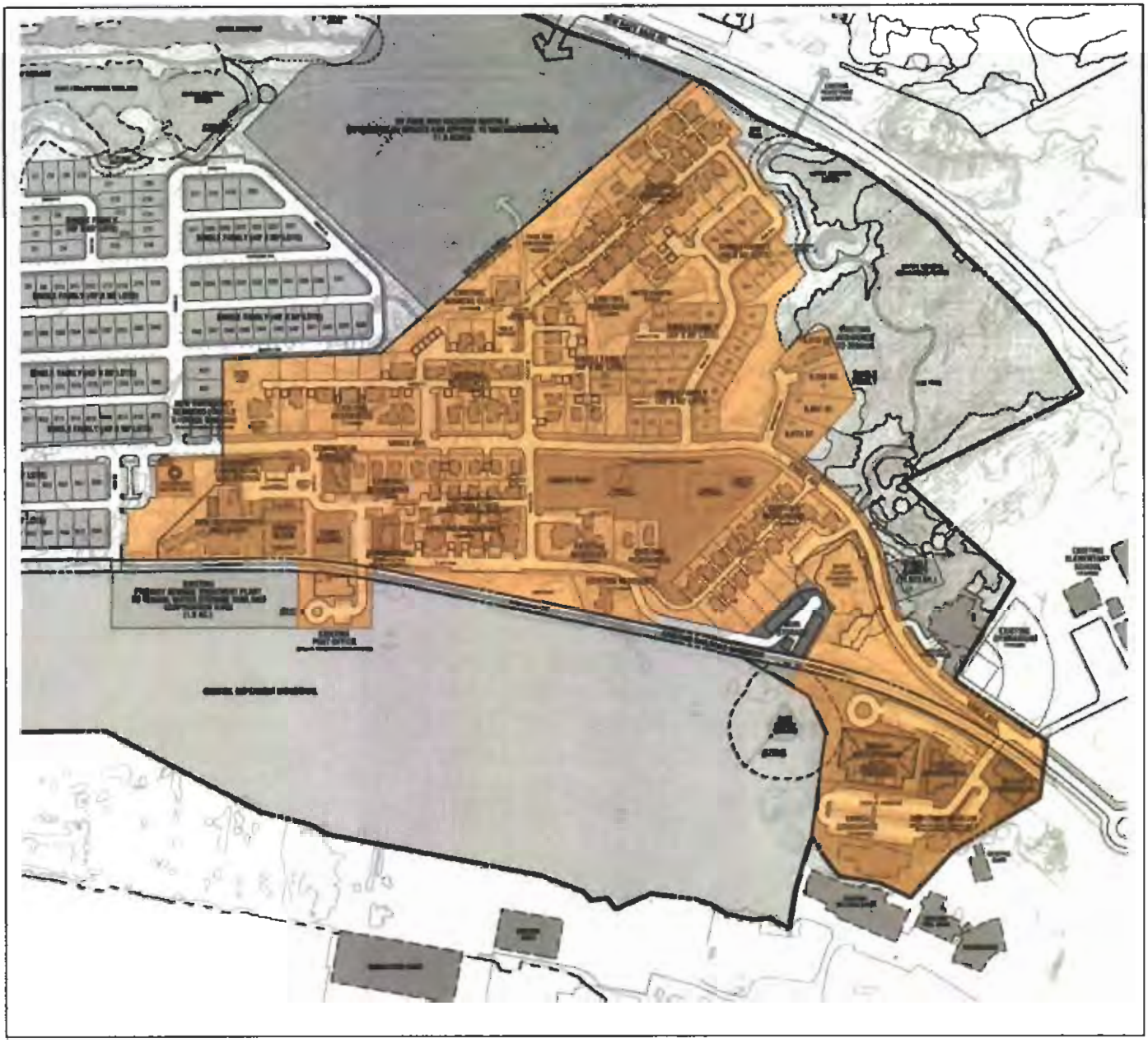
APPENDIX H: Old Town Samoa

Map of Samoa's Historic and Cultural Area



APPENDIX I: Old Town Samoa

Subject to revisions and addition of additional information.

Database and Products/ Regional Access

The Samoa Design Guidelines Database is a list of recommended materials and products for historic preservation work. This list will be updated on a regular basis with new information, including the availability of materials in the region and appropriate techniques for Samoa rehabilitation projects. Historical and cultural archival materials will also be identified, including blueprints, documents, etc.

Database information is intended as a hands-on guide for applicants and the SDRC. No endorsement or preference for any particular manufacturer or product is proposed. Cost factors, however, are a critical aspect for the use of items listed in the Database.

Type of Feature	Materials: Retention/ Repair	Materials: Replacement	Suggested Products	Remarks/ Availability/ Costs (if known), website links, other
Windows 1	Wood	Wood/vinyl/other	Check products, materials and construction practices by current owner	
Windows 2	Wood	Wood	California based suppliers, eg Anderson Windows.	Cost is substantial for wood frame windows that match and replicate historic windows. Consider locations that have highly visible such as front facing facades.
Windows 3		Wood/vinyl	California based suppliers	Cost is less than all wood systems. Used in other historic preservation projects only if "look" replicates historic windows
Windows 4		Vinyl	California based suppliers	Possible use on side, rear and non-public facing facades. Cost is reasonable.

Windows 5		Other	California based suppliers	Fiberglass and new products currently being marketed. However, check costs and replication look of existing historic windows.
Doors 1	Wood	Wood	Check products, materials and construction practices by current owner	
Doors 2	Wood	Wood	California based suppliers	Wood doors must replicate original door types.
Cladding/Siding 1	Wood	Wood	Check products, materials and construction practices by current owner	
Cladding/Siding 2	Wood	Wood	California based suppliers	Same type of cladding, especially wood, is highly recommended. Cost, however, is high.
Cladding/Siding 3		Wood substitute	California based suppliers	"Hardiplank (or other product) is a commonly used product, but certain types are inappropriate. Make sure the choice matches exactly the existing cladding/siding. Other types of substitute materials may be used only if it can replicate original materials.
Porches 1	Wood	Wood	Check products, materials and construction practices by current owner	

Porches 2	Wood	Wood	California based suppliers	Wood highly recommended. Wood composite only if the product can replicate the original materials.
Roofing 1	Asphalt, Wood shingles	Asphalt, Wood shingles	Check products, materials and construction practices by current owner	
Roofing 2	Asphalt, Wood shingles	Asphalt, Wood shingles	California based suppliers	Use same or similar materials used currently on Samoa buildings. Substitute types must match existing materials in performance, color, texture, etc.
Eaves, Trim, Details 1	Wood	Wood	Check products, materials and construction practices by current owner	
Eaves, Trim, Details 2	Wood	Wood	California based suppliers	Wood highly recommended. Wood composite only if the product can replicate the original materials.
Paint/stain 1	Wood surfaces	Wood surfaces	Check products, materials and construction practices by current owner	Use appropriate types and color
Foundations 1	Wood, masonry, concrete	Wood, masonry, concrete	Check products, materials and construction practices by current owner	Use appropriate material to match existing foundations
Landscape Features 1: Fences	Wood	Wood	Check products, materials and construction practices by current owner	
Landscape Features 2:	Wood	Wood	California based suppliers	Wood highly recommended.

Fences				Wood composite only if the product can replicate the original materials
Landscape Features 3: Roadways, Walkways, retaining walls	varies	varies	Check products, materials and construction practices by current owner	
Landscape Features 4: Roadways, Walkways, retaining walls	varies	varies		Use appropriate material to match existing features
Systems 1	varies	varies	Check products, materials and construction practices by current owner	
Other				

Samoa Design Guidelines

Samoa, California

PART 2
Samoa NEW TOWN

DRAFT - subject to revisions

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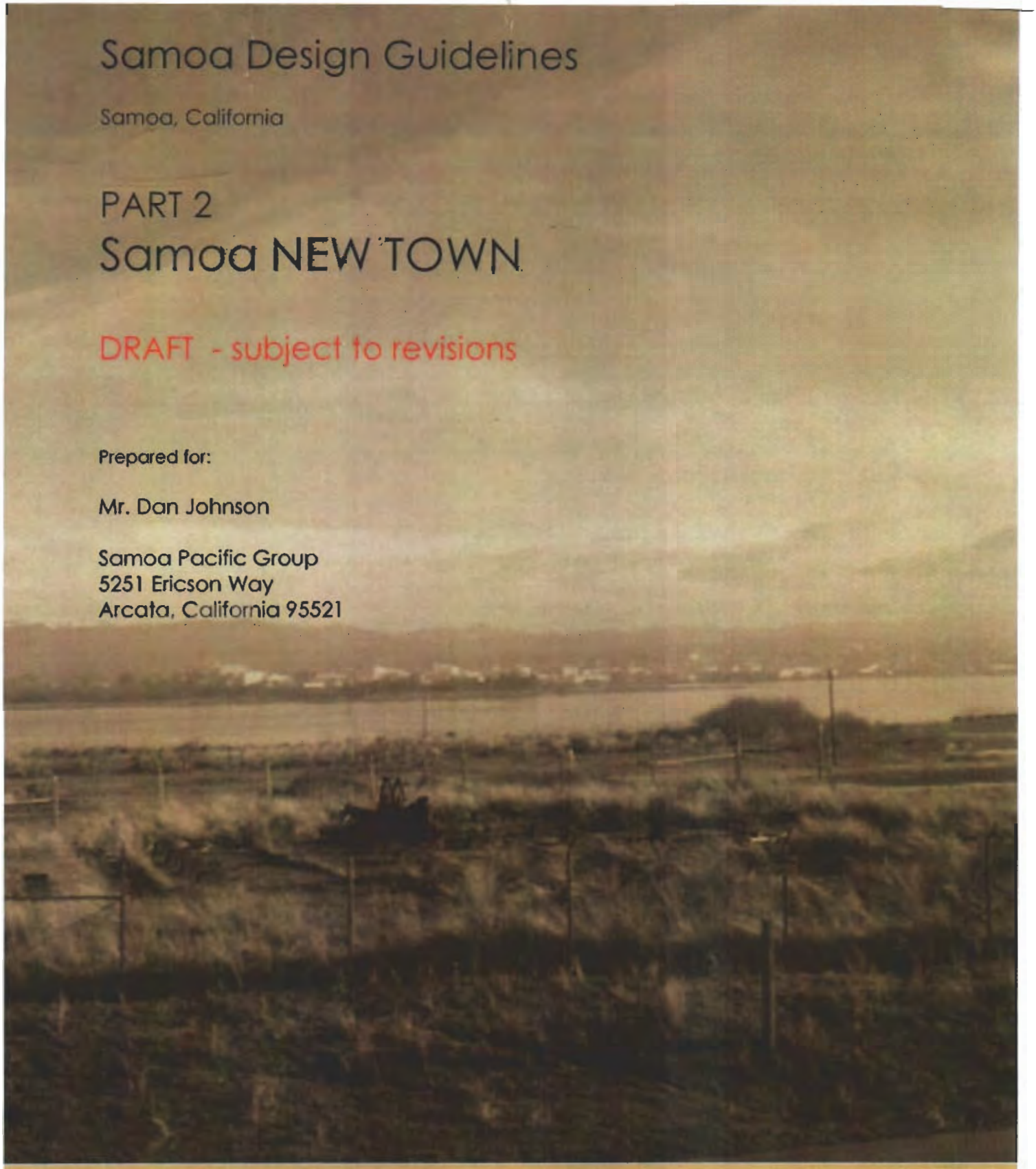

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Table of Contents: PART 2 New Town Samoa

I. Introduction
I.1 Background
I.2 Purpose of Design Guidelines
I.3 Jurisdictional Boundaries of Samoa
I.4 Infill
I.5 Types of Proposed New Development
I.6 Discovery of Archaeological Artifacts

II. About Samoa

III. Review and Application Process
III.1 County of Humboldt as the Governing Organization
III.2 The Application Process
III.3 How to Use these Guidelines

IV. Review and Application Process

V. General Design and Site Considerations
V.1 Design & Landscape Considerations
V.2 Land Use Categories
V.3 Lot Layout & Siting
V.4 Building Envelope & Setbacks
V.5 Driveways, Parking, Pedestrian Walkways
V.6 Fences, Screening & Walls
V.7 Signage & Graphics
V.8 Exterior Lighting
V.9 Fire Safety & Accessibility
V.10 Utilities & Meter Connections
V.11 Antennae & Satellite Dishes
V.12 HVAC & Specialty Equipment
V.13 Waste Containers
V.14 Drainage
V.15 Swimming Pools
V.16 Landscape

VI. Architectural Guidelines – Residential
VI.1 Design Intent & Architectural Character

VI.2 Building Features

VII. Areas Requiring Additional Consideration

VII.1 Samoa Cookhouse, Vance Gymnasium and Soccer Arena Vicinity
VII.2 Business Park
VII.3 RV Park
VII.4 Vacation Homes
VII.5 New Commercial buildings
VII.6 Residential Special Areas

VIII. Sustainable Buildings

IX. Samoa Database

Appendices (Exhibits, References, etc)

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)
F Other items

NOTE:

Part 2 of the Samoa Design Guidelines is intended for design directives and recommendations for new construction occurring outside of Samoa's historic core.

This document complements the *Samoa Master Plan*. Revisions and updates to the Design Guidelines shall be made periodically to reflect the ongoing and dynamic process of Samoa's development. Please obtain the latest version with addendum of the Samoa Design Guidelines.

Guidelines for the historic and cultural resources in Old Town Samoa are addressed in Part 1.

Credits and references for photographs and images used in the Design Guidelines are available upon request.

I. Introduction

Part 2 of the Design Guidelines addresses new construction. Additional information on Infill and additions within Old Town Samoa is addressed and elaborated in Part 1.

1

The County of Humboldt shall approve development and construction compliance. Unless otherwise informed, County of Humboldt will also determine which construction projects are subject to The Samoa Design Review Committee (SDRC) review. (SDRC) shall, in turn, review designs involving historic resources and preservation issues, such as infill construction. The SDRC will be responsible for advisory recommendations for a proposed project within Samoa as a whole.

I.I Background

In 2006, a Master Plan for Samoa was submitted to the County of Humboldt. Within Samoa's total land area of approximately 171.7 acres, the Master Plan identified two distinct geographical areas — the historic and cultural section (Old Town Samoa) and a section slated for new development (New Town Samoa). Project phasing, land uses, and basic principles of design are identified in the Master Plan.

The Master Plan's principal planning and design objectives are to:

1. Create a strong linkage and relationship between the ocean, town and bay;
2. Create a strong central streetscape running north-south through the town;
3. Incorporate a range of uses to maximize market opportunities and enhance the financial viability of the existing town;
4. Maintain the "Coastal Sea Town" image and historic character;
5. Create significant buffers between the town and sensitive natural areas;
6. Buffer non-compatible uses from each other;
7. Create a strong tourist/retail core for the town;
8. Create strong relationships between future tourist accommodation, new residential, retail, historic/cultural and recreational uses.

Design Guidelines are defined in the plan as follows:

> *Design guidelines evaluate the existing qualities and resources of the plan area (or project site) and proposed new buildings, facilities and landscape, the design strengths or weaknesses of existing settings, and other factors. The guidelines then provide appropriate standards encouraging compatible form, style, and layout of new and existing development, including the rehabilitation of existing structures. Although they will apply to all areas of the town site, the Design Guidelines will be responsive to the different uses proposed by the Master Plan, as well as development proposed outside the historic resources area.*

The methodology and approach for the Design Guidelines were determined (1) through a review of existing and available information, (2) by design process and prioritization, and (3) via interface with the Master Plan. The use of both Parts 1 and 2 of the Design Guidelines will comply with all existing and appropriate County, State or federal policies, codes, regulations, ordinances, resolutions, and covenants related to the Master Plan.

I.2 Purpose of Design Guidelines

The Design Guidelines for New Town Samoa highly recommend that:

-proposed construction and landscape treatments are integrated with the natural landscape;

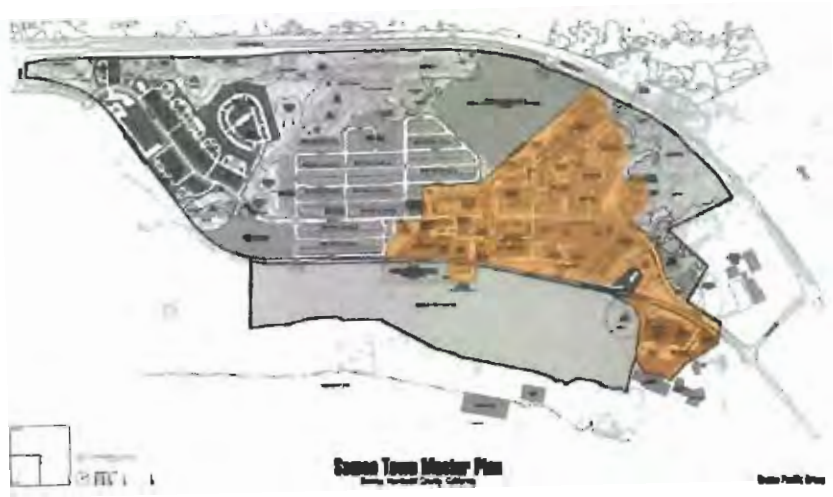
-proposed construction and landscape treatments respect Samoa's historic character and enhance the image of Samoa as a "coastal sea town," and;

-adverse negative impacts to the area are minimized.

I.3 Jurisdictional Boundaries of Samoa

Part 2 addresses all development in non-historic New Town Samoa and infill construction within Samoa's Old Town area.

I.4 Infill



Note: Old Town Samoa boundary designation is subject to revisions and modifications. Check with the County of Humboldt for latest approved version.

The Samoa Design Guidelines, Part 2, addresses Master Plan directives and is intended for new construction of residential, recreational, commercial and light industrial uses. These Guidelines are also recommended for Old Town infill parcels for both new master plan elements on larger areas of vacant land as well as development on smaller lots.

All new construction shall be compatible with the existing built environment, including historical, and adjacent industrial warehouses, and other buildings, in terms of scale, architectural details, spacing and landscaping features. This sensitivity should apply to all forms of architecture: residential, commercial and light industrial uses. Infill development within Old Town is considered within these guidelines for:

> -Smaller-scaled individual buildings that are interwoven within existing neighborhoods, including additions to existing buildings. This type of construction would occur on currently vacant sites within Old Town or for sites which may become vacant due to a demolition from disaster or some other unforeseen cause. For guidance on this type of infill, refer to Part 1, Section V of Old Town Design Guidelines. Rehabilitation and renovation treatments for new adaptive reuse of existing historic resources are identified in Part 1 or the Design Guidelines.

-Larger-scaled new construction on currently vacant land within the Old Town boundary. This type of infill often involves construction of a grouping of buildings, including new development in the immediate vicinity of the Samoa Cookhouse and the Samoa Block. For guidance on this type of infill, refer to Part 2, New Town Design Guidelines.

I.5 Types of Proposed New Development

New Town Samoa Design Guidelines provide directions and recommendations intended for the early stages of the design of new residential development, including both single family homes and multi-family complexes, a business park and other developments within Samoa.

Specifications for Infrastructure systems, including public roadways and sidewalks, open spaces and other public amenities are excluded from both Design Guidelines.

I.6 Discovery of Archaeological Artifacts

Construction activities involving ground disturbance shall be monitored by qualified archaeological and Native American monitors for the presence of archaeological materials. If archaeological sites are identified, ground-disturbing activity shall halt while qualified archaeologists evaluate the site.

If a previously unknown site is evaluated as potentially eligible for the California register, then appropriate mitigation measures shall be followed. Refer to the Master Environmental Impact Report for more information pertaining to the mitigation of archaeological sites.

Review all applicable local, State and Federal laws for archaeological findings.

II. About Samoa

New development in Samoa shall respect the town's historical integrity as a traditional, company-owned, northern California lumber mill town and resort. Because of Samoa's unique character defining characteristics, new development shall be designed to blend harmoniously with its unique setting and context.

However, it is not the intent of Part 2 to dictate a replication of historic resources. Except in sensitive infill areas within Old Town Samoa such as individual building replacement in existing Old Town neighborhoods, new buildings and development may use contemporary treatments and designs as long as they are in compliance with these Design Guidelines.

Please review to Part 1 of Old Town Samoa's Design Guidelines for more information about Samoa's surviving physical town.

III. Review & Application Process

III.1 County of Humboldt as the Governing Organization

All proposed new construction in Samoa and subsequent alteration of that construction shall require approval by the County of Humboldt. Additionally, all changes or new construction within the Samoa Historic and Cultural area will require review from the SDRC. The SDRC shall have advisory powers to the county only.

All elements of the Master Plan and alterations thereof shall conform to the following regulations:

1. These Design Guidelines.

2. Where historic resources may be impacted, Codes and Regulations established by the United States Secretary of the Interior and the California Office of Historic Preservation.

3. All applicable Humboldt County Ordinances, Regulations, Overlay Zones and Codes, and;

4. Applicable Local, State and Federal Codes and Regulations.

No exceptions are allowable unless approved by the County of Humboldt.

III.2 The Application Process

An application for a construction or alteration proposal in Samoa is available from the County of Humboldt or the SDRC, including terms, procedures, and timetable.

Pre-Design Meeting

The applicant, architect, designer and/or builder are encouraged to meet with the County of Humboldt to discuss Master Plan elements and alterations prior to designing or preparing plans for construction. Although this is not required, this meeting will provide the applicant with guidance prior to the initiation of design work and will acquaint the applicant with the expectations for Samoa and applicable rules and regulations. If a proposal is within the historic boundary, it is recommend that an applicant meet with the SDRC beforehand to discuss the

proposal, and then possibly the county as well if such a meeting is recommended by the SDRC.

Construction Documents

The number of copies for submittal shall be determined by the County of Humboldt. Please be familiar with the County's anticipated timeframe, requirements, and appeal process.

Building Permit

Upon approval of a proposal, the applicant must obtain a Building Permit from Humboldt County. The County may have additional submittal requirements which have to be met before issuance of a Building Permit. Any changes to plans brought about by the Building Permit process must be resubmitted to the appropriate review agencies.

Changes in Plans and/or Materials

In cases involving historic properties, no significant changes in plans and/or materials previously approved by the County of Humboldt may be undertaken without advanced written approval. Upon completion of the proposal, the property is subject to review by the Country of Humboldt and the SDRC. Finished construction determined to be inconsistent with previously approved plans will result in substantial fines, the total dollar amount to be determined by the County of Humboldt and the SDRC.

Construction hours

Unless otherwise advised, daily working hours for construction shall be determined by the County of Humboldt. No construction will be allowed on holidays as listed by the County of Humboldt. Other terms for construction are available from the County of Humboldt.

III.3 How To Use These Guidelines

These guidelines provide ample flexibility for the design of buildings within Samoa. Appropriate forms or design elements may be applied to different aspects of the project by utilizing the different precedents existing in Old Town, such as the types of roofs.

There is, however, a hierarchy of use and significance for different forms based on the overall existing town's architectural context. The terms primary *(dominant)* and *secondary* forms are used in these guidelines for communicating this hierarchy.

Types of New Building Forms in Samoa

Primary (or dominant) building recommendations are defined as a type of form, design element or types that shall be used the most frequently in designing collection of buildings. The intent is that these elements and types be the most prominent throughout the architectural landscape. *Secondary* building recommendations include a type of form or design element that is acceptable as an alternative choice, but shall not dominate the architectural landscape.

Primary and secondary recommendations for New Town design are based on precedents for primary and secondary features as are found in Old Town's existing resources.

Conceptual and illustrative rendering of Samoa New Town development, Samoa Master Plan, 2006.

V. General Design and Site Considerations of Proposed New Town Development

V.1 Design & Landscape Considerations

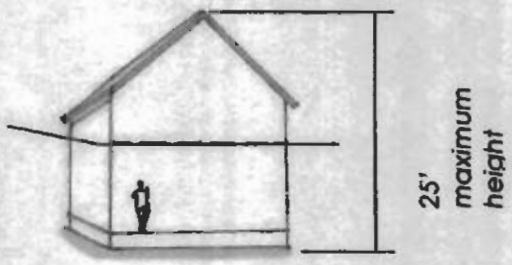
The Samoa Design Guidelines supplement existing County of Humboldt regulations. In cases of interpretation or potential conflict, the SRDC and the County of Humboldt shall be responsible for determining the appropriate design direction and solution.

V.2 Land Use Categories

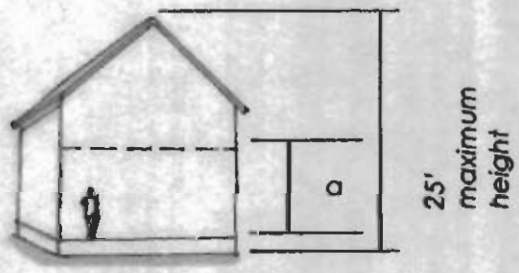
New residential and other types of development are designated on the Samoa Master Plan (see Site Plan).

Please refer to the County of Humboldt for other specific requirements.

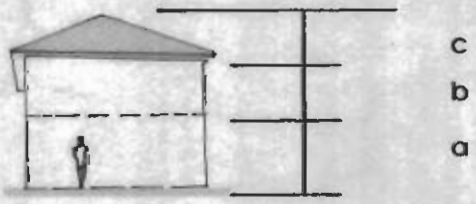
V.3 Height



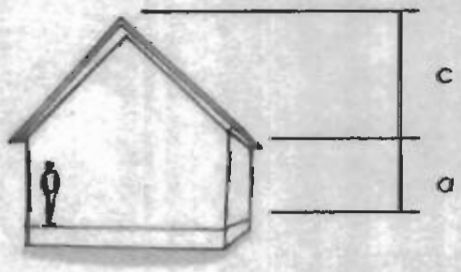
The height limit for all single family residences (1 or 2 stories) shall not exceed 25 feet from the ground level to the highest point of the roof, excluding chimney, vents or other approved appurtenances. Chimneys shall be no more than 4 feet above the ridge line of the roof.



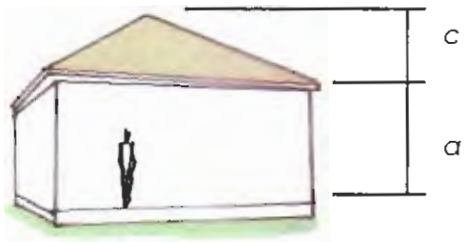
Minimum floor to floor height (a) for two story gable type buildings shall be 10'.



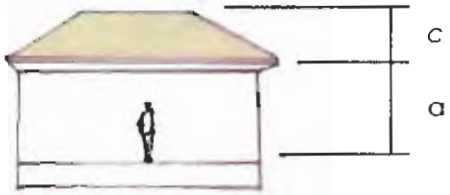
Minimum floor to floor height (a and b) for two story hip type buildings shall be 8' each. The height of the roof (c) to the ridge shall be a minimum of 6'.



Minimum floor to floor height (a) for single story gable type buildings shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 10'.



Minimum floor to floor height (a) for single story hip type buildings shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 6'.

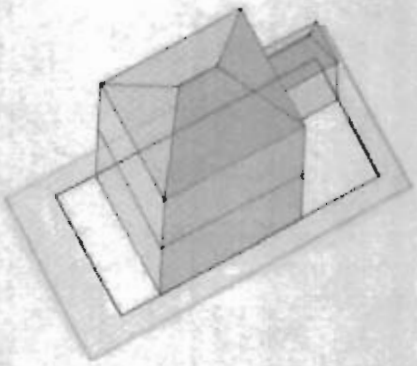


Minimum floor to floor height (a) for variations of dominant type buildings, including gambrel and other forms, shall be 10'. The height of the roof (c) to the ridge shall be a minimum of 6'.

V.4 Lot layouts and Siting

New development at Samoa will respect both the historic character and setting evident in Old Town Samoa. All proposed Master Plan development shall be situated on lots as identified on the Samoa Master Plan (see Site Plan) and subdivision plan(s). Buildings shall be designed within the designated lot size, permitted density, height limits, setbacks and other parameters identified in these Design Guidelines, the Samoa Master Plan, and other appropriate documents. It is the responsibility of the applicant to comply with other local, state and federal regulations.

V.5 Building Envelope and Setbacks



Setbacks play an enormous role in the perception of density in any built environment. In New Town Samoa, lot coverage shall be determined by setback specifications established here, and not based on specifications for % of lot coverage maximums. The setback specifications found in these guidelines are based, to the extent feasible, on precedents observed in Old Town.

Setback specification vary primarily based on a) whether a building is front or rear loading, b) whether a building is located fronting onto Vance Avenue, and c) on lot size.

-Front loaded buildings require a backyard. Rear loaded buildings (accessed from rear alleys) may have backyard, but do not require one. This changes their setback requirements. The additional lot coverage allowed for rear loading buildings encourages a rear loading situation which keeps cars invisible from main streets.
-Houses fronting onto Vance Avenue require a minimum of 17' for a front lawn and/or garden.
-For front loading houses, lot size will have an effect on minimum rear setback required for a backyard.

Note that front setback indicates the number of feet from the lot line to front of the porch, which will effectively set back the main façade by the depth of a protruding porch or other protruding structure. This convention applies also to side and rear setbacks.

Use the following tables to determine setback:

Front Loading (minimum setbacks)			
	40 x 60 lots	**40 x 80 lots**	**40 x 90 lots**
Front setback	10'	10'	10'
Front garage setback	20'	20'	20'
Side setbacks	5'	5'	5'
Rear setback	15'	20'	20'
Rear yard required	YES	YES	YES

Front Loading Facing Vance Av. (minimum setbacks)	
	All lot sizes
Front setback	17'
Front garage setback	23'
Side setbacks	5'
Rear setback	20'
Rear yard required	YES

Rear Loading (minimum setbacks)			
	40 x 60 lots	40 x 80 lots	40 x 90 lots
Front setback	10'	10'	10'
Side setbacks	5'	5'	5'
Rear setback	6'	6'	6'
Rear yard required	NO	NO	NO

Rear Loading Facing Vance Av. (minimum setbacks)	
	All lot sizes
Front setback	17'
Side setbacks	5'
Rear setback	6'
Rear yard required	NO

V.5 Driveways, Parking, Pedestrian Walkways

Public driveways, parking, and pedestrian walkways shall be designed in accordance with the Samoa Master Plan and County of Humboldt specifications. However, it is recommended that sidewalks be omitted from areas within Old Town Samoa, as appropriate, to maintain the streetscape character. Some areas, such as Vance Street, however, may require designated pedestrian walkways integrated as part of the roadway design.

Master Plan sites shall include:

Location	Driveways that are located away from street intersections to avoid traffic and safety problems.

	Parking shall be situated in the rear of the site, unless rear access is not shown in the Master Plan.
Parking	No parking shall be permitted on the front setback unless within the front loading access to the carport/garage. Only one driveway intersection with the adjoining roadway shall be allowed.
Walkways	Walkways similar to existing Old Town Samoa types and materials are encouraged but not required.

V.6 Fences, Screening and Walls

Fences

Although new residential development should not replicate Samoa's historic structures, incorporating certain historic elements into new design can help create a sense of uniformity. Fencing, especially front yard fencing, is an important element that should imitate rather than differentiate with regards to Old Town. Other fence forms such as (but not limited to) chain link, link and slat, masonry, and metal fences are not appropriate for Samoa's residential areas but may be considered in the business park section.

All fences must be anchored into concrete or masonry foundations. All wood elements shall avoid contact with the ground.

Picket Fence
The Samoa Town picket fence shall be an open wood fence using a spear topped picket pattern. They shall be 3' in height and painted white. Fence rails must be spaced no more than 2" apart. Rail width can vary.

Screening Fence
The Samoan screening fence shall be a closed wood fence. It shall be 6' in height with simple square plank construction. The top line may be either straight or staggered. Do not use screening elements such as latticework panels along the top. This fence may be painted white or left as natural wood with sealer, transparent stain or untreated wood intended to weather.

When To Use a Certain Type of Fence

Front Lawns	Fences shall occur around front lawns and gardens 'periodically.' That is to say that not every front setback shall be fenced. 25-50% of front setbacks shall be fenced using

the picket design. The rest shall be left unfenced. Selection of which yards are to be fenced shall appear arbitrary, and not follow a recognizable pattern. In keeping continuity with Old Town, front yards along Vance Av. shall not be fenced.

Side Fences

Side fences are fences that enclose the space between houses and/or the lot line along the sides of houses. There is no requirement either way that fences exist in these locations. The Old Town precedent is for the front and rear to be fenced nearly half the time and no fence along side lot lines. If a fence is desired here, either *picket* or *screening* forms are equally appropriate.

Backyard Fences

Backyards shall be fenced. In New Town, they shall use a screening fence.

Screening

Screening can be accomplished using wood fences or bushes. Larger scale screening can be accomplished through walls or through screening by vegetation, most preferably trees.

Height

Small scale screens shall be 8' in non-residential areas and 6'in residential. Allow for 50% more height where foliage is used as the screening mechanism. Large scale screening has no height limitation.

Materials

All planting material shall be resistant and tolerant to Samoa's climatic conditions and achieve an appropriate coverage and height for screening purposes.

Walls: If a wall is used for screening, use wood or wood cladding that is either rustic wood or painted siding. Wide siding planks not to exceed 14" in width are appropriate for use on walls.

Stained concrete block or masonry walls are also acceptable.

Receptacle storage

Screen wall and landscape materials

Retaining Walls

The most recommended Samoan form is the use of horizontal wood boards painted white and retained by vertical posts. Retaining walls using sealed or pressure treated wood or some other material clad in sealed or pressure treated wood are also acceptable. An alternative wood use is railroad ties retained by wood or metallic braces.
Exposed concrete block retaining walls or pattern stamped or stained concrete are allowable..

V.7 Signage and Graphics

New exterior signage and graphics in New and Old Town Samoa shall be both functional and aesthetically pleasing. Signs shall clearly communicate the use and location of a particular place and strengthen the thematic unity of Samoa's history and its future.

Signs are required for buildings in the business park, commercial establishments, and RV Park.

Private Signage

Sign Legibility

Dominate a private sign with a brief and simple message featuring the name of the business or the generic type (bookstore,

groceries, gift shop, etc.)

Letter types shall be limited to three.

Placement

Locate signs near the public access and the main parking area.
-Signs shall not project above the edge of the building's roofline and shall not obstruct any windows or doorways.

Sign Lighting

- Signs shall be externally illuminated. Internally lit and neon signs are prohibited.

Wall Signs

- Wall Signs shall be located in a band of blank area between the first and second floors without projecting more than 6" from the surface of the wall.

- Maximum size: 10' (w) x 2' (h)

- Billboards are not allowed in Samoa.

Projecting and Hanging Signs

- Projecting signs, perpendicular from the surface of the building, are allowed on ground floors only. On any one story building, place the signs at the lowest point of the roof.

- Hanging signs are allowable.
- Figurative signs, those that advertise a business through the use of a sign which is in an unusual (non-rectangular) shape are permitted.

- Maximum size: 5' (w) x 3'(h) for hanging and projecting signs.

Window Signs

- Window signs, both permanent and temporary, are permitted but shall not cover more than 25% of the total area of the window.

- Information placed directly on the interior surface of the window shall be limited to the name of the business and a brief

message identification of the product or service.

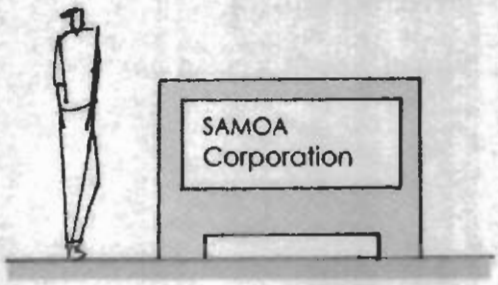
- Maximum size: 6' (w) x 4' (h)

Monument Signs

- Freestanding monument type signs are permitted. Sign area and height shall be in proportion to the site and the surrounding buildings perpendicular to the street.

- Signs shall be set with concrete footings or other types of materials. No post signs shall be allowed (signs that are elevated high above the ground on a post).

-Maximum size: 8' (w) x 4' (h)

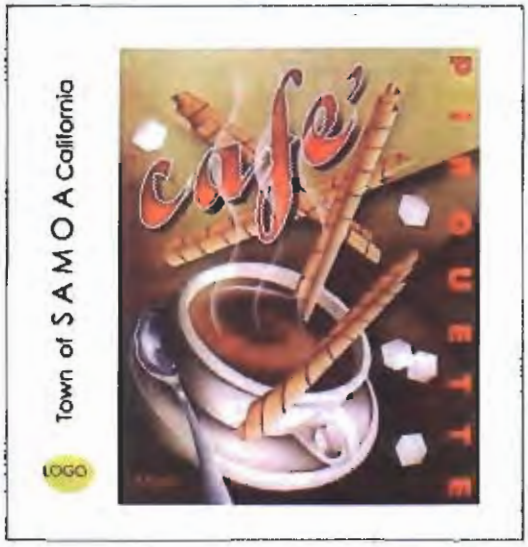


Sign Materials

-Except for window signs painted on glass, sign materials shall be durable and complement the materials on the façade of the existing building:

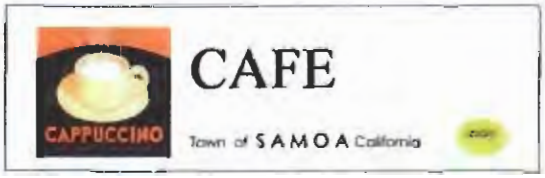
Acceptable:
- Wood (etched, sealed, painted or stained).
- Metal (formed, etched, cast, engraved, primed and protected against erosion and deterioration).

Graphics, Color and Fonts



- Creative graphic images of business or product are permitted. Private signage shall not be restricted to any set of permitted fonts.

- Public signage shall be confined to a prescribed set of fonts appropriate for Samoa. This set of fonts is to be determined.



Public Signage

Permanent Announcement signs

- Permanent Announcement signs such as 'Welcome to Samoa' and historical plaques shall follow the selected Samoa model (pending) within the Old Town boundary. They shall be wood, painted brown with white letters. Engraved lettering is recommended but not required. They shall also carry the Samoan crest shape on their top edge. Signs outside of the boundary may also use this convention but it is not required.

Street Signs

- Street signs (street identifier signs) shall be standardized throughout all of Samoa with the exception of existing Old Town street signs which do not conform. A model shall be prescribed based on Old Town precedents (pending). This model shall comply with County of Humboldt requirements.

Directional and informational signs.

- Directional and informational signage should be carefully located to convey easily followed directions and information. Maps and directional signage should be strategically placed near tourist parking and debarkation points.

- Directionol signs, such as Stop, Yield, End, etc. shall follow the Samoan model (pending) within the Old Town jurisdictional boundary (includes infill areas). This will serve to help distinguish Old Town from New Town using visual cues. In New Town, conventional standards may be applied for this type of sign (a red octagon for Stop, o yellow diamond for Yield, etc.). The Old Town Samoa model shall comply with County of Humboldt requirements.

V.8 Exterior Outdoor lighting

County of Humboldt requirements for exterior lighting on public roadways shall apply. However, a thematic design that creates a uniform character and continuity throughout New and Old Town Samoa is encouraged.

Designs shall provide and promote both vehicular and pedestrian safety. Street and pedestrian lighting shall utilize fixtures that are compatible with and enhance the overall image of the town. No faux historical lights are recommended unless the replication is exactly the same as what may have been previously used in Samoa. Street lighting standards shall differentiate between the common standard found in modern urban areas and use a form that complements Samoa. Contemporary forms are appropriate. Do not replicate an antique form that was not already present in Old Samoa. This gives an inaccurate sense of history and is out of character for Samoa.

Exterior lighting shall be directed downward and not cause excessive glare to neighboring properties, pedestrians or vehicular traffic. Appropriate light colors are white or pale yellow. Lighting used to designate emergency fire exits, fire extinguishers and/or other safety related purposes shall be in accordance with County of Humboldt's ordinances, rules and regulations.

V.9 Fire Safety and Accessibility

All New Town development shall include fire safety systems consistent with Humboldt County's codes, rules and regulations. Care should be taken to design buildings that incorporate and integrate fire exits into their layouts. Comply with all local, State and Federal requirements for Handicapped Accessibility. Design ramps and other means of access/exit in accordance with standard requirements, as approved by the County. Ensure that these features complement the building's design.

V.10 Utilities & Meter Connections

Utilities shall be designed and constructed for the most intensive use that can reasonably be foreseen. All utilities shall be buried in New Town. Under-grounding of existing power lines in Old Town is an option that is encouraged, but not required.

When installing underground systems, water and sewer piping must be located in different trenches with separation distances as required by Humboldt County.

Power, gas, telephone and television cable may be in common trenches with other services if acceptable by governing building codes and regulations. Contractors should check with utility companies to determine current installation standards.

V.11 Antennae & Satellite Dishes

Exterior antennae, Direct TV satellite dishes and other protruding add-on instruments to a building shall be located in the rear of a building away from public view.

V.12 HVAC & Specialty Equipment

The following considerations shall apply:

-Exterior equipment must be adequately screened for noise and visual appearance.

-Emergency electrical generators may be approved by the SDRC on a case-by-case basis.

- Use of solar panels requires a south facing roof surface for maximum sun exposure in Samoa. When the south roof surface is on the rear, this face should be used and panels may be placed at any angle. When side or front roof surfaces face the south, solar panels may be installed if they are nearly flush with the roof and are not angled relative to the roof. Panels on a side surface shall be placed near the rear of the building as opposed to the front where they would be more visible from the street.

The County of Humboldt and the SDRC shall consider noise level, fuel safety and storage, adequate visual screening, complete automatic controls to protect the power distribution systems and workman, and any other relevant factors.

V.13 Waste Containers

Waste containers must be stored in a location where they are screened from view of adjacent properties, pedestrian paths and roadways. Containers may also require being placed curbside for pickup. This includes refuse, recycling, and organic (green) containers.

V.14 Drainage

Natural Drainage

-Natural drainage routes should be maintained wherever possible. Where natural drainage channels are currently disrupted, areas shall be considered for rehabilitation and, as feasible, returned to their natural condition.

New Site Drainage

-New site drainage should be designed to prevent flows to neighboring buildings. Where possible, site drainage should be tied in with existing drainage channels.

-New drainage channels should be constructed when it has been determined that new drainage volume will exceed an existing drainage route.

V.15 Swimming Pools

The SDRC and County of Humboldt will consider swimming pools on a case-by-case basis. In most cases, a swimming pool project will be approved in multi-family complexes only.

V.16 Landscape

The harmonious integration of new construction and landscape improvements with the natural landscape is critical. When developing site plans, building plans and landscape plans, consider relationships between new development and adjacent, established residences and lots. Buildings and sites should be organized to provide privacy and protect views.

Design for new development in Samoa is based on precedent architectural and character defining features Shown in the Appendix. However, designs for the Business Park are not restricted to historic Samoa references.

Landscape Planting

The use of landscape plantings in public areas shall enhance the town's image as a "Coastal Sea Town." New trees and plantings shall utilize plant materials that are compatible with the local climate and setting, as well as be low in

maintenance. Seasonal plantings such as annuals, decorated trees, garlands and wreaths should be incorporated into civic landscaping plans to enhance the high quality image of the town and create a festive ambiance.

Avoid plantings too close to a structure if it will damage the building or its foundation. Prevent moisture retention along any structure.

Refer to the Appendix for a list of approved plant species.

Grading

Maintain the natural character of the site wherever possible. Where fill is necessary for a site, the main floor level should not rise above street level or adjacent home sites by more than two feet unless this does not meet the requirements found in Coastal Commission standards for tsunami safety. The use of terracing or tree wells is required where development processes impact significant trees and vegetation. Cut and fill in visually sensitive areas should be minimized. Topsoil should be reused in landscaping or to replant disturbed areas.

Re-vegetation

Preserving the native vegetation and ecosystems is both cost-effective and ecologically sound. Minimizing disturbance is the best course of action, especially when disturbance would involve sensitive habitat or threatened/endangered species. When an impact is unavoidable and to mitigate the loss of a particular habitat, restore/enhance degraded habitat located elsewhere within the project boundary. Provide a vegetation screen between significant habitats and residential areas. This measure is expected to improve the quality of the habitat by increasing species diversity, and aid in the uptake and treatment of storm water runoff to improve water quality.

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 signal 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

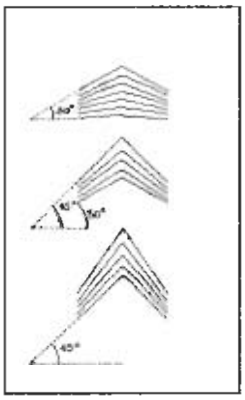
In Old Town Samoa, the majority of front exterior facades are asymmetrical in appearance. Porches are often designed to one side rather than in the center.

Exterior façade asymmetry is recommended for residences in New Town Samoa. Symmetrical front facades 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°

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 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

<u>Inappropriate</u> 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 vantages 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

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.

Existing Samoa gambrel form prototypes for new residences.

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 a 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 corniced 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 moy be a simple lap or an articulated lap using a rabetted 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 SectionV.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 was 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

Battle Road, Parkside Gables, Stamford, Connecticut

Above: The Farm, Soquel, California development

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.

<u>Building Orientation</u>

-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 ond 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 font yard of the property shall be irrigated, as appropriate.

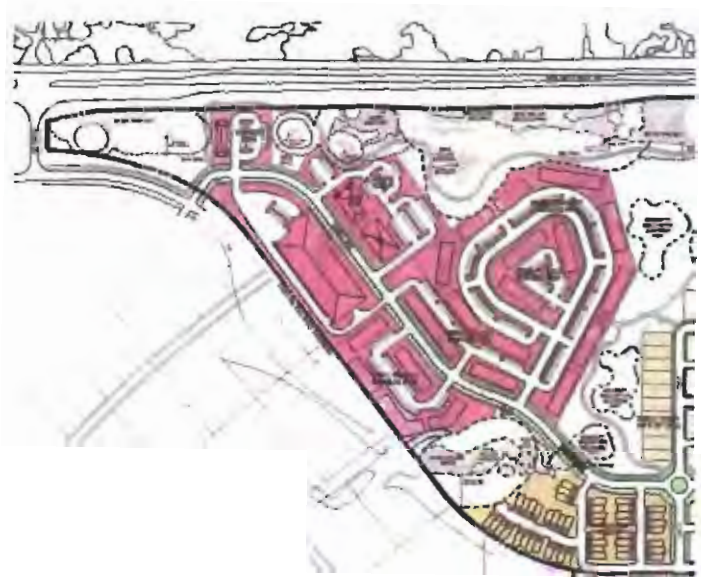
-All plants shall be maintained to ensure a healthy condition. Any trees or bushes that die or become diseased shall be replaced with similar species of similar size, in accordance with the County of Humboldt.

Construction Activity & Long Termed 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 (1010 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 font 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 Termed 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 1, 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 or 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:

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

15 Cadman

15. Open Slight Eve: 13%

4 Vance

16. Boxed Slight Eve: 24%

21 N Bayview

17. Open Wide Eve: 52%

133 Sunset

Eave Details:

18. Boxed Wide Eve: 9%

9 Vance

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

20 Vance

20. Trim Band at Midline: 4%

17 Vance

21. Strip of Vertical Board and Batten Panelling under Eve: 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 Eve: 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 Eve: 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 expaned 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%):

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

21 N Bayview

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

15 N Bayview

Other (3%):

67. Grand Colonial with Top Patio

2 Rideout (The Hostelry)

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

75. Turned Spindles: 12%

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

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

Railings:

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

15 Cadman

78. Square, Many: 9%

13 Cadman

79. Turned, Many: 2%

2 Rideout

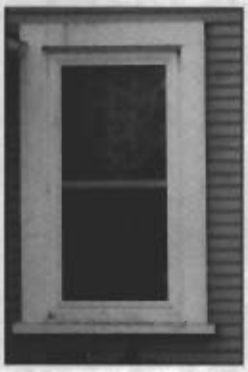
80. Closed Rails

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

3 Rideout

8

4. Double-Hung Double with False Shutter: 5%

13 Vance

83. Double-Hung Double: 32%

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 (cornicina)

13 N Bayview

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:

104. Transom Light present: 7%

18 Vance

105. Bevel, Wide Clapboard Lap: 19%

120 Sunset

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 Salte 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	yes	no	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 *contributing* 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	

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?	

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?	

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	Wndows 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 of 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 dilatum (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.