appropriate for Samoa.
- Changing the slope for houses in a row. New residences in a row should have gables of the same slope and height.

Hipped Roofs

Hipped roofs are a secondary roof form recommended for New Town Samoa. The existing hipped roofs in Old Town are nearly all a simple ridge hip over a square or nearly square design that has a very short ridge (1-6') so that from some vantage they appear to be pyramidal.



Existing Samoa hip form prototypes for new residences.

1. Design simple hip roof solutions without undue complexity. A single mass or cross-massing for the main roof is preferable.

2. Combining a primary hip form with other roof forms is appropriate as follows:

- Hip roof with gabled porch or a shed roof porch
- Gabled dormer can be used on a hip roof, but hip dormers are preferred.
- Hip/gable hybrid main roof may be used.

Recommended Features include:

- Samoa hip roofs that are simple. A single mass or one cross-massing is preferable. Avoid breaking the roof mass into multiple sub-forms.
- A nearly pyramidal ridge hip over a square or nearly square layout is the form found almost entirely in Old Town. Note that a hipped roof with a longer ridge is acceptable as a secondary consideration for New Town.
- Low to medium slope.
- Overhanging eave (1-3'). The eave on a hipped roof should be closed/boxed.

Also, it should always be associated with a trim band between eave and siding.



Secondary Considerations include:

- Ridge hip with a longer ridge.
- Cross-hipping.
- Combining a primary hip form with other roof forms is appropriate as follows:
 - a) Hip roof with gabled porch or a shed roof porch
 - b) Gabled dormer can be used on a hip roof, but hip dormers are preferred
 - c) Hip/gable hybrid main roof may be used
- Low to medium slope
- Overhanging eave (1-3'). The eave on a hipped roof shall be closed/boxed and always be associated with a trim band between eave and siding.

Forms to Avoid

Inappropriate features include:

- Steep slope
- The absence of an overhanging eave is inappropriate. An overhanging should always accompany a hipped roof.

Gambrel Roofs

Gambrel roofs are a secondary form for consideration in the New Town Samoa. This is especially so along Vance Avenue to create continuity with existing historic homes.



1. The gambrel roof form shall be used with an eave trim that does not create a significant overhang (also called a raking cornice).

2. Gambrel shaped roofs are preferably paired with a shingle treatment.

Recommended Features include:

- The gambrel roof form is most recommended cross-massed with either a gable, another gambrel or



Existing Samoa gambrel form prototypes for new residences.

used alone.

- Gambrel roofs may be accompanied by large shed roof dormers.
- Gambrel roofs shall not be designed with overhanging eaves. A simple trim element that protrudes only slightly is preferred. This is known as a raking cornice.
- Gambrel roofs should be combined with a shingle treatment, at least on the upper half of the façade where the gambrel roof shape is apparent. No other form of cladding is appropriate with a gambrel roof. An overall shingle treatment for the whole house is best. The use of siding as an alternative on the lower part of the house is also acceptable.

Dormers

The few examples dormers in Old Town Samoa vary tremendously in their design. Use of dormers in New Town residential designs should be limited and considered a secondary feature. When used, an appropriate dormer form is the Craftsman dormer that features a gable roof, overhanging eave, and knee braces. Another recommended dormer form is the large shed roofed dormer.



Existing Samoa dormer prototypes for new residences.

Roofing Materials

The original roofing material for Old Town Samoa was wood shingles. Since such roof sheathing has a limited life span by today's product standards, virtually every roof in Old Samoa has been re-sheathed with a standard square pattern composition (or asphalt) roofing shingle.



1. Composition shingle is the recommended choice for New Town residential construction. The color shall be medium gray to dark gray for all buildings. In instances where wood shingles may be preferred in the building design, such treatment is encouraged. No other type of roof sheathing is recommended for Samoa.

2. Metal roofing shall only be used in the Business Park and soccer arena building, as appropriate.

Gutter and Downspout Materials

Exposed gutters and downspouts shall be copper, galvanized steel or aluminum.

Porches

Porches are a fundamental character defining aspect of Samoa. New buildings should have a porch in some form.

The porch form used on new construction is specific to the main roof form used on a building (gable, hip, gambrel). This is based on precedents found throughout Old Town.

1. If a building uses a **gable** roof as the main roof form, the type of porch designed shall be 1) a small frontally projecting porch in a Craftsman style, or 2) a small frontally projecting porch in a Victorian style.
2. If a building uses a **hipped** roof as the main roof form, the type of porch designed shall be a corner recessed porch.
3. If a building uses a **gambrel** roof as the main roof form, the type of porch designed shall be a full-frontal recessed porch.

Small Frontally Projecting Porch In the Craftsman Style



This type of porch shall be used with gable roofed buildings. Choose the Craftsman style (as opposed to the Victorian style) when the general building design leans towards a Craftsman look. Such Craftsman features on the main building shall include wide eaves that are open as opposed to boxed and intentionally exposed structural elements such as wood beams or rafter tails.

Appropriate features for this type of porch include the following:

- These porches shall be small and shall exceed no more than one-half of the width of the front face of the house (one-third is preferable).
- The porch design shall be bilaterally symmetrical.
- He porch can be situated either centrally or to one side of the front façade.
- A gabled hood with low to moderate pitch is the most recommended form for the porch roof. Shed roof porches which have their roofs extending from the main roof are a different porch form which is appropriate on side-facing gable house layouts.
- Open or enclosed sides. Enclosed sides



Existing Samoa porch prototypes for new residences.

- shall be made of multi-pane windows.
- Front entering is preferred but side entering is occasionally appropriate.
- Open rails or closed rails. Closed rails shall be clad in the same manner as the general exterior. Open rails shall be simple in design and not contain many balusters.
- Square posts floor to hood when open rails are used. When knee walls (closed rails) are used, use heavy timbered square posts or tapered Craftsman style posts.
- Square roof/hood support members with overhanging (exposed) ends.
- Diagonal braces encouraged for roof/hood supports.
- Flared or straight eaves. Flared eaves are an especially Samoan feature and encouraged.
- All porches shall have wood plank flooring, painted or sealed but preferably painted in a mid-tone to dark color.
- Porch trim, posts and railings shall be white.

Small Frontally Projecting Porch in the Victorian Style

This is a second choice of porches that shall be used with gable roofed buildings. Choose the Victorian style (as opposed to the Craftsman style) when the general building design leans towards a Victorian look. Such Victorian features on the main building would include things like bay windows and shallow eaves which are boxed along the sides of the house. The following photo shows examples of this porch which exist in Old Town.



15 Cadman

13 Cadman

10 Vance

109 N Bayview

102 Rideout

Appropriate features for this type of porch include the following:

- These porches shall be small and shall not exceed more than one-half of the width of the front face of the house (one-third is preferable). An exception is to expand the porch to full frontal using a shed roof extension (as in 13 Cadman).
- The design shall be bilaterally symmetrical, except with the above exception.
- The porch can be situated either centrally or to one side. Positions to one side using an overlapping gable hood that extends from the main roof have strong Samoan character (as in 102 Rideout featured above).
- Porches shall use a gabled or hipped hood as pictured above.
- Open railings. Do not use closed rails on this type of porch.
- Do not enclose this type of porch.
- Front entering is preferable with side entering occasionally appropriate.
- An ornamental band of decorative spindled pegs under the eave is strongly in character (as in 102 Rideout featured above).
- Ornamental posts, either turned wood or chamfered. Do not use Greek style classical columns. Do not use square posts.
- Balustraded railings. It is a peculiarity of Samoa to use square balusters rather than ornamental turned wood. Simple non-balustraded wood railings may also be used.
- All porches shall have wood plank flooring, painted or sealed but preferably painted in a mid-tone to dark color.
- Porch trim, posts and railings should be white.

Corner Recessed Porches

This type of porch shall be used with hipped roofed buildings.



9 Vance



105 Rideout



5 Rideout



112 Rideout



1 Rideout



21 N Bayview

Appropriate features for this type of porch include the following:

- Porch is recessed into the left or right front corner of a house. Roof of the porch is ideally provided by the mass of the house itself.
- For hipped roof houses, a corniced entablature is recommended (see 105 Rideout above).
- Front entering or side entering are equally appropriate.
- Open or enclosed sides are equally appropriate. Enclosed sides should be made of multi-pane windows.
- Open rails or closed rails are both appropriate.
- The roman arch concept seen at 5 Rideout (see above) is an anomaly that is not recommended for New Town. The unusual cresting shape seen at 112 Rideout however (see above), is more contextually Samoan and is an encouraged ornamentation, if desired.
- Classical Greek style columns either singly or clustered together are encouraged, as are square columns.

Full Frontal Recessed Porches

This porch should be used with gambrel roofed buildings.



Appropriate features for this type of porch include the following:

- Design may be asymmetrical with the stairs to one side, or symmetrical with stairs in the center.
- Design should be front entering.
- These porches shall not be enclosed.
- Railings may be open or closed.
- Classical columns, turned wood posts or square posts may be used.
- Classical columns shall be capped with an entablature as shown above.

Windows and Doors

Windows

Old Town Samoa's historic buildings originally had muntined multi-pane window layouts. Common configurations within a double-sash single system were 2/2, 3/2, 6/1 and 9/1. Few of these original windows remain today. Most have been replaced with modern windows with one pane per sash or other modern windows systems that are largely inappropriate for historic Samoa building designs.

Most windows in old Samoa are double-hung single and double-hung double complexes. There are two systems however, that are important character defining variants for Old Town Samoa such as two single windows tied together with white trim top and bottom and single windows of the same height tied together on the top with a ribbon of six smaller windows.



Design principles for New Town residential designs are as follows:

1. Whereas imitating a double-hung window mechanism is not required, the dominant form of windows shall be double-sash units which open and close in a vertical direction. A secondary form is casement style windows that open outward on hinges, and fixed windows. Windows that open by sliding from side to side are not recommended.
2. Window systems shall have exterior flat trim 3.5" wide, preferably in wood and painted white. Windows without an exterior trim feature are not appropriate. The presence of a protruding sill and/or protruding cornice at the top is also a highly appropriate feature.
3. Vinyl windows are allowable only if the system can replicate the details mentioned above.



4. Multi-paned windows shall only be used with true divided panes. Imitation muntin 'flat strips' over a single pane of glass are undesirable and give an impression of falseness to the window.
5. Although faux shutters exist on several Old Town Samoa residences, such decorative elements are not appropriate for New Town Samoa and should not be used in new designs.



Recommended features include:

- Double-sash, vertically opening sliding windows either singly or in pairs).
- Double window complexes specific to examples in Samoa. These include a) two single windows tied together with white trim top and bottom, and b) single windows of the same height tied together on the top with a ribbon of six smaller windows.
- Fixed windows.
- Corniced windows. As an optional ornamental feature, are encouraged.
- Multi-paned windows are recommended for a porch enclosure.
- Use of 3.5" flat exterior trim around windows
- Double insulated glass is appropriate.



Secondary Considerations include:

- Casement windows (double sash)
- Bay windows (angled bays).
- Tripartite (three part) complexes of double-sash windows.
- Ribbons of windows.
- Vinyl window systems with details that match wood window systems.

Acceptable but not encouraged:

- Large, fixed display windows (unless multi-paned with muntins in which case it is recommended highly), either alone or tripartite.
- Exterior screens over windows.

Windows to Avoid



Inappropriate features includes:

- Aluminum framed windows.
- Windows which slide horizontally.
- Thin framed trim-less windows.
- Windows with false muntin strips over undivided glass.
- Circular windows.
- Shutters or faux shutters.
- Security bars over windows.
- Windows with Plexiglas panes.

Doors

The door most recommended for New Town front doors and for secondary doors to the exterior is a paneled door with a single paned square window in the upper third. This door form is found almost universally throughout Old Town.



Primary Recommended Features:

- Doors shall be trimmed similarly to windows with a 3.5" flat trim piece painted white.
- Ornamentation in the form of transom lights (see fourth from left above) and/or a comiced door window (see third from left above) are highly appropriate.

Acceptable Features:

- Solid paneled door with no window.
- Wooden screen doors.
- Door windows as described but with divided panes (must be true divided panes).
- Double insulated door glass.

Doors to Avoid



The following features are strongly discouraged:

- Hollow core doors, metal doors, especially pattern stamped aluminum doors.
- Aluminum or metal screen doors or exterior security gates over doors.
- Unpaneled doors.
- Double door systems or sidelights.
- Doors with windows other than the recommended form (square, top third of door).
- Door windows with false muntins over an undivided pane.

Exterior Walls, Finishes and Color

Exterior Cladding

Old Town Samoa is composed almost entirely of two types of exterior cladding: horizontal wood siding and common square shingles. Although other types of plank siding exist in Old Town, the dominant form of beveled siding plank is a character defining feature that instills a sense of uniformity to the architecture, especially with regards to plank width and details.



Recommended features include:

- The dominant recommended form of exterior cladding is horizontal plank siding. The recommended form is a beveled plank with a reveal of about 5" visible width. This matches the original wood siding used in most of Old Town Samoa.
- Beveled siding plank shall be installed with a reveal of about 5" visible width that match original wood siding used on Old Town Samoa. The overlap may be a simple lap or an articulated lap using a rabbeted groove. Other forms of siding for secondary considerations may be used in situations where a deliberate architectural distinction is sought, either in one building or in a contiguous group of buildings. Siding must always be accompanied by corner boards with a proper width of 4-5." Vertical board and batten can be used lieu of a trim band under straight eaves (not gabled eaves).



- Use standard square wood shingles if this type of cladding is preferred. When combining shingles and siding, siding should always be below shingled surfaces on the exterior wall.
- Foundation skirts, applied around the base of the buildings, shall be vertically oriented flush siding with a tongue-and-groove joint on a 3-4" plank.
- Cementitious cladding materials, such as Hardiplank™ are allowable for both siding planks and shingles, if and only if, the proper form and texture are available. (A board textured with imitation wood grain is not recommended, partly because rough planks are not a Samoan convention and partly because imitation grain tends to look unnatural by exaggerating a grain pattern but with a smooth finish.)
- When using wood siding, choose from the following materials: redwood, cedar, lowland cypress, treated pine. Do not use the following: untreated pine, poplar, masonite, aluminum, or vinyl.

Secondary considerations include:

- Beveled lap siding in the dominant form except with a wide plank (about 9-10" visible width).
- Simple lap siding using unbeveled square planks.
- Flush siding (shiplap, tongue-and-groove or drop siding).
- Fancy shingles (e.g. diamond, fishscale, sawtooth, hexagonal) should only be used sparingly.

Types of Cladding to Avoid

Inappropriate features include:

- Beveled lap siding narrow clapboard (under 3" width).
- Vertical siding not recommended above (either for foundation skirts or for an optional ornamental treatment under certain eaves).
- Sheet siding.
- Asbestos shingle.
- Brick and masonry.
- Stucco.
- Prohibited materials (untreated pine, poplar, masonite, aluminum, vinyl).

Finishes and Colors



New Town Samoa residences shall be painted, as follows:

- Residences shall always consist of two (2) colors with white used on trim features (door and window trim, posts, railings, entablatures, eave cornices and (optionally) on frieze boards).
- White paint shall not be used on exterior corner boards, stairs and porch floors. For stairs and porch floors, use a mid-tone to dark low key color (choices here are not confined to the Samoa palette).
- Front fences and wood retaining walls shall be painted white. Railroad ties used for retaining walls shall not be painted. Backyard fences may be white, sealed with a transparent sealer or left to weather as untreated wood.
- Colors found in Old Town Samoa that are generally pastel and muted. Use the palette included below.
- Building colors shall alternate randomly from house to house. As possible, adjacent houses shall not repeat the same color.



To identify colors in these guidelines, the Pantone™ color matching system used in professional printing and graphics, is referenced. Refer to the numbers which reference a color, a Pantone™ Color Formula Guide for Spot Colors and Process Colors*. The color names shown below do not relate to any paint manufacturer's color and/or paint system.

- pastel sky blue (PMS 278 C)
- light baby blue (PMS 290 C)
- pastel emerald green (S 279-6)
- pastel avocado green (PMS 577 C)
- cool gray (PMS 644 C)
- warm gray (MPS 406 C)
- light mauve gray (PMS 664 C)
- dark slate gray (PMS 646 C)
- green ash (S 297-8)
- tan ochre (PMS 721 C)
- beige (S 39-9)
- champagne (PMS 719 C)
- light pastel yellow (PMS 1215 C)
- mocha (PMS 4725 C)
- brick red (PMS 1807 C)
- salmon (S 97-7)

* Colors must be properly matched. PMS followed by a number relates to the Spot Color guide. S followed by a number relates to the Process Color guide.

Foundations



Although many Old Town Samoa homes used post and pier foundations, it is appropriate in New Town construction to use poured concrete slab or perimeter foundations. The critical factor is the foundation skirting pattern of exterior cladding used around the base of the exterior shall be similar to those used on Old Town Samoa buildings.

Foundation skirts shall be 1-4' high and use vertically oriented flush wood siding with a tongue-and-groove joint on a 3-4" plank).

Chimneys

Chimneys play a significant role in Samoa's character and are encouraged in New Town Samoa designs. With the absence of natural gas for most Samoa homes, alternative heating solutions were a significant part of life in Samoa. Most Old Town Samoa homes have at least one chimney and it is common for a single building to have more than one. 14% of Old Town has chimneys that run outside along the exterior wall.



- New Town Samoa chimneys shall be made of smooth surfaced or clinker true terra cotta clay bricks. Chimneys shall also feature the traditional terra cotta brick red color and not be painted. A white or light colored mortar with a standard concave mortar joint is recommended.
- The course convention shall be a simple stretcher course without header or soldier (fancy) courses. Interior chimneys shall be simple in design as they emerge from the building. Exterior chimneys shall follow the traditional Samoan pattern for shape, a pattern which is very consistent within Old Town.

Ornamental Features on Buildings



Ornamental character defining features are often subtle and subdued in Samoa. The use of brackets and other types of ornamental details shall be consistent with the type of appropriate architectural styles mentioned in both Parts 1 and 2 of the Samoa Design Guidelines.



Fences and Retaining Walls are discussed in Section V.6 of this document.

Landscape

Occupant/owners shall be encouraged to maintain a lawn or a garden suitable to their individual tastes. A completely paved front setback is inappropriate for New Town Samoa.

Recommended plantings are shown in the Appendix.

Exterior Lighting is discussed in Section V.8 of this document.

Parking

The Samoa Master Plan identifies new single family residential to be front and rear loading. In front loading situations, driveways which shuttle cars to an outbuilding or garage at the back of the lot are preferable to garage locations in the front setback. In either event, and for rear-loaded buildings, an enclosed or covered carport shall be provided on the lot.

A minimum of one stall per residential unit is recommended. Assigned parking shall also be consolidated in new or existing parking areas as appropriate for both residential and commercial uses. Business Park and RV parking shall be determined by County standards.

The construction of any consolidated covered parking stalls shall be designed to match original types of buildings found in Old Town Samoa. Dimensions of individual units shall be proportioned in accordance with current standards determined by the County of Humboldt.

Recommended Off Street Parking Requirements	
Residential	Minimum:
-Single family dwelling	1 space per dwelling
-Duplexes	1 space per dwelling
-Multi-family	1 space per dwelling
Commercial - Office/Business	.37 per 100 sq. ft of floor area
Commercial - Recreational	.79 per 100 sq. ft of floor area
Commercial - Convenience, retail	.44 per 100 sq. ft of floor area
Commercial - restaurant	.75 per 100 sq. ft of floor area
Manufacturing Use	1 per 1000 sf of floor area
Storage	1 per 2000 sf of floor area

Garage Parking

Within the defined setbacks, development above a garage is permissible in rear and front loading parking garages. Separate free-standing outbuildings are preferred, but not required.



Front Loaded Garage doors

Wood or metal rear loaded garage doors are allowable. However, front loaded garage doors that are visibly seen from the public street shall be constructed of a material, preferably wood, that matches the building façade. Design of these garage doors shall be Craftsman or similar types to the style of the building.

Review of Other Projects

Designs for New Town Samoa are not intended to mimic or replicate existing Samoa prototypes and examples. However, the continuity of character defining features is highly recommended for New Town. Other project examples should be studied and reviewed to determine what is appropriate and inappropriate for New Town designs.

Please refer to the Appendix Samoa Pattern Book for existing Old Town Samoa architectural features that shall be incorporated or adapted into new development. Review the design intent of other historic areas that may be examples for New Town Samoa.



Left:
Asilomar
Conference
Center
walkway to
beach,
Pacific
Grove,
California



Above: General store at Isle du Haut,
Maine.



*Port Gamble,
Washington,
watertower*



*Above: Chatham Squire, Chatham
Massachusetts*



*Ice Cream Shop, Rockport,
Massachusetts*



*Above: The Farm, Soquel, California
development*



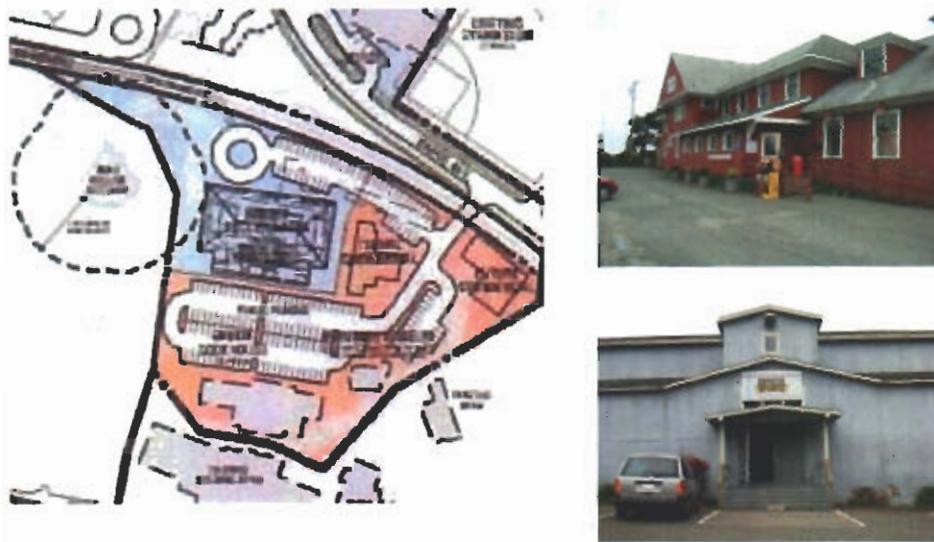
*Battle Road, Parkside
Gables, Stamford,
Connecticut*



Murray House, Seaside, Florida

-Assess contemporary project examples that reflect Old Town Samoa and exemplify qualitative contextual designs. Incorporate new design features, as appropriate.

VII. Areas Requiring Additional Consideration



VII.I Cookhouse, Vance Gymnasium and Soccer Arena Vicinity

The visual entry into Old Town Samoa is an important point of reference that welcomes residents and visitors into the town's historic and cultural context. The scale and proportions of new buildings shall not overwhelm, visually dominate or aesthetically compete with the surrounding significant resources. Instead, new development shall complement the commercial and "village" pedestrian atmosphere of the town.

Indoor Soccer Arena

The new soccer arena shall be a multi-use complex dedicated and primarily adapted for indoor soccer play for amateur and professional competitive groups. The complex shall include a playing field and associated ancillary uses such as locker rooms, storage, public viewing areas, shop, and other types of facilities. The design, construction and operations shall conform to County of Humboldt and other governmental regulations and requirements.

Building Orientation

-The new complex shall be part of Samoa's existing recreational components such as the Vance Gymnasium, public school facilities

and walking/jogging trails linked to the town and existing Samoa Cookhouse.

-Because the complex is clearly the first major architectural form visible from the entrance into Old and New Town Samoa, the exterior architectural character and scale must be compatible and harmonious with the smaller scaled town setting. Building height limit for the arena shall be 40'. The arena shall be setback from the entry corridor and integrated with proposed new commercial activities in the area, as well as the Samoa Cookhouse.

-The arena should be designed and graded to take advantage of site terracing and its natural terrain. In addition, the design shall avoid the massive appearance of generic sports facilities. The exterior architecture shall maintain a less obtuse presence.

Building Appearance (exterior)

-The appearance and architecture and detailing of the arena shall be compatible with Samoa mill industrial buildings rather than the existing residential stock of Old Samoa.

-The use of contemporary materials is acceptable in the design and construction of the arena. However, it is highly recommended that exterior wood cladding shall be similar to existing types on Old Samoa's industrial, commercial or larger scaled buildings. Materials and textures of the arena's façade shall be of a high quality and shall complement the setting of the area.

-Clear identity of the public entrances shall be made.

-Colors of buildings should be earth toned or subtle complementary colors to match existing color scheme of Old Samoa.

-All mechanical equipment on the arena or on the ground shall be screened and located out of public view.

-Height and other requirements of the arena shall conform to standards of the County of Humboldt and other governmental regulatory bodies.

Site Features

Signage

-Ground and wall signs are permitted and shall be designed in accordance with the Signage Plan for Old Town Samoa. Ground signs shall not block the visibility of vehicular traffic or risk safety of pedestrians.

-Neon, flashing and pole signs are prohibited.

-Arena signs shall be illuminated without excessive spillage of light upwardly or downwardly. Materials and colors for signs shall complement the materials, colors, and textures of the building.

-Directional signs are allowed for entrance, parking and delivery areas.

Parking Lots

-Smaller parking modules, separated by vegetation are encouraged. Parking areas shall be concentrated in the rear of the property and behind the building.

-Parking areas shall be buffered using landscaping, small earthen berms, stormwater management techniques and bioretention swales.

-No single parking lot shall contain over 100 parking spaces without at least a ten foot wide vegetated break separating the parking area .

-Screening of parking lots shall consist of earthen berms, plant materials with a minimum height of three (3) feet.

-Parking areas shall utilize natural drainage patterns of the site and minimize curb and gutter designs, as appropriate. Drain outlets from the parking lots shall not exceed the minimum standard diameter specified by the County of Humboldt.

-The number of parking stalls shall be consistent with the County of Humboldt code.

Lighting

- Light poles shall complement the building complex and Samoa setting. Faux lights to create a false sense of history shall not be used.
- Type of fixtures and location shall conform to standards set forth by the County of Humboldt.

Utilities, Trash Receptacles & Outdoor Storage

- Utilities lines shall be underground.
- Utilities boxes/equipment shall be screened placed in a designated service area. Screening shall consist of durable materials on the building façade or a dense planting of vegetation.
- Trash receptacles must be screened also with durable materials and not visible from the major corridors/streets.
- All outdoor storage shall be screened. The maximum size of an outdoor storage area shall conform to the standards set forth by the County of Humboldt.

Plant Materials

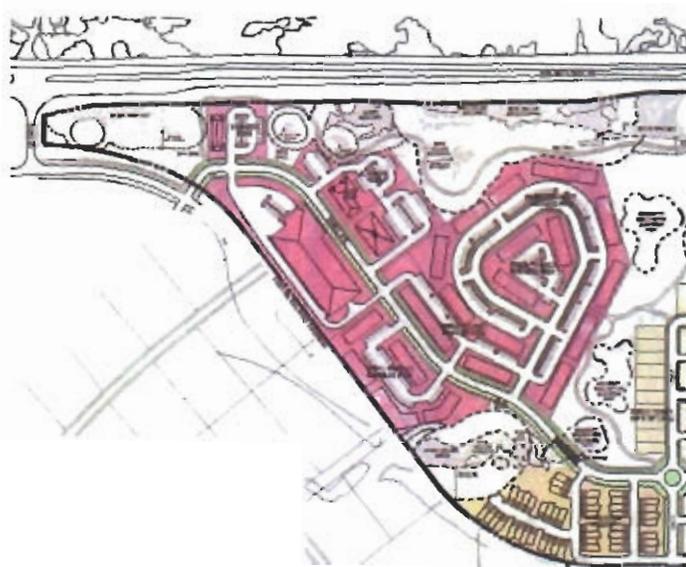
- Planting materials shall be appropriate for the Samoa setting, including species that are adaptive to the climatic conditions or the area. Preference is given to native species, but other types of landscape materials are acceptable.
- Landscape along the entry corridor/street shall be of a scale that complements the surrounding setting of pines and other larger trees.
- All vegetated areas in the front yard of the property shall be irrigated, as appropriate.
- All plants shall be maintained to ensure a healthy condition. Any trees or bushes that die or become diseased shall be replaced with similar species of similar size, in accordance with the County of Humboldt.

Construction Activity & Long Term Maintenance

-All construction and maintenance shall conform to requirements set forth by the County of Humboldt and other regulatory entities. Environmentally sensitive or potentially archaeological findings shall be delineated and protected during the construction period and the County of Humboldt shall be notified immediately.

-The maintenance of the arena, service and parking areas, and landscaping shall be the responsibility of the individual land owner.

VII.2 Business Park



The new Business Park is an opportunity to create light industrial and office complexes to enhance the tax base and create an employment center within the protective environmental and cultural setting of Samoa. Design guidelines for the Business Park are intended to maximum flexibility to encourage land development and defined variables. The major objective is to also maintain a character and quality of development that is consistent with the goals of the Samoa Town Master Plan.

The Guidelines are supplemental to all other applicable Federal, State and local regulations.

Building Orientation

-The visual impact of new, larger Business Park buildings must be compatible with the town's scale and ambiance. Landscaped frontages along the Park's corridors shall be incorporated into the

designs. Parking shall be located in the rear of the property with clear access orientations for the public.

-Parking lot and service areas shall be located in the rear of the property not fronting the main corridor or street. Side and rear yard setbacks for a parking lot or service areas shall be a minimum of 5 feet from the property line.

-Buildings shall be oriented to face the most primary corridor or street. Loading docks shall not face the front of the property or the primary corridor or street or any adjacent principle building, as possible.

-The number of access points (movement for trucks, cars and pedestrians) shall be minimized to provide safe ingress and egress.

Building Appearance

-The size and footprint of each individual building will vary according to the use of the building and the lot's shape. However, materials, textures, and colors of each building façade shall be of the high quality and reflect the natural setting of the area.

-Clear identity of the public entrances shall be made. Colors of buildings should be earth toned or subtle complementary colors to match existing color scheme of Old Samoa.

-Wood exterior cladding is preferred, but other types of materials are acceptable. Concrete block shall be minimized to 30% of the total façade of the building.

-Height of the buildings shall conform to standards set forth by the County of Humboldt.

-All mechanical equipment on top of buildings or on the ground shall be screened and located out of public view.

Site Features

Signage

-Ground and wall signs are permitted and should be compatible with the proposed signage in Old Town Samoa. However, signs in the Business Park are intended to be viewed from vehicular use and should be designed appropriately (easily read at 5- 15mph). Ground signs shall not block the visibility of vehicular traffic or risk

safety of pedestrians. One ground sign per building shall be permitted.

-Neon, flashing and pole signs are prohibited.

-All business signs shall be illuminated without excessive spillage of light upwardly or downwardly. Materials and colors for signs shall complement the materials, colors, and textures of the building.

-Directional signs are allowed for entrance, parking and delivery areas.

Parking Lots

-Smaller parking modules, separated by vegetation are encouraged. Parking areas shall be concentrated in the rear of the property and behind the building.

-Parking areas shall be buffered using landscaping, small earthen berms, stormwater management techniques and bioretention swales.

-No single parking lot shall contain over 70 parking spaces without at least a ten (10) foot wide vegetated break separating the parking area .

-Screening of parking lots shall consist of earthen berms, plant materials with a minimum height of three (3) feet.

-Parking areas shall utilize natural drainage patterns of the site and minimize curb and gutter designs, as appropriate. Drain outlets from the parking lots shall not exceed the minimum standard diameter specified by the County of Humboldt.

-The number of parking stalls shall be consistent with the County of Humboldt code.

Lighting

-Light poles shall be the same and complement the building complex and Samoa setting. Faux lights to reflect a false sense of history shall not be used.

-Type of fixtures and specific locations shall conform to standards set forth by the County of Humboldt.

Utilities, Trash Receptacles & Outdoor Storage

-Utilities lines shall be underground.

-Utilities boxes/equipment shall be screened placed in a designated service area. Screening shall consist of durable materials on the building façade or a dense planting of vegetation.

-Trash receptacles must be screened also with durable materials and not visible from the major corridors/streets.

-All outdoor storage shall be screened. The maximum size of an outdoor storage area shall conform to the standards set forth by the County of Humboldt.

Plant Materials

-Planting materials shall be appropriate for the Samoa setting, including species that are adaptive to the climatic conditions or the area. Preference is given to native species, but other types of landscape materials are acceptable.

-Landscape along the major corridor/street shall be of a scale that complements the building and their surrounding setting.

-All vegetated areas in the front yard of the property shall be irrigated, as appropriate.

-All plants shall be maintained to ensure a healthy condition. Any trees or bushes that die or become diseased shall be replaced with similar species of similar size, in accordance with the County of Humboldt.

Construction Activity & Long Term Maintenance

-All construction and maintenance shall conform to requirements set forth by the County of Humboldt and other regulatory entities. Environmentally sensitive or potentially archaeological findings shall be delineated and protected during the construction period and the County of Humboldt shall be notified immediately.

-The maintenance of buildings, service and parking areas, and landscaping shall be the responsibility of the individual land owner.

VII.3 RV Park

Orientation, Appearance and Site Features

-The Samoa RV Park shall be designed in accordance to the regulations set forth by the County of Humboldt. Additional design guidelines shall include:

-The Samoa RV Park shall be compatible in design with the existing Old Town and New Town sections of Samoa. Site spacing, interior roads shall accommodate a range of rig types. Spacing shall be a minimum of 25 feet in width. Pull through sites are recommended and there should be an ease of site access. The sites should be free of any side or overhead obstructions.

-25 foot wide one-way road ways are recommended. If two way traffic exists on interior roads, the roadway should be wide enough to allow for safe clearance of two large RVs passing each other in opposite directions.

-The interior roadway shall be paved with a material that can accommodate big rigs.

-Utilities shall be located on the driver's side somewhere in the rear 1/3 of the RV. Water hoses and an electric cord shall be provided.

-Landscaping will be used to screen the RV Park from the adjacent areas with materials that will be at a height of 8 feet within 5 years. The use of trees and shrubs to create a sense of private space between parking spaces is encouraged. All landscaping shall blend into the natural surroundings of Samoa and provide a measure of privacy and separation.

-Planting materials shall be appropriate for the Samoa setting, including species that are adaptive to the climatic conditions or the area. Preference is given to native species, but other types of landscape materials are acceptable.

-All plants shall be maintained to ensure a healthy condition. Any trees or bushes that die or become diseased shall be replaced with similar species of similar size, in accordance with the County of Humboldt.

-Lighting shall be oriented downward and not create excessive glare for residents in adjacent neighborhoods.

-Pedestrian paths shall be designed to link the RV Park with the beach access and to the Old Town commercial section of Samoa.

-All buildings associated with the RV Park shall be designed with materials and appearances that are similar to existing historic buildings in Samoa.

VII.4 Vacation Homes

All proposed vacation home designs shall also adhere to design recommendations and guidelines for contextual residential requirements (see section VII.6) including setbacks, height restrictions, and other County of Humboldt and other appropriate regulations.

VII.5 Commercial Buildings

All proposed new and infill commercial building designs shall also adhere to design recommendations and guidelines for contextual requirements (see Part I, Old Town Design Guidelines) including setbacks, height restrictions, and other County of Humboldt and other appropriate regulations.

VII.6 Special Residential Locations

Aside from larger front setbacks along Vance Avenue as noted in Section V on Setbacks, there are no special residential indications at this time.

VIII. Sustainable Buildings

Resource efficient buildings that utilize energy, construction materials are highly recommended for all New Town projects. These include recycled, renewable, and reused resources to the maximum extent practical in terms of design and construction to ensure a healthy and safe environment with lower operating and other costs.

-Promote energy efficiency and acceptable levels specified by the County of Humboldt and other applicable codes for heating, A/C and hot-water demands. Maximize energy and water use efficiency by exceeding local energy standards in building code for site planning, thermal insulation, and mechanical systems.

-Reduce indoor levels of Radon gas and other types of potentially harmful emissions (review US EPA guidelines).

-Use basic materials, building techniques, designs and operations that distinguish an energy efficient building. Utilize local Humboldt County

sources of construction materials, such as wood, insulation, windows, and other products that have been a good record for use in the region.

-Provide an operating manual for occupant to understand maintenance and good performance of building components.

-Use plants that are drought resistance and appropriate for Samoa's climatic conditions.

IX. Samoa Design DATABASE

Although the primary preference is to promote the look of existing Old Town Samoa, other design options for New Town development can be applied. While all new buildings, shall reflect and emulate, to varying degrees, the architectural vocabulary and patterns set forth and defined in Old Town Samoa, contemporary design solutions are acceptable. In some cases new designs shall be considered for buildings and structures that retain the scale, materials, proportions and massing of Old Town Samoa, while expressing more contemporary features. These are especially applicable for New Town residential housing units.

A Design DATABASE will be established, electronically or otherwise, by Samoa's designated organization responsible for the monitoring of design and construction. Examples of various projects that are applicable to the Samoa Old and New Town development shall be identified in this database. Availability of appropriate products, manufactures, and other types of design and construction information shall also be included in the database.

See Appendix for additional information.

Appendices

- A Samoa Pattern Book
- B Application and Certificate of Approval Application
- C New Construction Checklist
- D Approved Plant List
- E Product and Materials Database (ONGOING)

Appendix A Basis for the Samoa Pattern Book

Photographic Examples

% numbers reflect the % of total resources with a particular characteristic or feature.

Massing and Roof Forms: Gabled (74%):

1. Simple Front Gable with Low Pitch: 30%



7 Samoa Court Extension

2. Simple Front Gable with Moderate Pitch, 1.5-2 story: 18%



11 Cadman

3. Large Front Gable over 2 Stories with Side Gabled Dormer: only 1 (1%)



9 Samoa Court Extension

4. Simple Side Gable with Low Pitch (1 story): 15%



125 Sunset

5. Simple Side Gable with Low Pitch and Small Extension (1 story): 6%



6. Simple Side Gable with Moderate Pitch (1.5 story): only 1 (1%)



Massing and Roof Forms:

Gabled (74%):

7. Side Gable with High Pitch, Shed Roof Dormer and Flared Eaves (2 story): 2%



110 Rideout

8. Cross-Gabled 2 Story Roof stepping down to Shed Roofed Rear Wing: only 1 (1%)



13 N Bayview

Hipped (15%):

9. Pyramidal Hip over 1 Story Square: 6%



16 Murphy

10. Pyramidal Hip over 2 Story Square: 5%



x

Gambrel (5%):

11. Side-Gabled with Cross-Gambrel over L-Shaped 2 Story: 5%



19 Vance

9 other (non-gambrel) configurations are documented, but each one of these is unique within Samoa and not considered character defining in terms of models for new construction. Photos for these are not shown here. They include:

- Cross-hipped over T-shaped massing
- Cross-hipped over L-shaped massing
- Slight L-shaped cross hipping over 2 stories
- Multiple cross-hipping over complex massing
- Ridge hip over rectangle with double cross gables
- Pyramidal hip with cross gable and protruding wing
- Gable/hip hybrid over rectangle
- Cross-hipped against cross-gabled with wings
- Cross-hipped over 3 stories with complex massing

a

Roofing Materials:

12. Standard Composition Shingle: 91%



9 Vance

13. Composition Shingle, Form 2: 8%



9 Fenwick

Eave Details:

15. Open Slight Eve: 13%



4 Vance

14. Form 2 revealing what may be wood shingles underneath.



15 Cadman

16. Boxed Slight Eve: 24%



21 N Bayview

17. Open Wide Eve: 52%



133 Sunset

Eave Details:

18. Boxed Wide Eave: 9%



9 Vance

19. Trim Band or Frieze Board at Eave: 29%



20 Vance

20. Trim Band at Midline: 4%



17 Vance

21. Strip of Vertical Board and Batten Panelling under Eave: 4%



124 Sunset

22. Ornamental Brackets: 2%



109 N Bayview

23. Common Knee Brackets: 45%



8 Fenwick

Eave Details:

24. Knee Brackets with Arched Diagonal: 2%



118 Sunset

25. Exposed Rafter Tails: 8%



130 Sunset

26. Pedimented Main Gable: 2%



21 N Bayview

27. Broken Pediment on Main Gable: 2%



111 N Bayview

28. Flared Gable Eaves: 9%



110 Rideout

29. Facade Flaring to Midline Eave: 4%



15 Vance

Eave Details:

30. Soffit Ears: 12%



1 Samoa Court

31. Slatted Attic Vent: 6%



116 Sunset

Trim:

32. Trim Band or Frieze Board at Eave: 29%



101 Vance

33. Cornerboards: 71%



7 Fenwick

34. Corner Flat Pilasters: 4%



15 Vance

35. Dentil Work: 2% (note also trim band)



108 N Bayview

Porches:

Small Frontal Protruding 'Kiosk' (59%):

36. Shallow Overhanging Gable: 3%



14 Murphy

37. Shallow Pedimental Gable, Form 1: 6%



10 Vance

38. Shallow Pedimental Gable, Form 1 a (enclosed): only 1 (1%)



4 Vance

39. Shallow Open Craftsman Gable, Form 1: 14%



11 Fenwick

40. Shallow Open Craftsman Gable, Form 1 a (enclosed): 2%



3 Sunset Extension

41. Shallow Open Craftsman Gable, Form 2: only 1 (1%)



2 Pacific Court

Porches:

Small Frontal Protruding 'Kiosk' (59%):

**42. Shallow Open Craftsman Gable,
Form 3: 4%**



120 Sunset

**43. Shallow Open Craftsman Gable,
Form 4: 2%**



129.5 Sunset

**44. Shallow Open Craftsman Gable,
Form 4a (enclosed): only 1 (1%)**



134 Sunset

**45. Shallow Open Craftsman Gable,
Form 4b: 3%**



132 Sunset

46. Tall Gable with Spindle Ribbon: 6%



104 Rideout

47. Simple Shed Roof: only 1 (1%)



23 N Bayview

Porches:

Small Frontal Protruding 'Kiosk' (59%):

48. Tall Pyramidal Hip Style,
Form 1: 10%



15 Cadman

49. Tall Pyramidal Hip Style,
Form 2: only 1 (1%)



102 Samoa Court

50. Tall Pyramidal Hip Style
expanded to Veranda Style: only 1 (1%)



13 Cadman

51. Simple, Shallow Hipped Porch:
only 1 (1%)



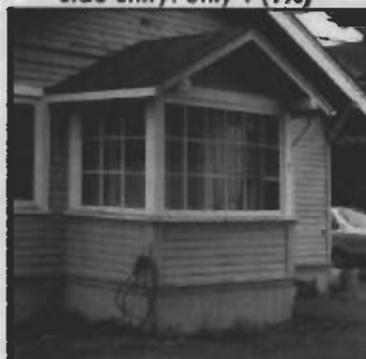
109 N Bayview

52. Wide with Shallow Hip and Recessed
Entry: only 1 (1%)



11 N Bayview

53. Enclosed Shallow Gable,
Side Entry: only 1 (1%)



7 Samoa Court Extension

Porches:

Large Frontal 'Kiosk' (1 %):

54. Full-Height 2 Story External with Overhanging Gable: only 1 (1%)



13 N Bayview

Exterior Gable Extension (20%) :

55. Exterior Gable Extension, Form 1: 4%



1 Fenwick

56. Exterior Gable Extension, Form 1 a (partially enclosed): only 1 (1%)



7 Fenwick

57. Exterior Gable Extension, Form 2 (side Entry): 7%



3 Samoa Court Extension

58. Exterior Gable Extension, Farm 2a (original design): 4%



125 Sunset

59. Exterior Gable Extension, Farm 2b (enclosed): 4%



138 Sunset

Porches: Recessed (15%):

**60. Full Frontal Recessed
(Interior Porch): 4%**



13 Vance

61. Corner Recessed, 2 Story, Form 1: 3%



9 Vance

**62. Corner Recessed, 2 Story,
Form1a (enclosed): only 1 (1%)**



105 Rideout

**63. Corner Recessed, 2 Story,
Form 2: 2%**



112 Rideout

**64. Corner Recessed, 2 Story,
Mid-Facade: only 1 (1%)**



1 Rideout

**65. Corner Recessed, 2 Story
with Roman Arch: 2%**



5 Rideout

Porches:

Recessed (15%):

Other (3%):

66. Corner Inset, 1 Story with Hipped Roof: 2%



21 N Bayview

67. Grand Colonial with Top Patio



2 Aldecot (The Hostelry)

68. Protruding Veranda with Shed Roof: only 1 (1%)



15 N Bayview

69. Protruding Veranda, Full-Front Hipped Roof: only 1 (1%)



111 N Bayview

Posts :

70. Square, Ornamental with Cushion Capital: 4%



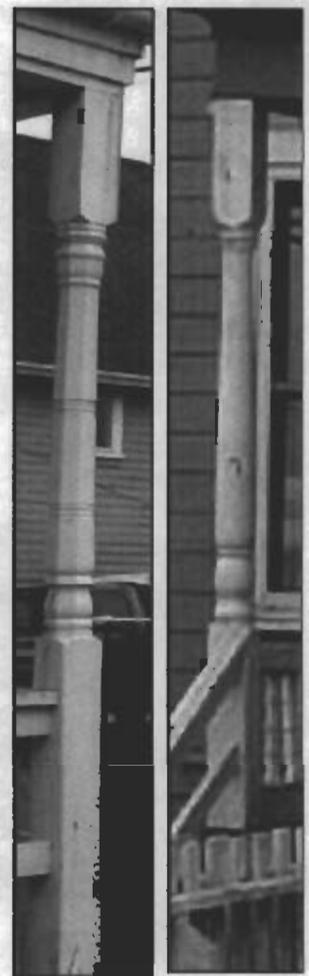
From left: 13, 109, 111 N Bayview

71. Square, Slanted Craftsman Piers: 10%



129.5 Sunset

73. Turned Spindles: 12%



72. Square, Simple: 28%



11 Cadman

73. Square, Heavy Craftsman: 22%



112 Rideout



11 Fenwick

74. Square, Chamfered: 10%



8 Vance

76. Classical Columns: 5%



15 Vance

Left side is the typical Samoa form (Cadman). Right side is from 108 N Bayview

Railings:

**77. Square, Simple or T-Shaped
Crosssection: 58%**



15 Cadman

78. Square, Many: 9%



13 Cadman

79. Turned, Many: 2%



2 Rideout

80. Closed Rails



1 Samoa Court Extension

Windows:

Double-Hung (originally)

81. Double-Hung
Single: 84%



6 Fenwick

82. Double-Hung Single with
False Shutter: 4%



7 Vance



9 Rideout

4. Double-
Hung Double with 83. Double-Hung Double: 32%



13 Vance

8

False Shutter: 5%



7 Fenwick

85. Double-Hung Twin Complex,
Form 1: 16%



14 Cadman

86. Double-Hung Twin Complex,
Form 2: 4%



15 Vance

Windows:

Double-Hung (originally):

87. Double-Hung Twin Complex,
Form 3: 4%



15 Vance

88. Double-Hung Twin Complex,
Form 4: 3%



115 Sunset

89. Double-Hung Triple: 2%



9 Samoa Court Extension

90. Triple Bay Windows: 2-5%



102 Rideout



13 Vance

91. Double-Hung Multiple Ribbon: 2%



2 Rideout



Samoa Block (note 3/2)

Windows:

Other:

92. Fixed Single Sash or Large Display Single: 9%



21 N Bayview



120 Sunset

**93. Fixed Double Sash:
only 1 noticed (1%)**



114 Rideout

Fixed Triple Sash, Form 1: 4%



15 Vance

**94a: Fixed Triple Sash, Form 2: 94,
only 1 (1%)**



Samoa Block

95. Casement: 10%



105 Rideout



110 Rideout



114 Rideout

Windows:

Other:

96. Sliding Windows: 14%



125 Sunset

97. Tall Victorian Style: 8%



13 N Bayview

20 Vance

98: Ornamental around Windows: 8%



**109 N Bayview
(comicina)**



13 N Bawview

**99: Corner Angled under Ornamented
Overhang: 2%**



11 N Bayview

108 N Bayview

Doors:

**101. Solid Paneled:
4%**



9 Samoa Court Extension

**102. Solid Paneled
with Window: 81%**



6 Fenwick

103. Screen Door present: 8%



21 N Bayview



104 Rideout

Cladding:

105. Bevel, Wide Clapboard Lap: 19%



120 Sunset

**104. Transom Light
present: 7%**



18 Vance

106. Bevel, Medium Clapboard Lap: 25%



119 Sunset

107. Bevel, Narrow Clapboard Lap:



1 Fenwick

Cladding:

108. Drop, Simple: only 1 (1%)



109 N Bayview

110. Square Shingled: 29%



137 Sunset

Foundation:

111. Pier-Raised with Vertical Skirt
Cladding: 70%



16 Fenwick

112. Pier-Raised with Horizontal Skirt
Cladding: 9%



12 Cadman

113. Low Pier-Raised with tiny Skirt or no
Skirt: 15%



117 Sunset

114. Unclad Concrete



3 Pacific Court

Color:

115. Sky Blue: 16%



16 Murphy

116. Light Baby Blue: 2%



8 Vance

117. Dark Slate Blue Gray: 2%



104 Rideout

118. Lavender: only 1 (1%)



126 Sunset

119. Mauve Gray: 5%



128 Sunset

120: Neutral Warm Gray: 9%



134 Sunset

Color:

121. Light Turquoise Gray: only 1 (1%)



18 Cadman

122. Pastel Green: 20%



20 Cadman

123. Green Ash: 3%



13 Fenwick

124. Salmon: 6%



9 Fenwick

125. Brick Red: 2%



14 Cadman

126. Orange Tan: 2%



17 Cadman

Color:

128. Peach Beige: only 1 (1%)



7 Samoa Court Extension

129. Champagne: 3%



3 Samoa Court Extension

131. Light Pastel Yellow: 9%



117 Sunset

133. White: 2%



118 Sunset

127. Beige: 5%



13 Vance

130. Mocha: 4%



108 N Bayview

132. Tan Ochre



110 Rideout

APPENDIX B

Application Request for Certificate of Appropriateness DRAFT

In compliance with Ordinance ____ adopted by the County of Humboldt, a Certificate of Appropriateness shall be obtained for any exterior changes to any building or site located with the designated historic section of Samoa Town. These changes must be approved by the Samoa Design Review Committee (SDRC) and submitted to the County of Humboldt Planning Department in accordance with subject Ordinance.

Information regarding the building, property or site to be reviewed:

Applicant name: _____

Building Owner: _____

Business Owner: _____

Address: _____

Contact person, address, phone # and email:

General Description of the work to be performed:

Pre Design Preliminary Checklist:

	Proposed Project	Y	N	Remarks
--	-------------------------	----------	----------	----------------

1	Have you reviewed the Samoa Design Guidelines document of historic and cultural resources?			
2	Is the property, building or site listed as a Samoa contributing resource?			

3.0 **Does the project involve an alteration or renovation of the:**

3.1	Exterior of the existing building			
3.2	Interior of the existing building			
3.3	Both exterior and interior of the existing building			
3.4	Addition to existing building			

3.5	Other types of new construction in yard or landscaped area of property			
3.4	A presently vacant lot or site			
4	Does the project involve demolition or relocation of a <i>contributing</i> resource? If so, what specifically is proposed?			

5.0 Which of the following components will be replaced or altered in the project?

5.1	Windows			
5.2	Doors			
5.3	Porches			
5.4	Siding and other wood features			
5.5	Roofs			
5.6	Site and/or Landscape features			
6	Are estimated costs for project determined?			

Include with this application the following only, as applicable:

1. Preliminary plans, sketches or drawings that illustrate that provide a conceptual understanding of the proposed project.
2. Description or samples of any materials to be used.
3. Color selection samples.
4. Photographs or other information necessary for the review.

Signature of applicant:

Submittal Date: _____

For the Samoa Design Review Committee (SDRC) use only:

Submittal Date of Application:

Meeting Date:

Notice Date:

NOTICE TO OWNER:

- _____ Approves your Application & recommends compliance to the County of Humboldt
- _____ Approves your Application with the following conditions
- _____ Disapproves of your Application for the following reasons and requires a revised submittal.

Remarks:

Signed:

Additional Application Considerations

Governing Regulations

Any and all proposed construction within the designated Samoa's historic & cultural area upon approval by the SDRC, shall conform with the following:

1. SDRC rules and regulations;
2. Secretary of Interior's Standards for the Rehabilitation of Historic Resources;
3. All applicable Humboldt County Ordinances, Regulations, Overlay Zones and Codes;
4. Applicable Local, State and Federal Codes and Regulations.

Pre-Design Meeting

Depending on the scope and magnitude of the project, the applicant and his/her architect, designer or builder are encouraged to meet with the SDRC to discuss your property and identify any important concerns prior to designing or preparing plans for any proposed improvements to your lot.

Although this meeting is not required, it will provide you with guidance prior to the initiation of design work and will acquaint you with the expectations of the SDRC, and with rules and regulations governing your historic resource.

Construction and other Documents

The SDRC will determine the number of copies to be submitted for review, including requirements for design documents, construction schedule, sample materials & color board, and other requirements set forth by the Committee. Review period and appeals process should be discussed with the SDRC.

Building Permit

The SDRC will recommend approval or denial of your planned improvements to the County of Humboldt. Subsequently, a Building Permit must be obtained directly from Humboldt County. Owners are advised that the County may have certain additional submittal requirements, which have to be met before issuance of a Building Permit. Any changes to the site, exterior building appearance (including exterior building materials) brought about by the Building Permit process must be submitted to the SDRC for review and approval.

Changes in Plans and/or Materials

No significant changes in plans and/or materials previously approved by the SDRC may be undertaken without advanced written SDRC approval.

Other Items

Please contact the SDRC and the County of Humboldt for additional concerns and inquiries.

Appendix C

February 2007 DRAFT (subject to revisions)

New Construction Checklist

(for SDRC and County review)

This checklist is designed for new construction residential projects on previously unbuilt land either within the Old Town Samoa area or in the New Town Samoa area. It is NOT designed for single lot infill within existing Old Town neighborhoods that are directly adjacent to, or replace existing historic architecture. In situations like this: a) replacement architecture should match the original architecture as indicated in Old Town Design Guidelines, or b) infill directly adjacent to existing architecture should match the nearest neighbor as indicated in Old Town Design Guidelines. If used for additions, enter NA where an item is not applicable.

Applicant and Project Description	
Applicant Name	
Company Affiliation (company name and position)	
Company address and phone	
Home address and phone	
Project address or location	
Project description	

Appendix C
New Construction Checklist

Assessment and Remarks – Basis of Design Recommendations

Overall Assessment	
Does the project generally reflect the Design Guideline recommendations?	
Summarize a negative assessment.	
Is a positive assessment conditional?	
If so, what are the conditions for a positive assessment to which the applicant should adhere? (use a separate page if necessary)	

Itemized Assessment

1. Type of Building		
1A	Is the building a single family dwelling? If not, specify type.	

2. Height		
2A	Is the building 25' or less?	
2B	How many stories is the building? (limit 2)	
2C	Is the story height within specified limits?	

2D	Is the roof height within specified limits?	
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3. Setbacks and Layout

3A	Are all setbacks within specified limits?	
3B	Does the building layout follow a simple pattern based on a square or rectangular shape?	
3C	Does the layout avoid long wings and/or complex additional shapes?	
3D	Does the layout avoid shapes in the footprint which are not right angles? (angled bay windows are allowed)	

4. Architectural Style

4A	Does the building use an architectural style or styles which are appropriate for Samoa?	
4B	Does the building avoid mixing stylistic elements inappropriately (i.e. Craftsman features with Victorian features)?	

5. Massing and Symmetry

5A	Is there appropriate simplicity of massing? For example, are facades contained as a unified form under a single roof shape? Note that cross-massing of major roof forms is allowable.	
5B	Façade surfaces should be perpendicular to the ground. Are they?	
5C	Asymmetry of front facades is recommended but not required. Is the front façade asymmetrical?	

5D	Is the building's orientation in relation to the street appropriate?	
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6. Roof and Roofing Materials

6A	Is the main roof form (or forms) a gable, hip or gambrel? If so, which is used? (list if more than one)	
6B	Eave details are specific to the kind of roof shape used. This is important and is detailed in the guidelines. Are eave details correct for the type of roof used?	
6C	Does the roof avoid overlapping gables, except for a porch, as is recommended in the guidelines?	
6D	Are dormers used and if so is the dormer design appropriate?	
6E	Are appropriate roofing materials indicated? (asphalt shingle is recommended in medium to dark gray)	
6F	Are appropriate gutter and downspout materials indicated?	

7. Porches

7A	Does the building have a front porch?	
7B	Is the front porch form appropriate for the kind of main roof shape used on the building?	
7C	Is the front porch an appropriate size given the type of porch selected and the size of the façade?	
7D	Are the details of the front porch design appropriate to the type of porch specified?	
7E	Materials. Does the front porch specify proper wood construction?	

7F	Are there any secondary porches?	
7G	Are secondary porches appropriately designed?	

8. Windows

8A	Are all window systems specified of the types which are allowable for Samoa?	
8B	Do the windows all specify 3.5" white wood trim around the exterior frame?	
8C	Are windows vinyl or vinyl clad? If so, do they conform to the Design Guidelines?	
8D	Windows must avoid exterior shutters. Do they?	
8E	Windows must avoid imitation muntin strips. Do they?	
8F	Windows must avoid plexiglass. Do they?	
8G	Windows must avoid exterior security bars. Do they?	

9. Doors

9A	Is the recommended Samoan door form used?	
9B	If the above answer is no, is an acceptable alternative used?	
9C	Doors must be wood. Are they?	
9D	Do the doors all specify 3.5" white wood trim around the exterior frame?	
9E	Doors must avoid sidelights. Do they?	
9F	Doors must avoid metal exterior screen doors or security gates (wood screen doors are ok). Do they?	

9G	Doors must avoid false muntin strips over the door glass. Do they?	
9H	Are garage doors properly related to the building style?	

10. Exterior Cladding

10A	Is exterior siding used and if so, does it follow the Design Guidelines specifications?	
10B	Is shingle used and if so, does it follow the Design Guideline specifications?	
10C	Are both siding and shingle used on the same building and if so, is the siding below the shingle?	
10D	Are cement composite wood substitute materials specified? If so, do they conform to guideline requirements?	
10E	A foundation skirt must be specified. Is it? Does it conform to the guideline specifications?	
10F	Cornerboards must be specified in conjunction with siding. Are they?	

11. Finishes and Color

11A	Is the building façade to be painted, as the guidelines require?	
11B	Do the plans specify white trim in conjunction with one color for the exterior, as the guidelines require?	
11C	Is the color choice consistent with the Samoa color palette as specified in the guidelines?	

12. Chimneys

12A	Does the building have one or more chimneys?	
12B	Does the chimney design conform to the design guidelines?	
12C	Does the chimney extend no more than 4 feet above the ridge line of the roof?	

13. Fences, Landscaping and Retaining Walls

13A	Does the front setback have a fence and if so, does it conform to the Samoan picket model?	
13B	Front loading houses require a rear yard. Does the building require a rear yard and if so, is a rear yard indicated?	
13C	Rear yards must be fenced with a 6' screening fence. Is the rear yard properly fenced?	
13D	Is the base of the building elevated more than 2 feet above street level? If so, is this increase required by Coastal Commission regulations?	
13B	Is there a retaining wall, and if so does it follow the guideline specifications?	
13C	Plantings must follow the approved plant list for Samoa in order to protect the surrounding sensitive natural habitats. Is there any indication that off limit species are to be used?	

14. Other Considerations

14A	Parking. Does the building plan include the required amount of parking?	
14B	Screening. Does the project involve a use which indicates	

	special screening should be used and if so, is screening properly indicated?	
14C	Is there a provision to screen trash and recycling receptacles from public view?	
14D	Is lighting designed to not create excessive glare to the public right of way or neighboring properties?	
14E	Is signage to be used and if so, does it conform to the Design Guidelines?	
14F	Are solar panels to be used and if so, do they conform to the Design Guidelines?	
14B	Are antennae or satellite dishes to be installed and if so, are they located at the rear of the building?	
14C	Is equipment to be used which would cause unusual noise or odor detriments to neighbors and if so, is the impact considered acceptable.	

APPENDIX D

Approved Plant List

(subject to revisions)

Suggested Plant List for "Urban" Areas

Note: several species will be removed from the list pending review.

Small Trees.

Garrya elliptica (silk tassel)
Malus fusca (native crab apple)
Myrica californica (wax myrtle)

Medium & Large Trees.

Historic palms and cypresses (to be determined)

Alnus rubra (red alder)
Picea sitchensis (Sitka spruce)
Pinus contorta ssp. contorta (shore pine)
Pseudotsuga menziesii (Douglas-fir)
Salix hookeriana (Hooker willow)
Salix lucida ssp. lasiandra (shining willow)
Salix lasiolepis (arroyo willow)

Sequoia sempervirens (coast redwood)
Tsuga heterophylla (western hemlock)
Umbellularia californica (California bay laurel)
Abies grandis (grand fir)
Pinus attenuata (knobcone pine)
Pinus muricata (bishop pine)

Shrubs & Groundcovers.

Achillea millefolium (yarrow)
Artemisia pycnocephala (coastal sagewort)
Arctostaphylos uva-ursi (bearberry)
Baccharis pilularis (coyote bush)
Berberis pinnata (California barberry)
Ceanothus gloriosus (glory bush)
Ceanothus thyrsiflorus (blue blossom)
Erigeron glaucus (seaside daisy)
Eriogonum latifolium (coast buckwheat)
Eschscholzia californica (California poppy)
Fragaria chiloensis (beach strawberry)
Gaultheria shallon (salal)
Heuchera micrantha (alum root)

Holodiscus discolor (oceanspray)
Iris douglasiana (Douglas iris)
Lonicera involucrata (twinberry)
Mimulus aurantiacus (bush monkeyflower)
Rhamnus californica (coffeeberry)
Ribes sanguineum var. glutinosum (red flowering currant)
Rhododendron occidentale (western azalea)
Rhododendron macrophyllum (California rose-bay)
Rosa nutkana var. nutkana (nootka rose)
Scrophularia californica ssp. californica (California beeplant)
Smilacina stellata (false solomon's seal)
Stachys chamissonis (coast hedge nettle)
Sambucus racemosa (red elderberry)
Vaccinium ovatum (black huckleberry)
Vaccinium parvifolium (red huckleberry)

Grasses.

Calamagrostis nutkaensis (reedgrass)
Danthonia californica (California oat grass)
Deschampsia cespitosa (tufted hairgrass)
Leymus mollis ssp. mollis (native dunegrass)

For new plantings in more "natural" resource areas, consider:

These areas include several native plant communities such as coastal strand, coastal scrub, dune hollow wetland, coniferous forest and dune mat.

The Humboldt Bay beaches and dunes are the largest continuous dune system in northern California. The key ingredients needed to build a dune system include a source of sand, a shoreline perpendicular to the prevailing winds and a low landscape over which dunes can migrate. In addition, plant species that are adapted to survive the drying winds and shifting sands are needed to help shape and build the dunes. In the Humboldt Bay area, the Mad and the Eel rivers supply most of the sand. Winter storms flood these rivers and transport sand to the ocean. Sand is carried by currents along the coast and pushed up on to the beach by gentle summer waves. Once dry, the sand is moved by the prevailing summer winds from the northwest. This dynamic process has created a variety of dune habitats within a narrow stretch of coastline.

Coastal Strand.

The Coastal Strand is the upper end of the wave slope, exposed to direct salt spray and wind. Here, plants such as native dune grass start to colonize the bare sands. The series of dunes and ridges paralleling the beach are collectively called the foredunes, where the community of plants referred to as the dune mat develops. Here, a wide array of wildflowers adapted to the drying conditions of the dunes help stabilize the shifting sand. The dune mat is home to two federally listed endangered plant species, the Humboldt Bay wallflower and the beach layia.

Shrubs & Groundcovers.

Abronia latifolia (yellow sand verbena)
Achillea millefolium (yarrow)
Ambrosia chamissonis (beach bursage)
Armeria maritima ssp. californica (sea thrift)
Artemisia pycnocephala (coastal sagewort)
Calystegia soldanella (beach morning glory)
Camissonia cheiranthifolia (beach evening primrose)
Erigeron glaucus (seaside daisy)
Eriogonum latifolium (coast buckwheat)
Fragaria chiloensis (beach strawberry)
Lathyrus littoralis (beach pea)
Leymus mollis ssp. mollis (native dunegrass)
Poa douglasii (seashore bluegrass)
Solidago spathulata ssp. spathulata (dune goldenrod)

Coastal Sage Scrub

For the area adjacent to the coastal strand but more protected from winds and salt spray, consider the following (mostly characterized by shrubs):

Shrubs & Groundcovers

Achillea millefolium (yarrow)
Anaphalis margaritacea (pearly everlasting)
Artemisia pycnocephala (coastal sagewort)
Eschscholzia californica (California poppy)
Fragaria chiloensis (beach strawberry)
Gaultheria shallon (salal)
Lonicera involucrata (twinberry)
Ribes sanguineum var. glutinosum (red flowering currant)
Scrophularia californica ssp. californica (California beeplant)
Solidago spathulata ssp. spathulata (beach goldenrod)
Vaccinium ovatum (black huckleberry)
Vaccinium parvifolium (red huckleberry)

Coastal forest.

Large shore pine other trees create an area that is surprisingly different and diverse. Developed soils allow for thick plant growth, with huckleberry, silk tassel, red-flowering currant and salal. The forest is also home to many species of lichens, including puffy mats of reindeer lichens, more characteristic of northern forests.

Shrubs & Groundcovers.

Arctostaphylos uva-ursi (bearberry)
Garrya elliptica (silk tassel)
Goodyera oblongifolia (rattlesnake orchid)
Iris douglasiana (Douglas iris)
Lonicera involucrata (twinberry)
Maianthemum dilatatum (false lily-of-the-valley)

Ribes sanguineum var. glutinosum (red flowering currant)
Rubus spectabilis (salmonberry)
Rubus ursinus (California blackberry)
Sambucus racemosa (red elderberry)
Satureja douglasii (yerba buena)
Smilacina stellata (false solomon's seal)
Stachys chamissonis (coast hedge nettle)
Vaccinium ovatum (black huckleberry)
Vaccinium parvifolium (red huckleberry)

Trees.

Abies grandis (grand fir)
Alnus rubra (red alder)
Malus fusca (Oregon crab apple)
Picea sitchensis (Sitka spruce)
Pinus contorta ssp. contorta (shore pine)
Rhamnus purshiana (cascara)
Tsuga heterophylla (western hemlock)
Salix hookeriana (Hooker willow)
Salix lasiolepis (arroyo willow)

Salt marshes and estuaries

The nutrient rich waters form the basis of the salt marsh food chain. Plants such as Pickleweed and Saltgrass are specially adapted to tolerating the salty conditions of a tidal area.

Atriplex patula (spear oracle)
Deschampsia cespitosa (tufted hairgrass)
Distichlis spicata (saltgrass)
Glaux maritima (sea milkwort)
Jaumea carnosa (jaumea)
Juncus effusus var. brunneus (soft rush)
Juncus lesueurii (salt rush)
Limonium californicum (sea lavender)
Potentilla anserina ssp. pacifica (pacific silverweed)
Salicornia virginica (pickleweed)
Salix hookeriana (Hooker willow)
Scirpus maritimus (seacoast bulrush)
Triglochin maritima (seaside arrow-grass)

Coastal Prairie and Hollows/Swales

If there is enough winter rain to mitigate the salt and the soil is more like clay, not sand, a Coastal Prairie community instead of a Coastal Strand plant community may develop. Salt spray along immediate coast, and/or shallow or possibly serpentine soils, but seasonally wet, due to heavier soil.

Hollows/Swales form when the summer wind has removed the sand down to the water table, allowing water-loving plants to move in. During winter storms the water table rises and forms seasonal ponds in these areas. Tadpoles of the pacific tree frog and red-legged frog can be found here. Eventually forests may develop in these areas.

Shrubs & Groundcovers

Pinus contorta ssp. *contorta* (shore pine)

Salix hookeriana (Hooker willow)

Carex obnupta (slough sedge)

Cyperus eragrostis (nutsedge)

Eleocharis macrostachya (spike rush)

Juncus breweri (dune rush)

Potentilla anserina ssp. *pacifica* (pacific silverweed)

Scirpus cernuus (low club rush)

Sisyrinchium californicum (golden-eyed grass)

Trifolium wormskioldii (springbank clover)

Appendix E – Product and Materials Database

This is to be developed as part of Design Guidelines implementation.