



Architectural Guidelines

Chapter 4

A-1 General Architectural Character

To create a strong, memorable, and appropriate architectural vocabulary at *Hiddenbrooke*, a series of encouraged architectural styles has been established to guide merchant builders and individual lot owners, and their architects or designers. This vocabulary has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany, whose topography, vegetation, and climate are very similar to *Hiddenbrooke* and have strong historical precedence here in the Bay Area and Napa Valley.

While this vocabulary is clearly derived from traditional, historical precedent, highly differentiated interpretations are also encouraged at *Hiddenbrooke* to create a community of individually outstanding architectural statements that, when viewed together, produce a pleasant environment. Architectural expressions can range from the earth-hugging stucco and stone compositions of the contemporary Southwest to the muted rose pastel and terra cotta of the coastal Mediterranean, to the cascading Gothic roof lines of grand English country homes, to the Craftsman style of the Bay Area.

The following pages illustrate the architectural character and styles HARC expects will be proposed. Key details and building elements are illustrated to provide insight into the HARC's concern for quality, detailing, and a sense of proportion.

Deviations from the recommended vocabulary (such as New England, Cape Cod, Georgian, geodesic domes, pre-fab, redwood or cedar log homes, Victorian, as well as other styles not expressly illustrated here) are discouraged. Consulting with the HARC at the predesign conference is highly recommended.

Custom Lots:

For clarification, custom lots are hereby defined as any vacant lot on the following streets:

Bennington Drive, Broadleigh Place, Durrow Court, Landmark Drive, Lyndhurst Lane, Misawa Court, Pinnacle Point, portions of the sixteen-acre parcel on Deerfield Drive, and possibly lots in the proposed development, The Grove.

Custom lots are subject to all the provisions in the *Hiddenbrooke* Landscape and Design Guidelines and the CC&Rs with the exception of unique lots that are not part of an established neighborhood nor highly visible from the local streets. HARC will accept applications for homes that are built into the contour of the lot and meet the overall goals of the *Hiddenbrooke* specific plan. HARC will inform the HOA Board when accepting such application.

Custom lots that have a slope of 15% or more require a review by the City of Vallejo first to determine whether or not the proposed plan complies with the Hillside Development section of the Zoning Code (16.212).

Custom lot subdivision requires HPOA Board approval per the CC&Rs.

Prefab houses are not allowed in *Hiddenbrooke*.

Custom Size:

The size of custom homes must be a minimum of twenty-five hundred square feet (2500 sf), excluding garages, ADUs, and covered porches. Homes over 6500 sf, including garages and accessory structures, are discouraged and depend on the siting and size of the lot.

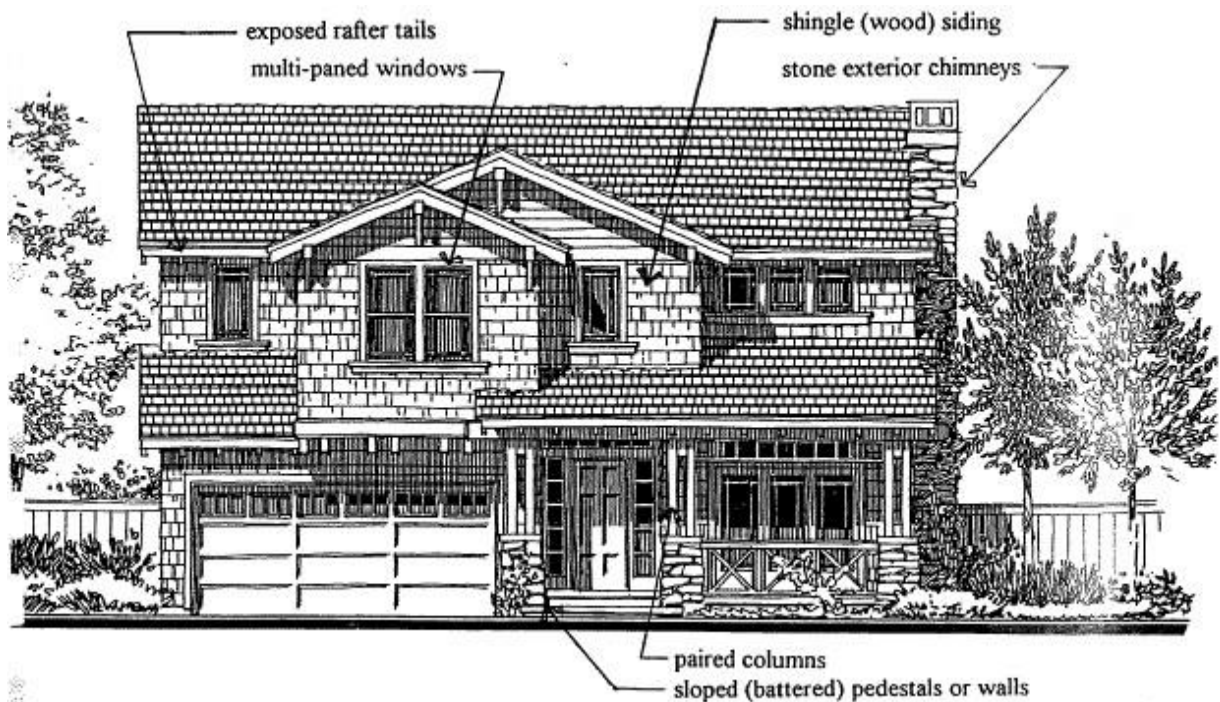
Craftsman / Bay Area Traditional

The sketch elevations below describe the major characteristics of the vocabulary of the Craftsman / Bay Area Traditional style.

This was the dominant style for smaller houses built throughout the country from about 1905 until the early 1920s. The Craftsman style originated in Southern California (inspired primarily by the work of two California brothers, Charles Sumner Greene and Henry Mather Greene), and most landmark examples are concentrated there.

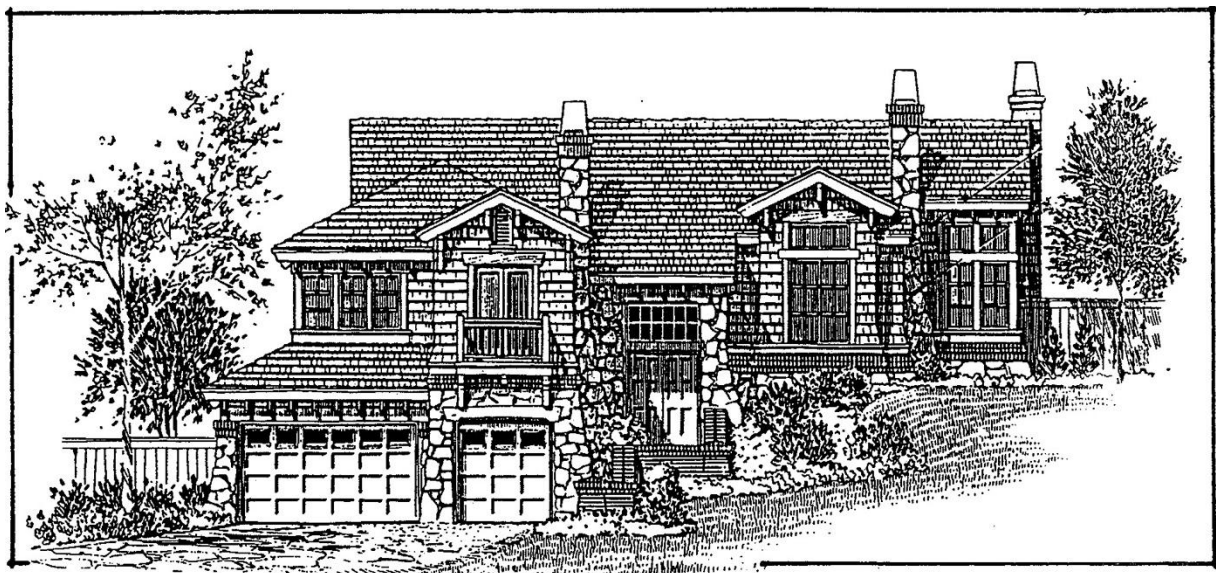
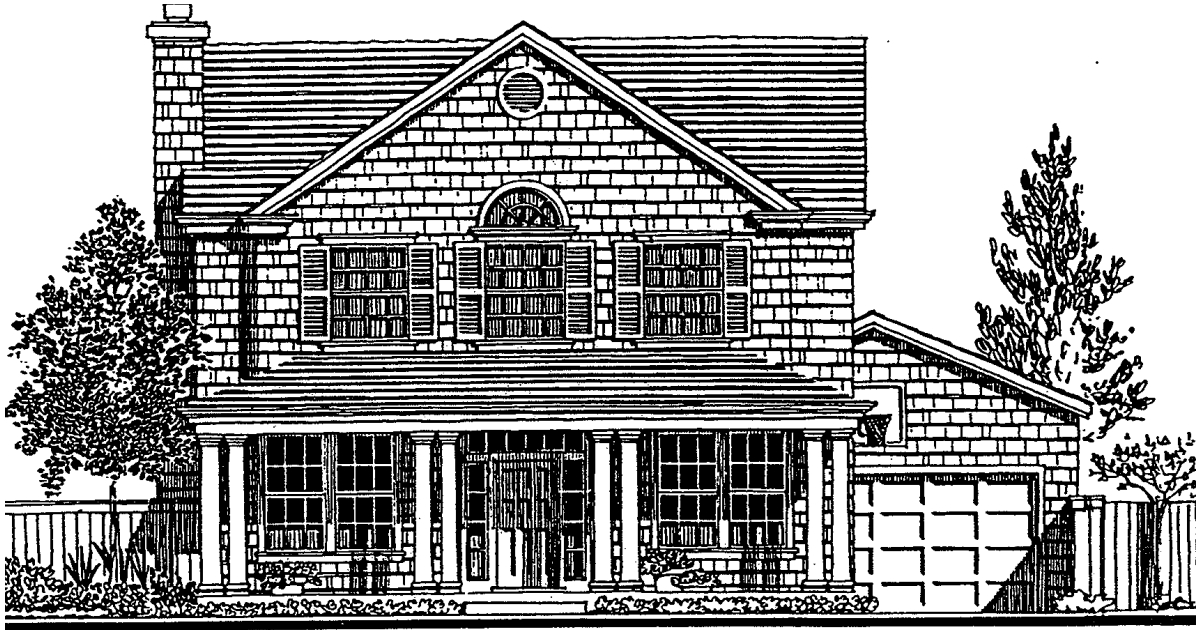
Elevations typically consist of:

- Low-pitched, gable roof (occasionally hipped) with wide, enclosed eave overhang
- Roof rafters are usually exposed
- Decorative (false) beams or braces are commonly added under gables
- Porches, either full or partial width, with a roof supported by tapered square columns
- Columns or pedestals frequently extend to ground level (without a break at the level of porch floor).

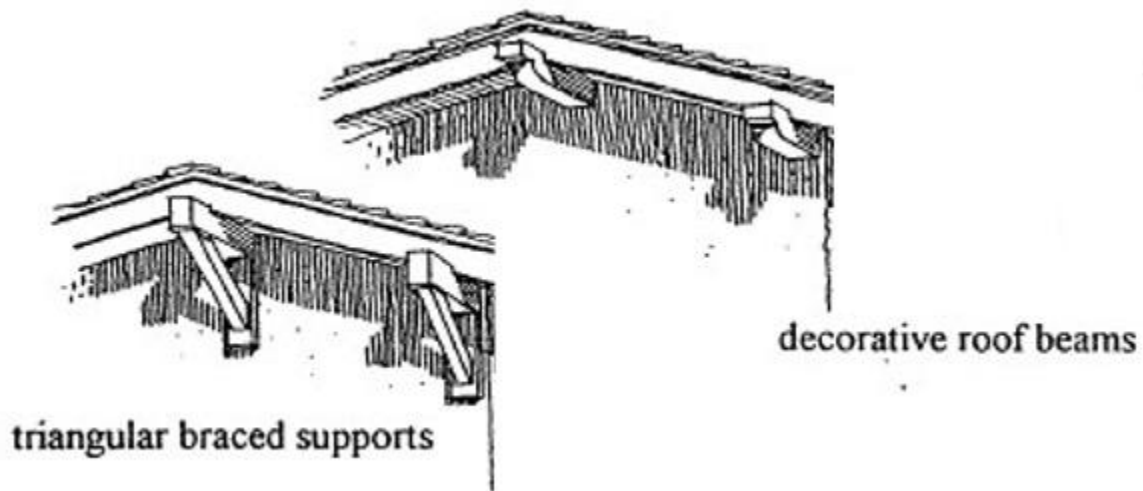


Craftsman / Bay Area Traditional

Additional Examples

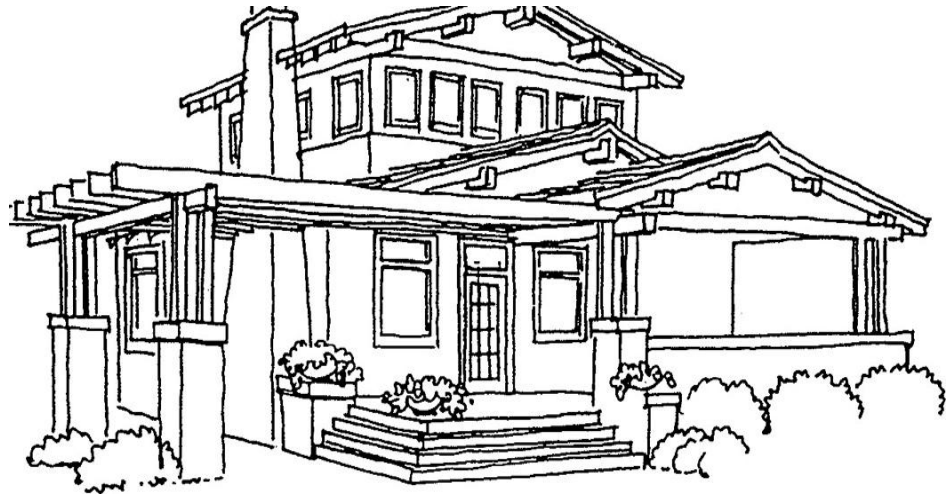


Craftsman / Bay Area Traditional Additional Examples



Please note: Exposed eave overhangs are no longer recommended due to fire exposure; however, beams are required to define style.

Bungalow Style



PORCH EXAMPLES



Early California (California Ranch/ Monterey/ Spanish Eclectic)

The sketch elevations below graphically describe the major characteristics of the vocabulary of the California Ranch / Monterey / Spanish Eclectic style house. Although there are three distinct styles, they are treated as one in this chapter due to their many similarities.

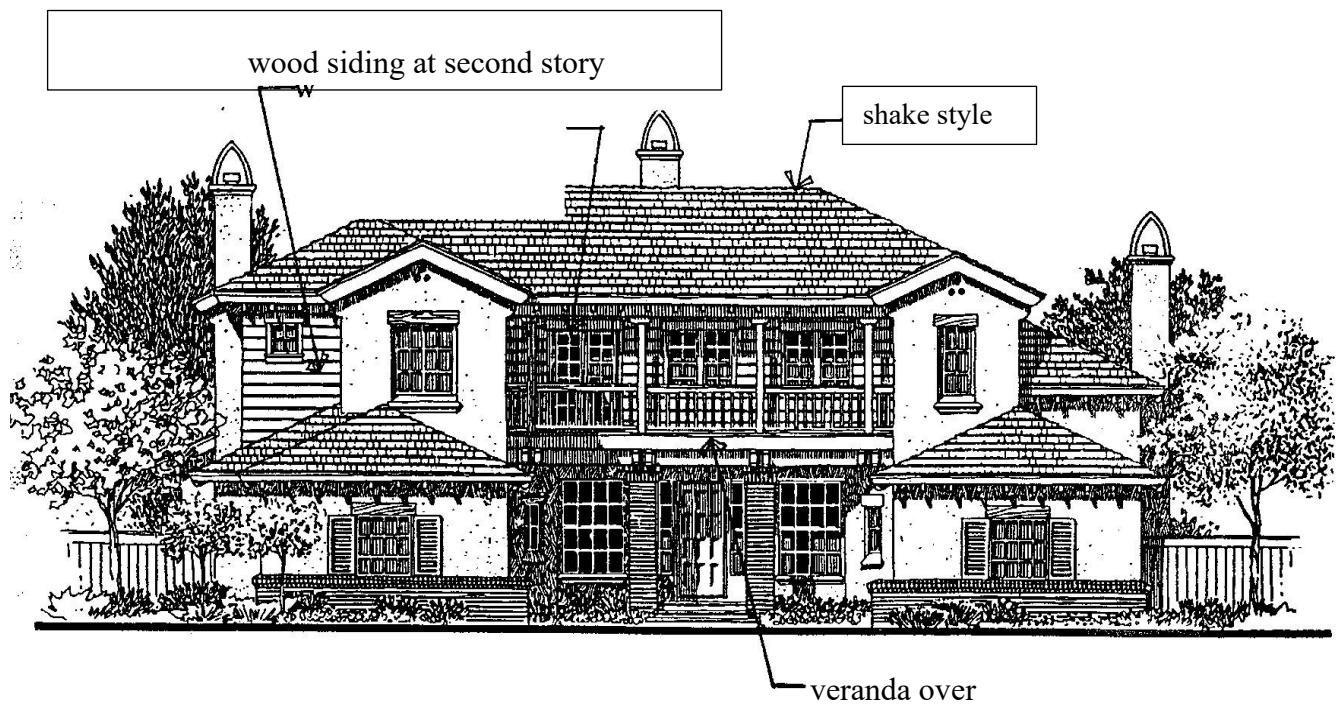
The California Ranch house was adapted from the early Southern California Adobe. Popularized by Cliff May, it uses simple, single-story forms and is characterized by the use of thick stucco walls and is inspired by Spanish Colonial prototypes.

The Monterey style house was also adopted from early California and Mexican Adobe but was adopted with "colonial" style details in Monterey.

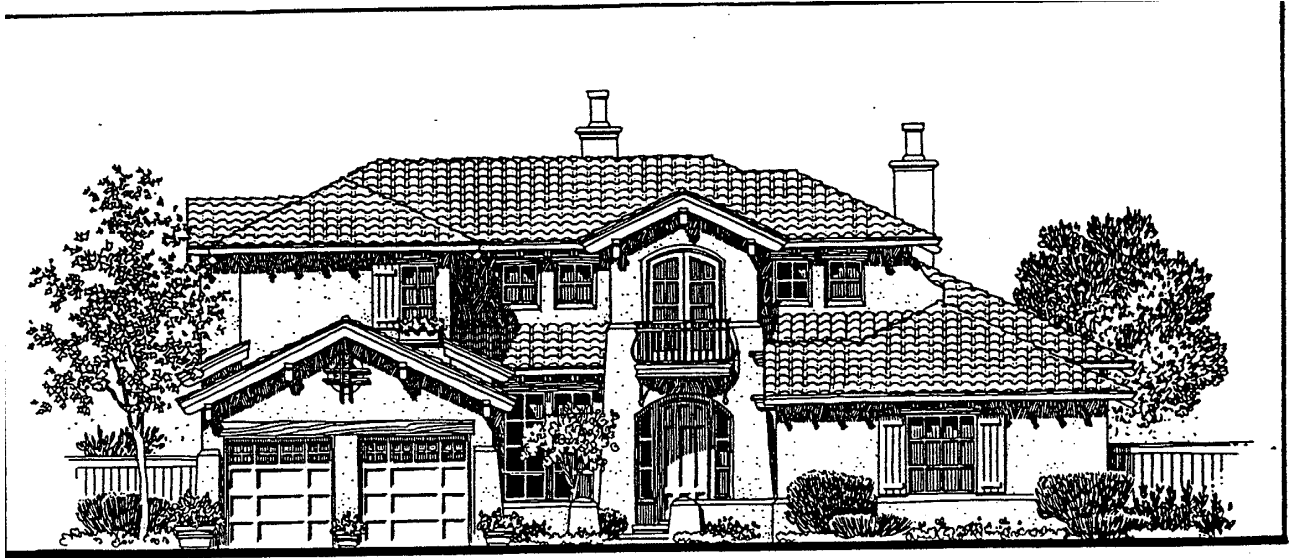
The Spanish Eclectic style is most common in the southwestern states, particularly in California (notably Santa Barbara).

Although balconies are more characteristic of the Monterey style, the notion of a veranda or loggia, and its use as an indoor/outdoor room, is a prime characteristic of all styles.

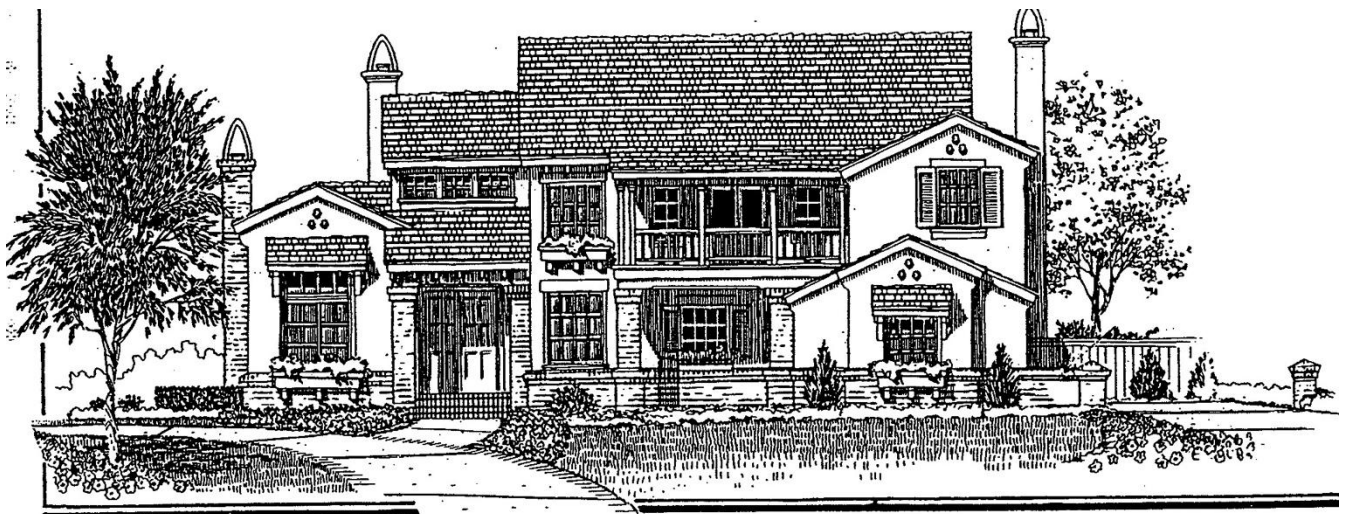
Plans are typically single-story in the Ranch style, two-story in the Monterey style, and single and two-story elevations in the Spanish Eclectic. All styles are most adaptable to an informal type of floor plan.



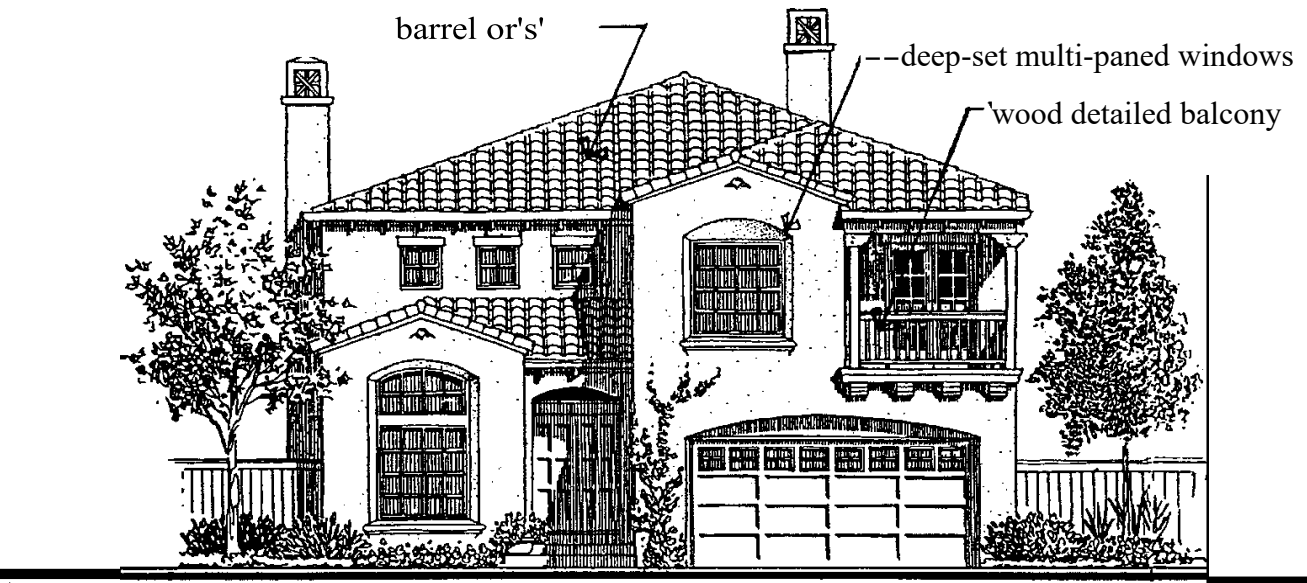
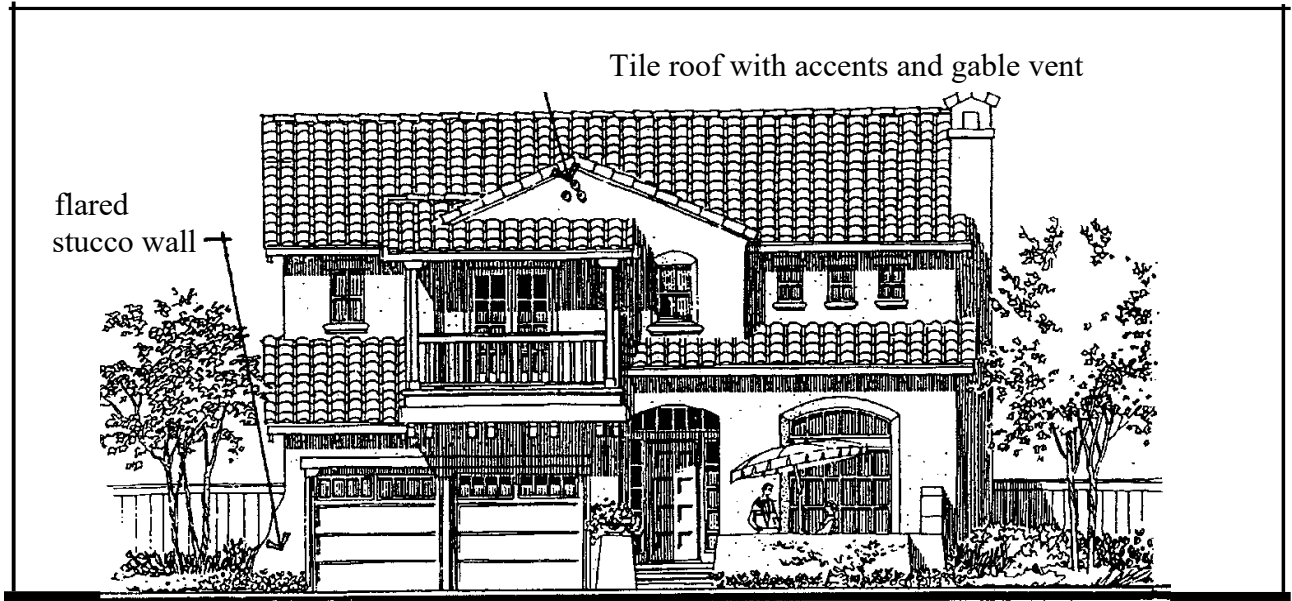
Early California
(California Ranch / Monterey / Spanish Eclectic)
Additional Examples



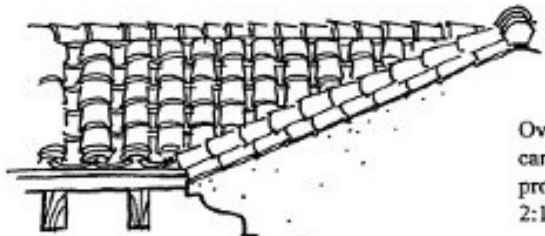
EARLY CALIFORNIA



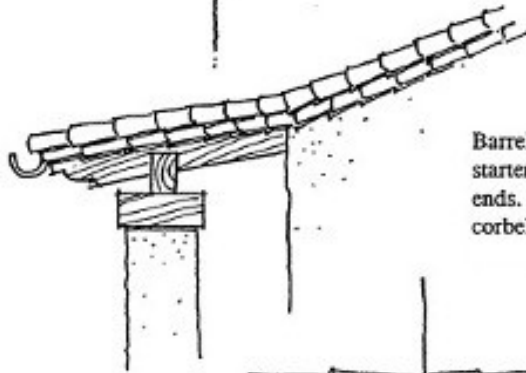
MONTEREY



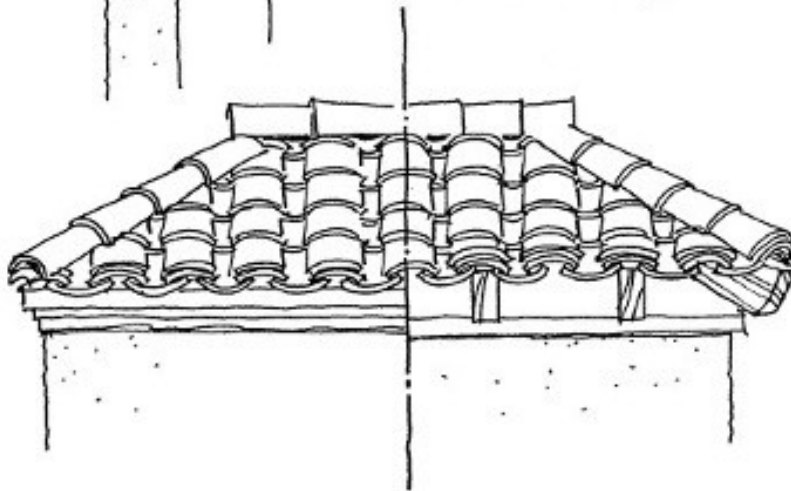
Early California (California Ranch/ Monterey/ Spanish Eclectic) Additional Examples



Overhanging beams shaped at ends; gutter can be used as fascia trim. Openings protected by overhangs, roof pitch can be 2:12 over balconies or loggias.



Barrel tile roof 4:12 pitch. Double or triple starter tiles; no fascia board or rake at gable ends. Double tile rake flush with wall or corbeled. Eaves flush with wall.



English Country

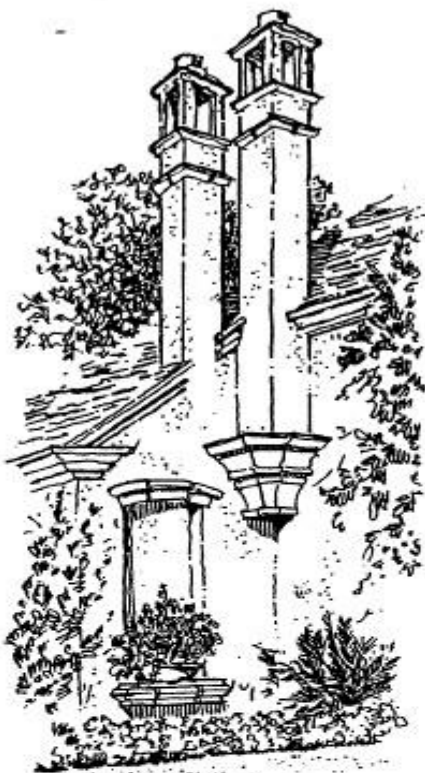
The sketch elevation below graphically describes the major characteristics of the vocabulary of the English Country style house. This dominant style of domestic building was used for a large proportion of early 20th-century suburban houses throughout the country. The style is loosely based on a variety of late medieval English prototypes, ranging from thatch-roofed Tudor cottages to grand manor houses.

Identifying features typically consist of:

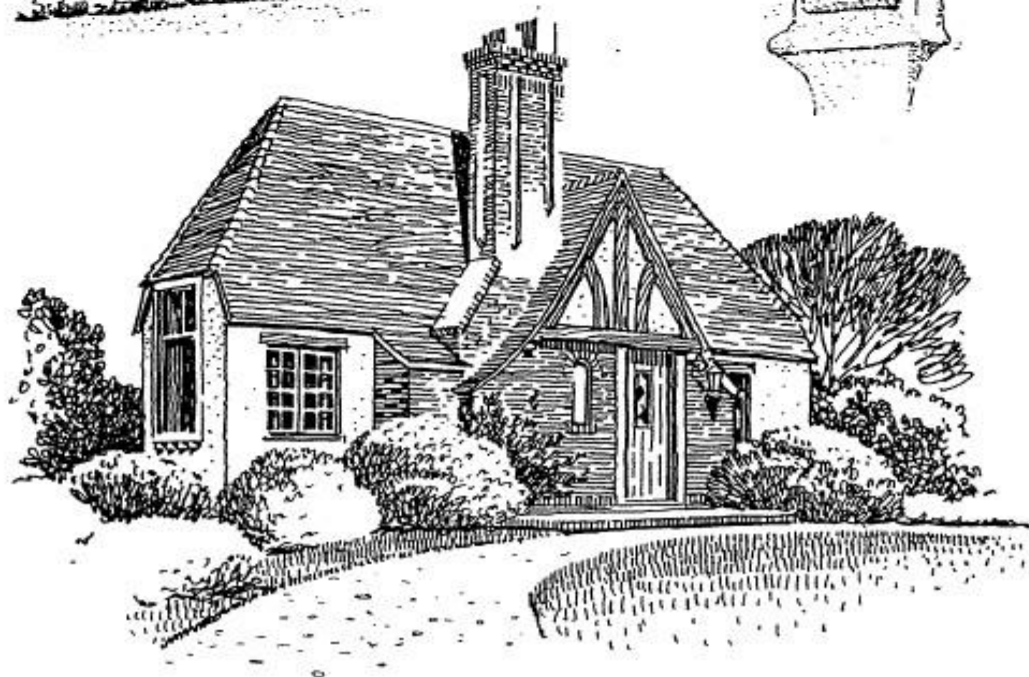
- Steeply pitched roofs, usually side-gabled (less commonly hipped)
- The facade is dominated by one or more prominent cross gables, usually steeply pitched
- Decorative half-timbering is present on many examples
- Tall, narrow windows usually in multiple groups and with multi-pane glazing
- Massive chimneys, commonly crowned by decorative chimney pots
- Extensive use of masonry on facades

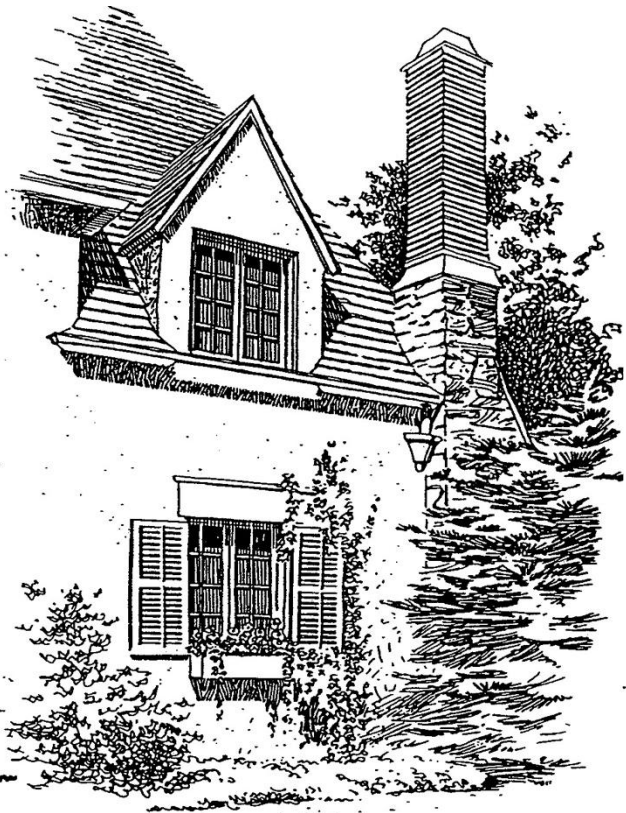
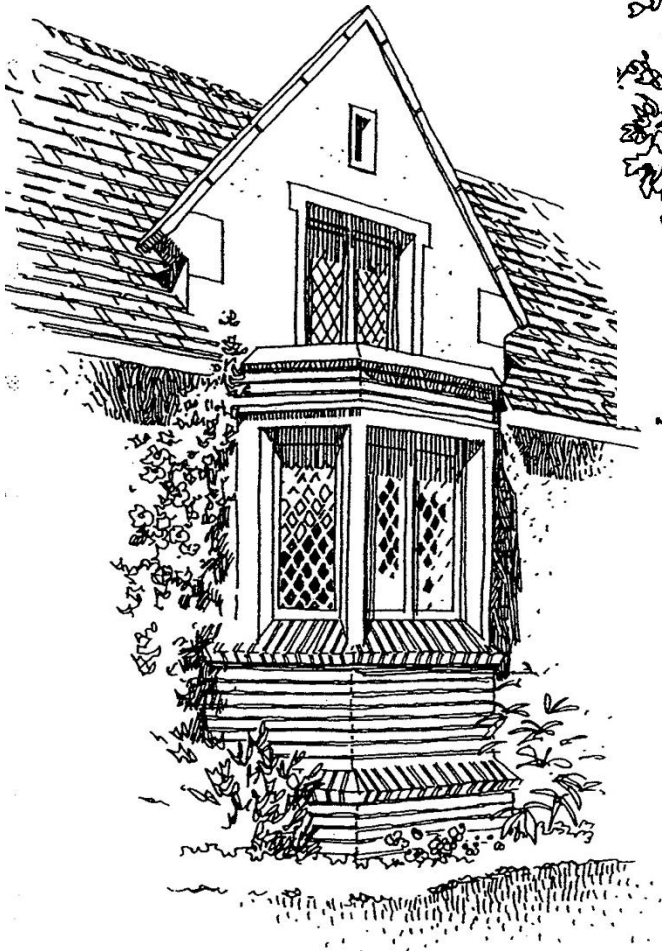


English Country Additional Details



cascading roof with curved rake





dormers and end gables are used in varying combinations to provide variety for the steeply pitched roofs.

French Eclectic

The sketch elevation below graphically describes the major characteristics of the vocabulary of the French Eclectic style house.

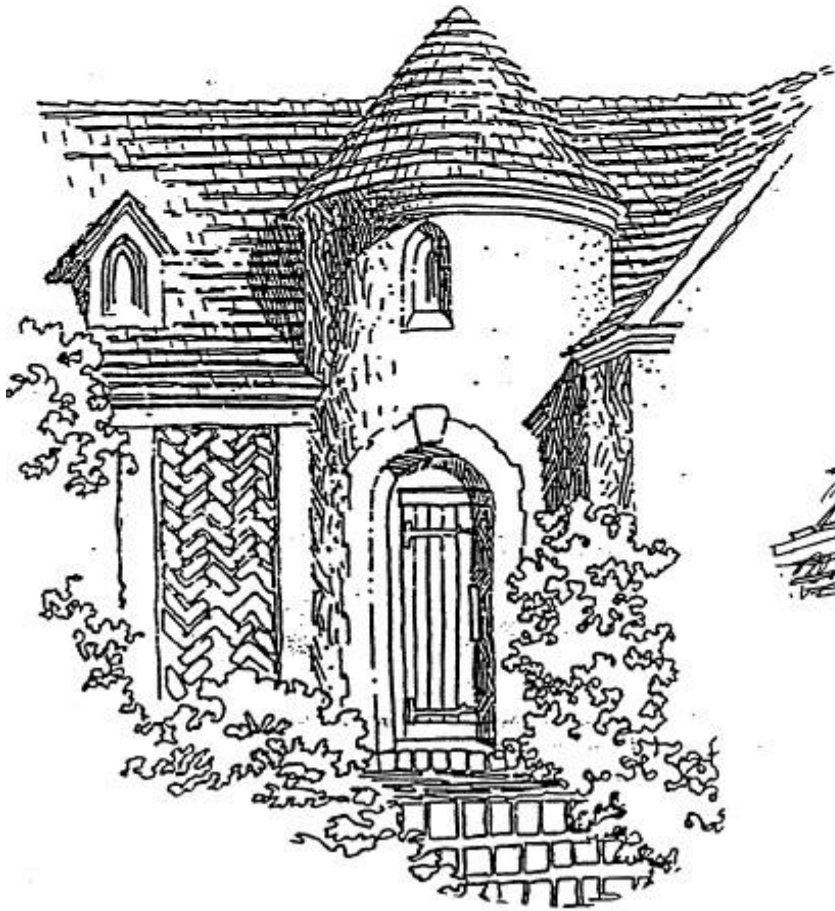
This relatively uncommon style is found throughout the country in the eclectic suburbs of the 1920s and 30s. Based upon precedents provided by many centuries of French domestic architecture, the style shows great variety in form and detailing but is united by a characteristic roof. The use of half-timbering with a variety of different wall materials, as well as roofs of flat tile, slate, stone, or thatch, is common. As a result, French eclectic houses often resemble the English Tudor style. French examples, however, normally lack the dominant front-facing cross gables characteristic of the Tudor. Many French eclectic houses show formal Renaissance detailing resembling that of the English Georgian.

Identifying features typically consist of:

- Tall, steeply pitched hipped roofs with extensive use of roof dormers
- Eaves are commonly flared upward at the roof-wall junction
- Brick, stone, or stucco wall cladding, sometimes with decorative half-timbering
- Occasionally steeply pitched entry towers



**French Eclectic
Additional Details**



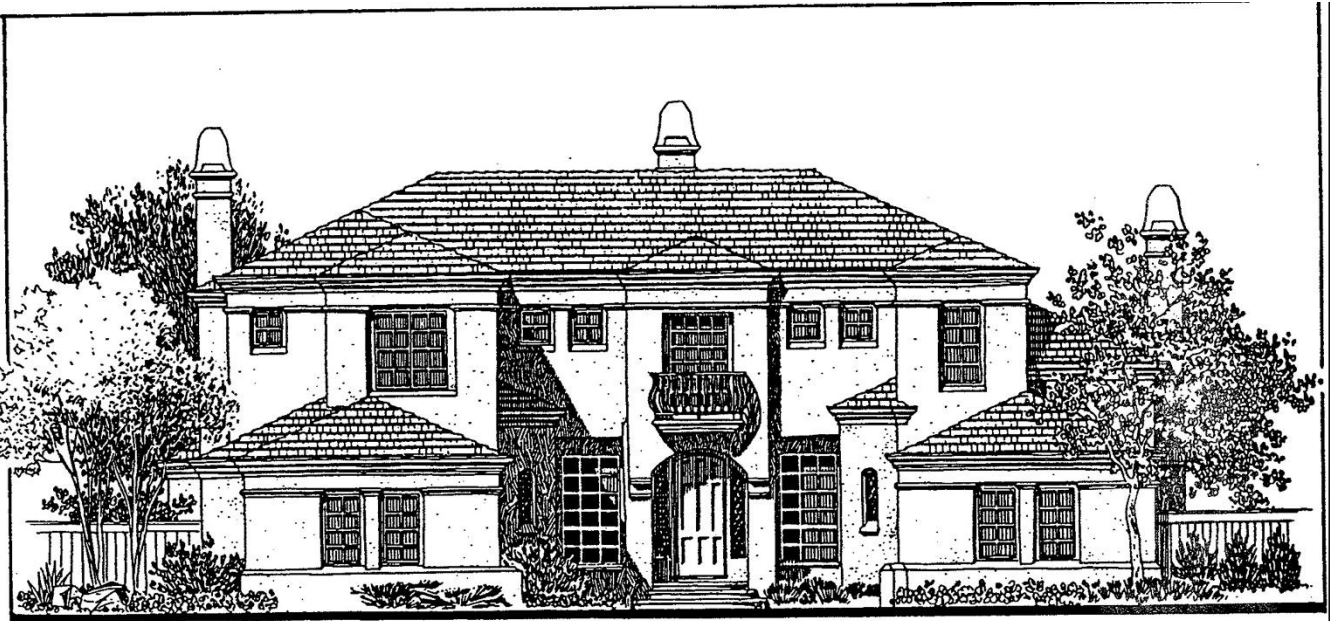
French Eclectic Additional Details



extensive use of hipped dormers



decorative ironwork

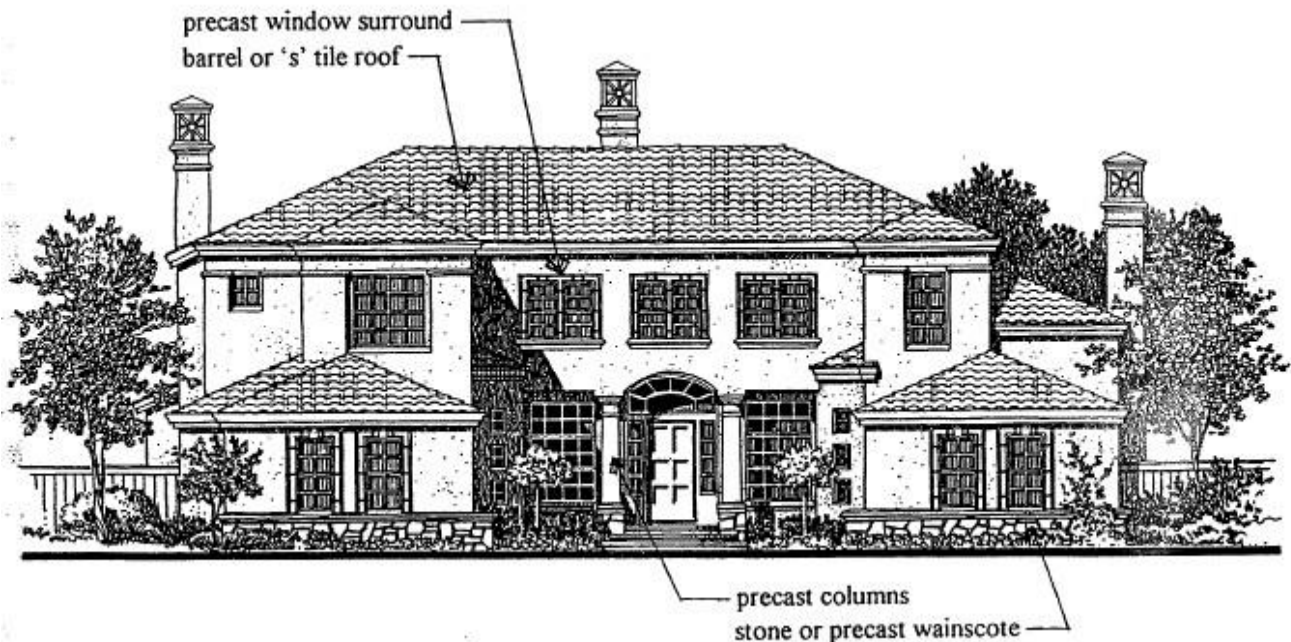


Tuscan / Mediterranean

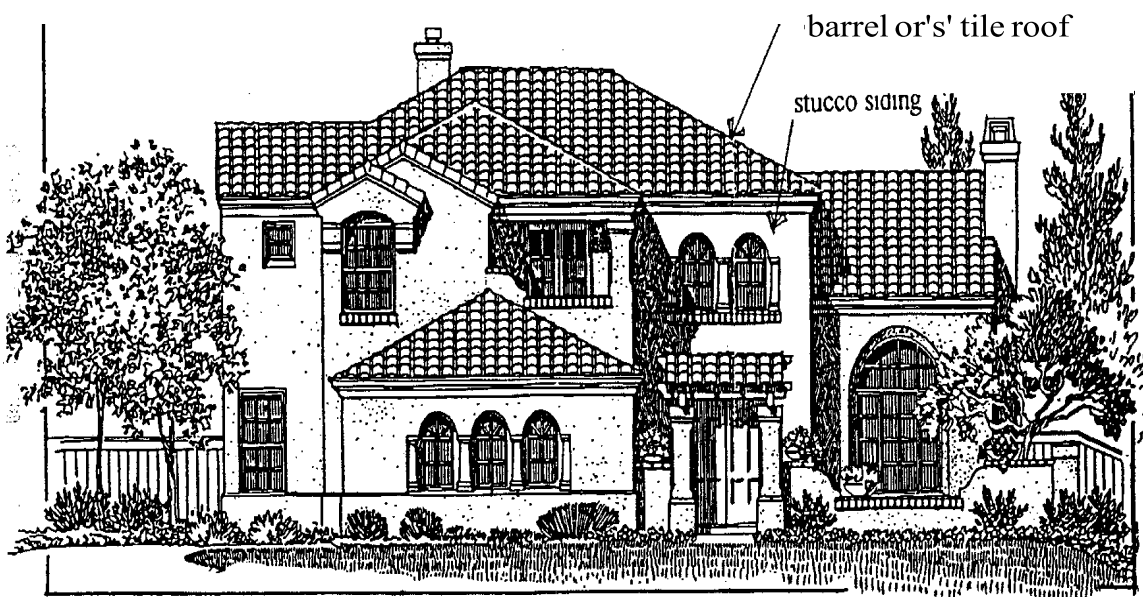
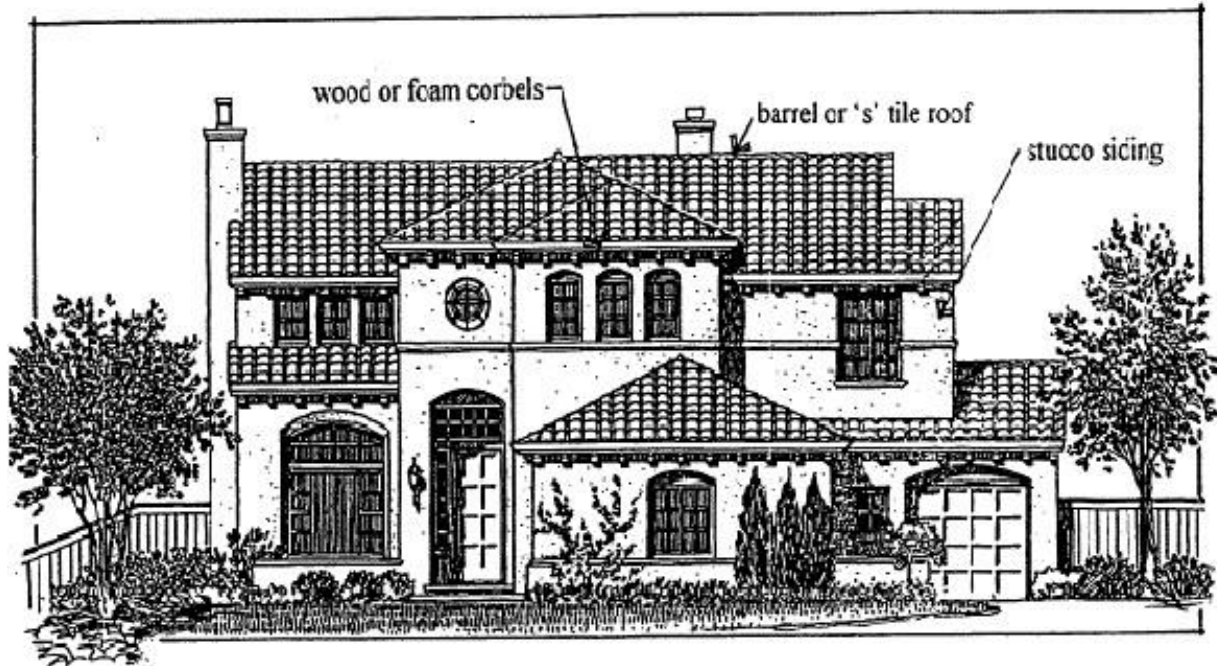
The sketch elevation below graphically describes the major characteristics of the vocabulary of the Tuscan / Mediterranean-style house. Although two distinct styles, they are treated as one in this chapter due to their many similarities.

This vocabulary has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany, whose topography, vegetation, and climate is very similar to *Hiddenbrooke*. This palette of cut and rustic stone with hues of rose, buff and ochre, ornamental carved or cast stone, terra cotta roof tile, awning shutters, detailed Ironwork and plants potted in terra cotta have a strong historical precedence in the Bay Area, the Stanford University campus is perhaps the single most cohesive example.

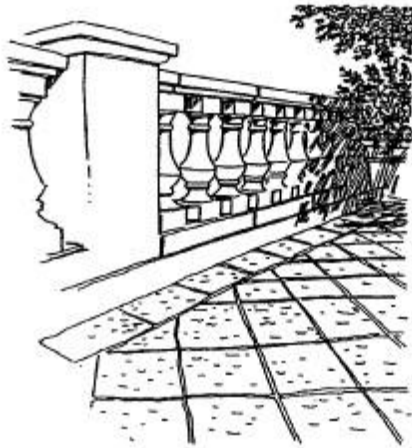
- Walls are generally stucco, smooth, and in warm earth-tone colors
- Roofs are typically barrel tiles and 4/12 pitch
- Doors and windows are generally recessed into thick walls
- Accents include tile surround, wrought iron, and turned wood
- Extensive use of stone window and door surrounds
- Extensive use of stone columns with trellis above



Tuscan / Mediterranean Additional Examples



Tuscan / Mediterranean Additional Examples



precast or stone balustrades



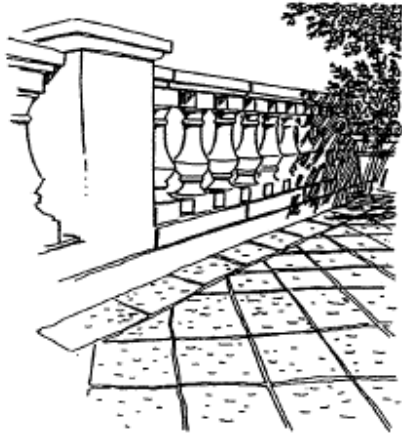
Tuscan / Mediterranean **Additional Examples**



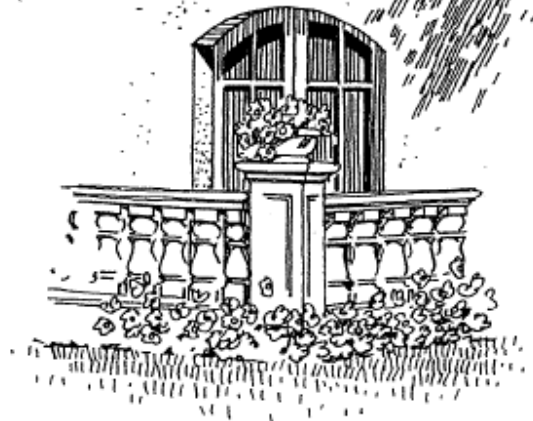
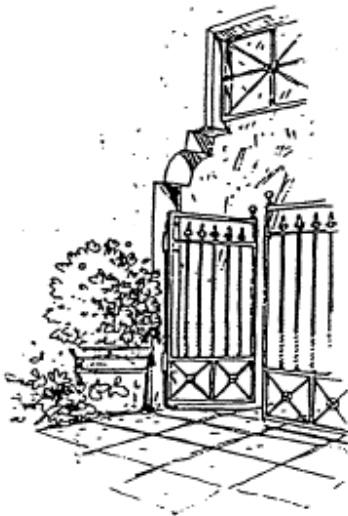
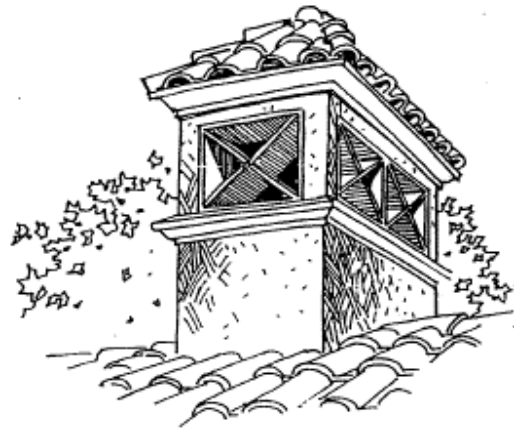
wood shutters used as awnings



Tuscan / Mediterranean Additional Examples



precast or stone balustrades



A-2 Materials & Building Elements

In an effort to maintain a continuity of identity, high quality, and high material integrity, the following materials and building elements are encouraged or discouraged. For the purposes of these Guidelines, the term "discouraged" shall mean not allowed unless the owner, builder, and/or architect can give compelling reasoning to allow a variance from the HARC.

1. Foundations

Soil report requirements, as specified by the project soil engineer, shall be incorporated into all home designs. The City of Vallejo will require supplemental soil reports. See Appendix (A-15) for information regarding subsurface drains located within 15' of the finished grade.

2. Exterior Walls

Encouraged: Cement plaster, trowel-applied synthetic plaster (i.e., Dryvit), stone, or brick masonry, cast concrete trim, shaped plaster, and tile are encouraged. Dimensional lumber siding is allowed but requires adequate painting, staining, preserving, and maintenance to insure against uneven weathering, "sprinkler scallops", black mold, or severe checking and splitting. Sheet siding such as plywood or Masonite, may be allowed (sparingly) but must be used in conjunction with sufficient masonry and trim accents to maintain an overall high-quality appearance. Quoins, when utilized in the design, should be used on the side and rear elevations, as well as the front.

Discouraged: False fiberboard stucco, vinyl siding, unfinished wood, exposed plain concrete block, sheet siding such as plywood, metal, or Masonite.

3. Roof Materials & Accessories

Encouraged: Barrel "S", and flat terracotta clay tile barrel, "S" flat integral color concrete tiles and slate tiles. Synthetic shakes or shingles are acceptable, subject to HARC assessment of the product. Flat roofs are allowed, where appropriate, to an acceptable architectural form, however, all visible areas, including areas viewed from hills above, are considered critical to the overall design. Therefore, rooftop material and color, as well as flashing details, vents, and mechanical equipment must be approved. All roofs must be non-combustible.

Discouraged: Wood shake or single, composition shingles or sheet roofing, metal roofing, high-glazed clay tile or glossy painted concrete tile, fiberglass, asbestos, or hardboard shingles, unless the specific product is approved. Roof-mounted solar collectors, air conditioning units, and other mechanical equipment are prohibited.

All exposed metal roof accessories (stack vents, roof flashings, attic ventilators, skylight curbs, etc.) shall match the roofing material color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plane. Exposed gutters used as an architectural feature shall be colored to match the surface to which they are attached, except for copper or specialized finishes where appropriately designed. (All gutter downspouts are to be connected to underground drainpipes to carry water to curb drains.)

4. Doors, Windows, and Skylights

Encouraged: Clear or tinted glass, dark anodized or painted aluminum frames, vinyl or wood frames, clear or tinted skylights integrated into architecture and with frames that blend with the roof, and multi-paned windows. Multi-paned windows are highly encouraged on front elevations and side elevations and encouraged at the rear. All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills, or surrounds. Wood or metal roll-up garage doors must blend unobtrusively with the facade.

Discouraged: Reflective glazing, clear anodized or mill-finished aluminum frames, white or frosted plastic bubble skylights. Second-story windows along rear or side yards that would violate the privacy of the private open space of adjacent structures are discouraged. Solid panel lift-up garage doors.

5. Colors

5.a. ***Encouraged:*** Warm-toned colors, including creams, rusts, buffs, rose beige, and terra cotta. Light shades of gray and olive green are also appropriate. Trim colors should accent body colors. Color blocking (two body colors) is encouraged.

Discouraged: Stark blue/white; bright pastels; bright, intense pure colors in large expanse, bright contrasting trim colors.

5.b. Repainting of House

This Guideline applies to all projects to repaint the exterior of a home, whether the colors are new or remain the same or similar:

a. Submit a HARC application for any painting of the outside of a home. If it is determined whether the colors are the same or similar to the existing colors, no review will be necessary. If a review is required, an application fee will be collected, and the application will be reviewed at the next HARC meeting.

b. Provide “brush out” samples of each paint color and indicate where on the house it will be applied.

- c. Upon request by HARC, apply a swatch of each paint color on the actual surface to be painted.
- d. Provide a current photo of the house and the houses of the adjacent neighbors.
- e. A HARC representative will review the application to determine if the application requires formal review.
- f. If an approval letter has been issued by the Reflections, The Villages, and The Fairway Villas HOA, it must be included with the HARC application, but no fee is required.

5.c. Fence Maintenance and Repair:

As our fences age along with our homes, a very inconsistent appearance has emerged throughout the community. **Therefore, HARC is enacting new fence stain guidelines to ensure a more cohesive and attractive look.**

HARC will only approve two options of fence stains and paint.

1. Natural Transparent:



Natural

For residences whose fences are natural wood and have never been stained, HARC approves Cabot Natural transparent stain or its equivalent for maintaining the fence. If a resident is constructing a brand-new fence, there is the option to retain the natural wood appearance or stain it Mission Brown as mentioned below.

2. Cabot Mission Brown Semi-solid / Solid:



Mission Brown

For all fences that have previously been stained or painted, HARC only approves Cabot Mission Brown or its equivalent in semi-solid or solid stains or paint. HARC concludes that this shade covers the existing stains the best and reduces the variations in colors.

3. The use of any other shade will be subject to a notice of violation and subsequent fines.

The updated fence stain guidelines go into effect October 15, 2025.

Additional Guidelines:

- a. Power wash the fence to remove all dirt, cobwebs, and old stain. You might want to power wash before you choose a color or type.
- b. Contact your immediate neighbors to see if they also are considering staining. Ideally, the section of the fence facing the street should match.
- c. All wood fences on your property should have the same color.
- d. All wrought iron fences **MUST** be painted black.

6. *Massing*

Long, uninterrupted exterior walls should be avoided on all structures. All structural walls should have relief to allow the interplay of landscaping shadows. Unrelieved two story walls at corner lots shall be discouraged. Integration of varied textures, relief, and design accents (bay windows, entry courts, dormers, projections, roof ridge jogs, overhangs, etc.) on buildings can soften the design and assist in achieving a sense of statement between structure and terrain.

In two-story structures, varied and horizontally offset floor plans should be used to produce exterior building and roof plan articulation. Scale and vertical transition can be created in the front of the structure by "stepping back" the second story and providing a partial roof or trellis at the top of the first-floor level. This eliminates a continuous two-story vertical building plane.

All buildings shall achieve a level of detail on the sides and backs of the buildings compatible with the front. All windows shall be trimmed with a wood or foam surround.

7. *Masonry*

Encouraged: Brick and stone with a color range and texture that is consistent with the home's design. Placement shall complement and enhance architectural quality. Manufactured stone and brick may be used, and are subject to HARC approval, as some styles may not be appropriate at *Hiddenbrooke*. Full-size samples may be required prior to approval. Masonry or stone on the front of the residence should return around a corner to a logical point of termination, such as an inside corner, good neighbor fence location, or preferably carry entirely around the residence.

Discouraged: Exposed plain concrete block. Ending a veneer at an outside corner, which would expose the edge of the material.

8. *Chimneys*

Chimneys should be properly located and in correct proportion to the mass of the home. Chimneys should be designed with appropriate breaks for character.

9. *Porches and Decks*

Porches and decks over three feet (3') in height (or roofed) are considered to be part of the house and must incorporate materials that relate to the residence, such as brick, stucco, or stone. If wood posts are used; they should be a minimum of 6" x 6" with a base and capital detailing.

10. *Miscellaneous*

All units shall have smoke and carbon monoxide detectors. All units shall have lighted 4" high street numbers.

A-3 Setbacks

The City of Vallejo has established minimum standards for building setbacks for various types of residential structures. However, the final lot size and setbacks shall be determined during the unit plan approval process and based on the type of unit designation for a specific neighborhood as well as street width and type.

Minimum Building Setbacks

<u>Front</u>	A	B	C	D
Living Area	25	20	20	20
Garage (front facing)	25	20	18	10 or 18
Garage (side entry)	25	12	12	10
Minimum	20	10	10	0 or 4
Minimum at corner lot	30	15	15	15
<u>Rear</u>				
Non-Golf lot	50	20	20	15
Golf Lot		25	25	25

- A - Typically lots larger than one (1) acre.
- B - Typically lots between 11,000 square feet and one (1) acre.
- C - Typically lots between 8,000 - 11,000 square feet.
- D - Typically small or zero lot homes between 3,500 - 8,000 square feet.

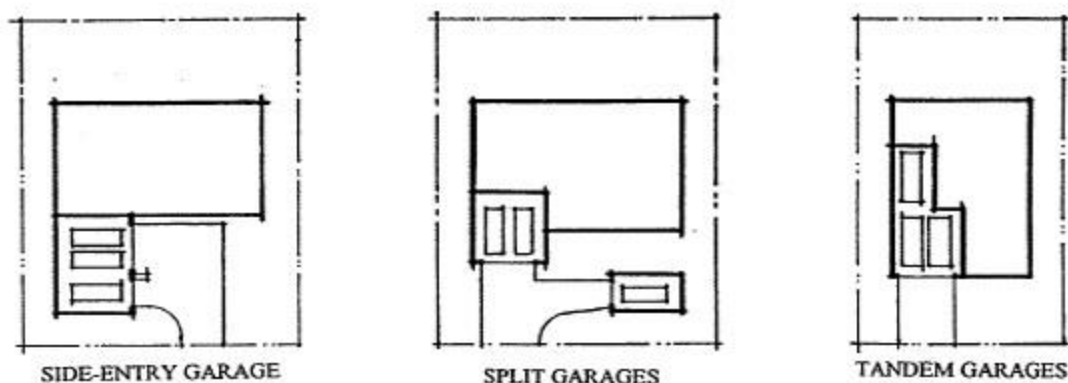
A-4 Height and Size Requirements

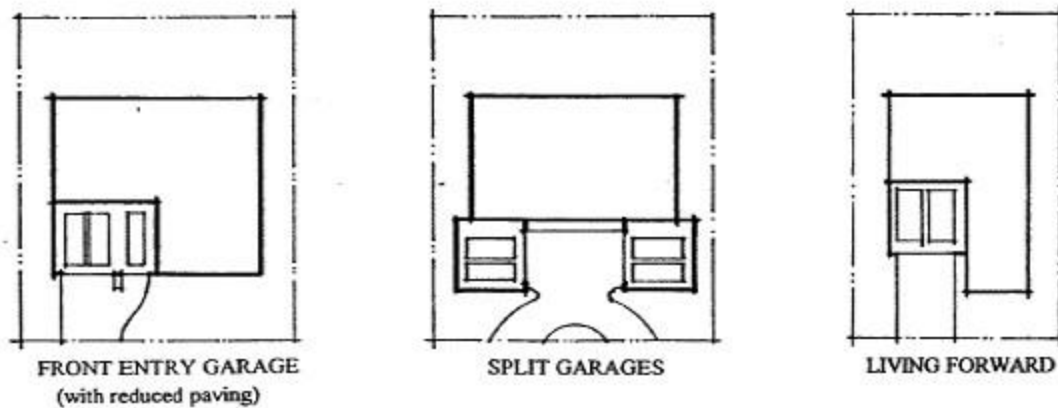
The height of any home shall be measured vertically from the natural grade to the maximum height of the roof. More stringent restrictions may be imposed on given lots, such as lots located on ridge tops, where necessary to protect the aesthetic integrity of the community. The maximum height of any home shall not exceed 35' as defined in the Vallejo Municipal Code. The size of custom homes must be a minimum of twenty-five hundred square feet (2500 sf) excluding garages, ADUs, and covered porches, and homes over 6,500 square feet, including garages and accessory structures, are *discouraged* and depend on the siting and size of the lot.

A-5 Streetscape and Parking Streetscape

Minimizing the visual impact of garage doors on the front elevations is strongly encouraged. Merchant builders are encouraged to mix their products to provide a variety of garage placements relative to the floor plan and site plan. By providing a mix of side-facing or angled garage doors set back further than living areas, and garage doors that tie into courtyard entry portals, as well as by setting street-facing garage doors back a minimum of 18" into structures, this impact can be minimized. To encourage streetscape variety, side-facing garages may in some cases reduce front yard setbacks so as not to prohibit buildable square footage. Tandem (two-deep) garages are encouraged so as to cut down on the number and width of garage doors facing the street. Front facing garage doors are encouraged to be single-width and must strive to reduce driveway paving.

Encouraged garage layouts:





Parking

All homes must meet the minimum City of Vallejo parking requirements. Custom Homes must have one parking space per bedroom, and half of these spaces must be covered (e.g., 2 covered spaces for four bedrooms, 3 (rounded up) covered spaces for five bedrooms, etc.) An additional parking space may be counted on the driveway for the area behind each parking space in the garage.

A-6 Siting

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs and also be sensitive to the property's unique characteristics and inherent design opportunities.

The larger home sites and open vistas of the community and golf course will mean that most residences will be seen from many different angles and views. It is, therefore, important that the three-dimensional character of each home be carefully studied.

The Hiddenbrooke Architectural Review Committee shall consider each site independently and give extensive consideration to the individual impact of each plan upon adjacent home sites, common areas, and the appearance from the golf course. Care must be taken to locate the landscaping and each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures, home sites, and natural amenities of the land.

Merchant builders are encouraged to develop creative integrated siting techniques such as zero lot line plans with landscape easements, or four, five, and six units clustered off an entry lane, to maximize the outdoor enjoyment and privacy available to each resident.

A-7 Side and Rear Elevations

Side and rear elevations will be judged critically during the review process. These elevations will require the design of form, materials, and detailing. This may include carrying the same level of finish to side and rear elevations. Flat two-story wall elevations are discouraged. See A-2, Item #6, Massing. Corner lot side elevations shall be treated as a front elevation, with careful attention to proportion and detail.

A-8 Split Lots/Upslope/Downslope/Upgraded Lots

Individual home designs and finish lot grading should act to soften the composition of buildings stepping up or down along a sloping roadway. Front yard side slope areas should be finish graded, so as to "feather" the slope and landscaping from lot to lot. Building form should avoid high blank sidewalls at the top of side slope banks. Pony walls and skirt walls supporting structures cantilevered over the tops of side slope banks are discouraged in favor of retaining walls dug into the toe of upslope banks. Pony walls, skirt walls, and retaining walls shall be finished with the same or complementary materials used on the homes.

On large, upslope ungraded lot, buildings should step up the hill. Care should be taken in the design of front elevations, entry porches, and stairs, as well as street front landscaping and hardscape, to settle these homes into their sites.

Downslope and side slope ungraded lot homes should have stepped floor levels to keep them close to natural grade. Particularly where downslope rear elevations are visible, they should be kept low and have an elevational interest. Pony walls should be minimized and screened with adequate planting. Retaining walls to create level yard areas, where appropriate and approved, should be compatible in the finish with the home and screened by planting. Alternatively, battered boulder retaining walls may be used as part of an overall landscape scheme and as a transition to open space when integrated with transitional plant materials.

A-9 Accessory Structures

A-9a. Accessory Structures:

The Hiddenbrooke Design Guidelines apply to all structures constructed on the home site. This includes accessory structures such as gazebos, storage sheds, greenhouses, detached garages, garbage enclosures, etc. Detailed construction plans must be submitted to HARC for any accessory structure, including a site plan, elevations, material selections, colors, etc.

The design of all accessory structures must be compatible with the architecture of the primary home, which is either existing or being constructed at the same time. Materials and color selections should utilize the same elements used on the home. Siting is critical and the structure must be screened from view from the street and/or Golf Course. A plan for screening must be included in the HARC submittal.

No individual accessory structure shall exceed 1,200 square feet for single-family detached lots and 800 square feet for ADUs, duplexes, and cluster units. The cumulative square footage of all accessory structures shall not exceed 50% of the lot's total front, side, and rear yard area. All accessory structures shall comply with the *Hiddenbrooke* setback requirements, as well as requirements set forth by the City of Vallejo Planning and Building Division.

A-9b. Guest Houses and Pool Houses

A guest house or pool house is subject to the same review process and design guidelines as an accessory structure. These houses are not for the purposes of permanent occupancy and may not be rented. They must not include a kitchen or any cooking appliance or venting.

They may include a bathroom. The purpose of a pool house is to complement the use of a swimming pool for changing, showering, and normal bathroom use. The purpose of a guest house is to accommodate overnight or short-term house guests of the primary residence.

A-9c. Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a residential dwelling unit that can be either a conversion of existing rooms, an attached new unit, or a detached unit from the primary single-family house. An ADU is a self-sufficient unit providing independent living for one or more people. ADUs in Hiddenbrooke are subject to the following rules:

ADU Component/Feature	Restriction/Standard
Minimum Lot Size:	8,000 square feet
-ADUs entirely inside primary dwelling	0.25 acres (10,900 square feet)
-Attached or Detached ADUs	All ADUs must be a single story with a maximum height of 15 feet (as measured from

	the ground to the highest point on the roof of the ADU
Detached ADU Location	Non-Custom Homes - Rear yard only Custom Homes - Side or rear yard All Detached ADUs must be at least 5 feet from the primary dwelling
ADU Setbacks:	20 feet from the front property line, 10 feet from the side and rear fence lines
Maximum ADU Size	800 square feet
Number of Bedrooms	1 bedroom maximum allowed
Design Standards	Require visual compatibility with the primary dwelling either existing or under construction at the time of the application (including, but not limited to, the roof, trim, windows, doors, paint color, and siding)
Parking Requirements	One additional off-street parking space that is required for the primary dwelling; must be a covered space for new Custom Homes All Lot vehicles must be able to be safely parked in the Lot's driveway and garage(s); pads next to a driveway will not be considered in meeting this requirement Upon the request of the Hiddenbrooke Architectural Review Committee, an Owner will confirm in writing that his or her garage is not being used for storage and can accommodate the number of cars it was designed to hold
Prohibition on Multiple ADUs on one Lot	No more than one primary dwelling and one ADU (including guest

houses) may occupy a Lot

Notification of Neighbors

At the time a Lot Owner submits an architectural application to construct an ADU, the Lot Owner must notify the Lot Owners within 500 feet of the applicant's Lot of the application to construct an ADU