

Community Focus Statement A: Preserve and enhance the rural agricultural character and setting of Oak Glen.

Action Statement A.2: Encourage traditional design and landscaping standards to fit the community's agricultural and historic Americana-style identity to fit in with existing historic buildings and incorporate into County building standards.

A₂

Benchmark: Adopt architectural design guidelines and standards for the community of Oak Glen, and establish a design review board.

Champion: Volunteer group or person or can be identified by the community

Estimated Cost: \$20,000–\$50,000



Design standards can apply to commercial or residential areas and can help to create a unified appearance that strengthens the appeal of the community. Photo source: Michael Baker International

The community of Oak Glen is home to development types with a unique architectural character rooted in its rural and farming roots. Historic buildings are known for their Americana/Ranch and Western Storefront styles, which include elements such as false fronts, covered porches/overhangs, arcades or porticos, wooden siding, wooden sash windows, flat or low-sloping roofs, and simple detailing.

The Commercial Vernacular or Western Storefront style is representative of America's frontier communities. The style migrated westward from the Great Plains and the Midwest to California during the Gold Rush and was the most common commercial motif during the first several decades of American settlement. Commercial Vernacular architecture is based on local needs and construction

materials, and reflects local traditions. This style is mostly used for retail stores and sometimes includes a second or third story with offices or residences.

The Americana style comprises traditional American styles commonly found in the foothill regions of Northern California. Primary styles include the American Farmhouse, the Folk Victorian, and the Western Ranch. American Farmhouse is a utilitarian style that is simply detailed and understated. Folk Victorian houses are similar in form to the American farmhouse but tend to have detailing such as spindlework, spandrels, and balusters at the porch, as well as enhanced entry treatments in the form of more highly articulated door surrounds. The Western Ranch style evokes a style of the early mining towns of the California Gold Rush. Its rustic utilitarian qualities represent the simplicity of construction techniques and materials typical of this style. Western Ranch houses are usually one story with long and horizontal massing, often with an emphasis on a large front porch element.

To promote and encourage traditional architectural styles and context-sensitive design that fit with the existing identity of the community, the community should propose architectural design guidelines for private and public

development in the Oak Glen area for County review. Architectural design guidelines help maintain and enhance the architectural design and integrity of a community by providing direction to contractors and designers on preferred architectural styles and elements such as colors, materials, ornamentation, façade treatments, and roof types, among others. A robust set of guidelines will ensure that future development blends seamlessly with the community’s historic structures and rural setting.

Action	Action Leader	Timeline	Resources
1. Contact residents and organize an Oak Glen design review board or use Historic Preservation Committee of Action Item A.1.	Champion	Month 1	Community planning and design http://www.scenic.org/issues/community-planning-a-design
2. Select a leader to serve as chair of the design review board.	Oak Glen design review board	Month 2	Improving the architectural review process http://www.aia.org/aiaucmp/groups/aia/documents/pdf/aia096257.pdf
3. Using list of structures, buildings, and landscapes identified in Action Item A.1, define the specific design features typical to Oak Glen that should be included in design guidelines.	Oak Glen design review board	Month 2	
4. Touch base with community members to finalize the design features	Oak Glen design review board	Month 3	Creating and Using Design Guidelines (NPS publication) https://www.nps.gov/tps/education/workingonthepast/writingsteps.htm
5. Draft and adopt, with community input, a set of architectural design guidelines and standards for Oak Glen and send to County for review and adoption.	Oak Glen design review board	Months 4 – 8	Crest Forest Comprehensive Sign Program created by a community group and adopted by the County. Please see section 83.13.035 of the County Development Code here: http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx
6. Reach out to potential developers and architects to make them aware of the architectural design guidelines and standards.	Oak Glen design review board	Months 8 – On-going	
7. Continue to review new development applications against the Oak Glen architectural design guidelines and standards.	Oak Glen design review board	Month 8 – On-going	