



Lucas Valley Home Owners Association, Inc.

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Exterior Colors

The LVHA Design Guidelines Provide:

All exterior paint colors must be submitted to the ARC for approval. Test samples of materials and paint colors are encouraged in order to understand how a particular material and color tie into the neighborhood and streetscape.

Test sampling of materials or paint colors on the exterior of the house is not acceptable if visible from the streetscape or adjacent properties. It is recommended that property owners use removable sample panels or plywood scrap for studying paint colors or materials and that such panels not remain in public view.

Zone A Eichler Homes: *LVHA has a list of approved exterior paint colors for all homes in the Upper Lucas Valley district. However, other colors may be suggested and submitted for review by the ARC.*

Exterior paint colors should be muted earth tones that blend with the surrounding natural environment, such as browns, tans, rusts, greens and grays. Bright colors should be used sparingly, mostly as accents on key building features such as doors.

Body color, including siding, vertical and horizontal trim and molding, garage doors, window and door trim/frames, should all be the same color.

Trim, including horizontal fascias at roof overhangs, horizontal beams and columns, should be a lighter or darker color to complement the body color. Entry doors should be a solid color and may be a brighter accent color compatible with the exterior of the house and the surrounding hardscape and/or landscape.

Base (exposed foundation) should be a dark gray or other color indicated on the paint chart.

Beams were originally painted almost always exclusively classic white; some were deep brown or natural wood.

Zones B&C American Guild Homes: *Exterior finishes should be earth tone and consistent with the neighboring décor.*

Understanding the Guidelines:

These guidelines are consistent with the design principles followed by Eichler's architects. Color has a great impact on the look of an individual house and on that of our community in general. One principle of Eichler design is that the structure should be "compatible with the natural environment." In Lucas Valley, almost every house is viewed with a backdrop of classic Marin County rolling hills dotted with stands of oaks. A house that is too light or too bright stands out obtrusively and clashes with this otherwise tranquil scene.

Contrasting fascia trim and dark or flat-black foundation color highlights another characteristic of Eichler design – simple, geometric planes. Another principle followed by the Eichler team was that all the vertical posts supporting beams were painted a dark brown called "bark." In contrast to those painted white, dark posts recede from view making spaces appear larger and making the roof system appear to float. Owners wishing to follow original practice should consider "bark" posts when repainting. Owners wishing to retain the original translucent stain used on ceilings and eaves, the Cabot stain used in the 1960s is still available today.

Following the LVHA approved Guidelines on color allows for considerable personal creativity while still protecting the attractive, modernist character designed into our community.

When presenting your application for ARC approval, please specify your choices of body color, fascia trim, foundation paint and front door color. Please supply reasonably large color chips with your application. The Application may be obtained on our website at lvha.org or at the LVHA office.