

DESIGN GUIDELINES

ARCHITECTURE STYLES



Craftsman

Building Massing

- Building mass, oriented low to the ground, is a natural extension of the ground plane
- One and two-story roof volumes commonly used in combination, capped by gable roof forms
- A variety of cross-gabled roof volumes create roofscape variety and visual interest
- One-story covered porch volume oriented towards the street provides transition to the second-story building mass
- Stone masonry porch roof support piers are ample and anchor the dwelling to the ground

Roof Form

- Low-pitched gable roof forms (4:12) with unenclosed eave and rake overhangs
- Multiple roof planes
- Gable roofs sometimes punctuated with gable or shed dormers

Covered Porches

- Porches commonly covered with wide sweeping gable roof forms
- Covered porches are common, functioning as transitional elements between the public and private realms
- Covered porches are substantial, characterized by deep porch depths and ample area

Structural Elements

- Frequent use of substantial stone masonry piers, sometimes battered, with wooden posts or box columns
- Stone masonry piers commonly continue to the ground plane (without a break at the level of the porch floor)
- Large eave and rake overhangs commonly supported by substantial dimensional timber brackets

Windows and Doors

- Window lites are commonly divided (3 :1)
- Vertical-oriented ribbon windows sometimes clustered into odd-numbered groups of three or five

Building Materials

- Dwellings commonly clad with cedar or redwood shingles
- Stone masonry frequently used as a base for foundations and secondary building masses
- Roofs commonly clad with architectural grade composition shingles or concrete shakes which mimic a conventional wood shingle
- Ornamental wood trim on windows and doors

Building Details and Ornamentation

- Gable ends commonly decorated with latticework or vertical battens
- Exposed rafter tails, sometimes with milled cut-outs

Roof Form

Roofscape composed of low pitched gable roof forms with substantial eave overhangs reinforce the Craftsman image.

Roof Material

Roof planes composed of composition roofing or concrete shakes (raked to mimic a natural wood shake).

Ribbon Windows

Horizontal window opening divided by mullions into a group or series of ribbon windows. Windows are further divided by muntins into individual vertically oriented panes.

Brackets

Large eave and rake overhangs supported by substantial dimensional timber brackets.



Building Mass

Building starts low at the edge and masses towards the center. Notice how the single story building volumes function as "stair steps" to the smaller second story building mass.

Covered Porch

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure. The single story covered porch acts as a transitional element or "stair step" to the smaller second story building mass.

Garage

Recessed front loaded garage with ornamental overhead trellis enhances the image of the streetscape by eliminating garage door dominant streets and creating visual interest.

Columns and Piers

Ample stone masonry pier supports wood box column, reinforcing the Craftsman architectural

Building Base

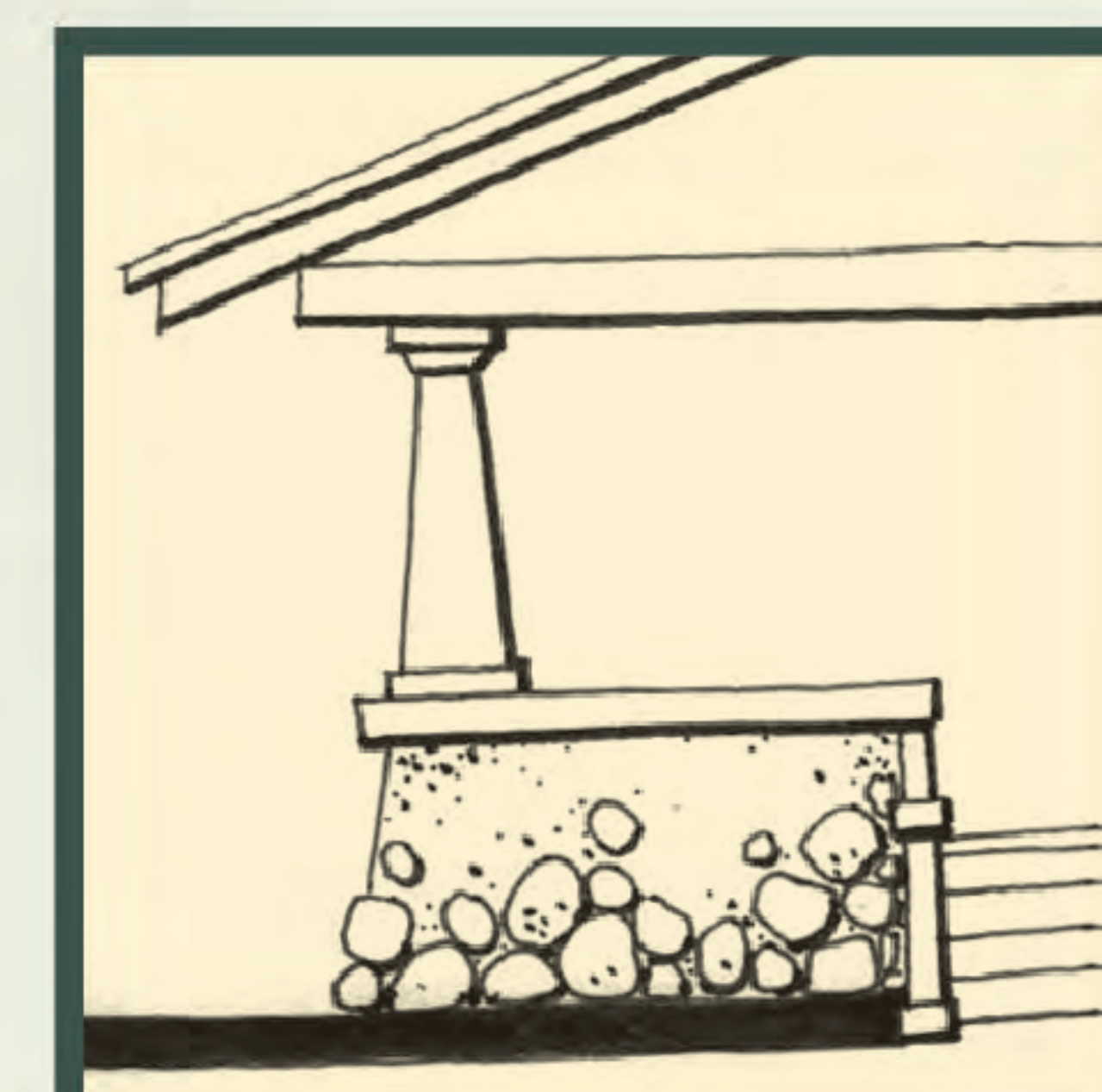
Stone base functions as a pedestal firmly anchoring the home to the ground plane.

Building Materials

Building facades are composed of cedar shingles while the home rests on a stone masonry



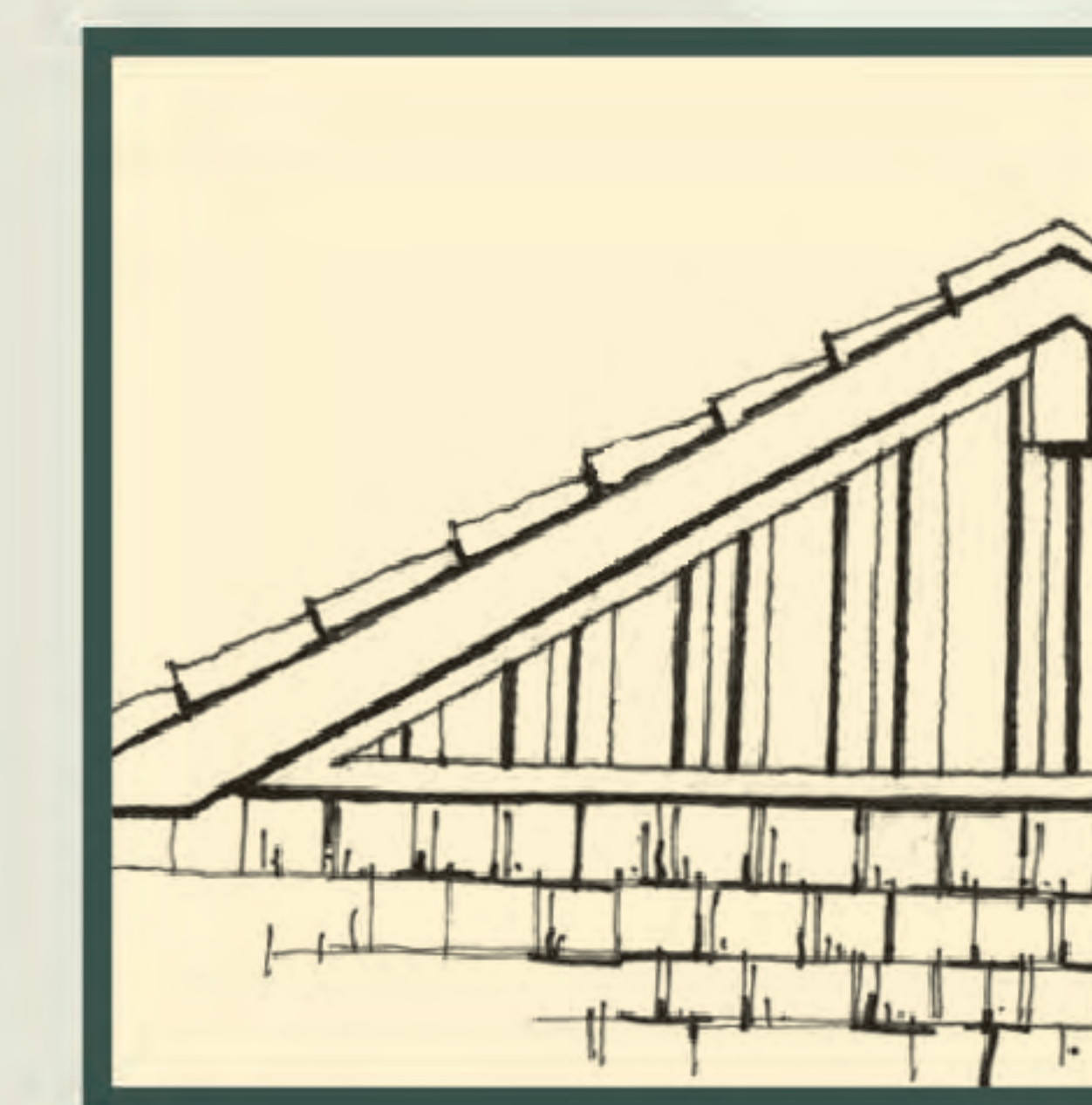
Broad sweeping covered porch



Stone pier supports wood box column



Gable roof dormer



Gable end ornamentation



Craftsman divided lites (3:1)

Shingle

Building Massing

- Building masses toward the center of the home with the upper story appearing lighter, with less bulk, than the lower story
- One, one-and-a-half, and two-story building masses oftentimes used in combination
- Single-story covered porches function as transitional elements sheltering residents from the elements
- Building masses are sometimes punctuated by round, square, or octagonal tower elements and "lookouts"

Roof Form

- Moderately pitched gable roof forms (6:12 to 10:12) sometimes punctuated by "eyebrow," shed, or gable roof dormers
- Minimal eave and rake overhangs

Covered Porches

- Covered porches function as transitional elements between the public and private realms, providing a platform for outdoor socializing, entertaining, and leisure

Structural Elements

- Covered porches commonly supported by grouped dimensional timber posts, ornamental turned columns, or box columns
- Structural posts and box columns sometimes supported by stone masonry piers

Windows and Doors

- Window lites are commonly divided (6:1, 6:6, 9:1, or 9:9)
- Ribbon windows are common, clustered into groups of three
- Grouped ribbon windows typically punctuated by a center round-headed Palladian window
- Arched windows sometimes used for accent

Building Materials

- Dwellings always clad with shingles, its namesake
- Stone masonry used in moderation for structural piers, chimney stacks, or as a building base
- Roofs commonly clad with wood shingles or concrete shingles raked to mimic a wood shingle
- Dimensional timber used for corbels and posts

Building Details and Ornamentation

- Gable ends accented with decorative shingle patterns (i.e. fishscales, harlequin diamonds)
- Round and oval windows are used sparingly as ornamental elements

Dormers

Main body roof form punctuated by gable roof dormers that add visual interest to the roofscape.

Roof Form

Roof composed of moderately pitched gable roof forms that mass towards the center of the home.

Building Mass

Building starts low at the edges and masses towards the center. The upper story appears lighter, with less bulk, than the lower story which is anchored to the ground plane.

Ribbon Windows

Horizontal window openings divided by mullions into a series of vertically-oriented grouped ribbon windows. Notice the decorative center Palladian window that reinforces the shingle style.



Window Muntins

Windows broken by muntins into individual window panes (6:6).

Building Materials

Home composed of shingle (it's namesake) wall cladding, stone masonry, and concrete roof shingles (raked to mimic natural wood shingles).

Columns and Piers

Stone pier functions as a base or pedestal supporting the battered wood box column.

Transitional Element

Wainscot cap signals a transition in material from the stone base to the shingle facade.

Building Base

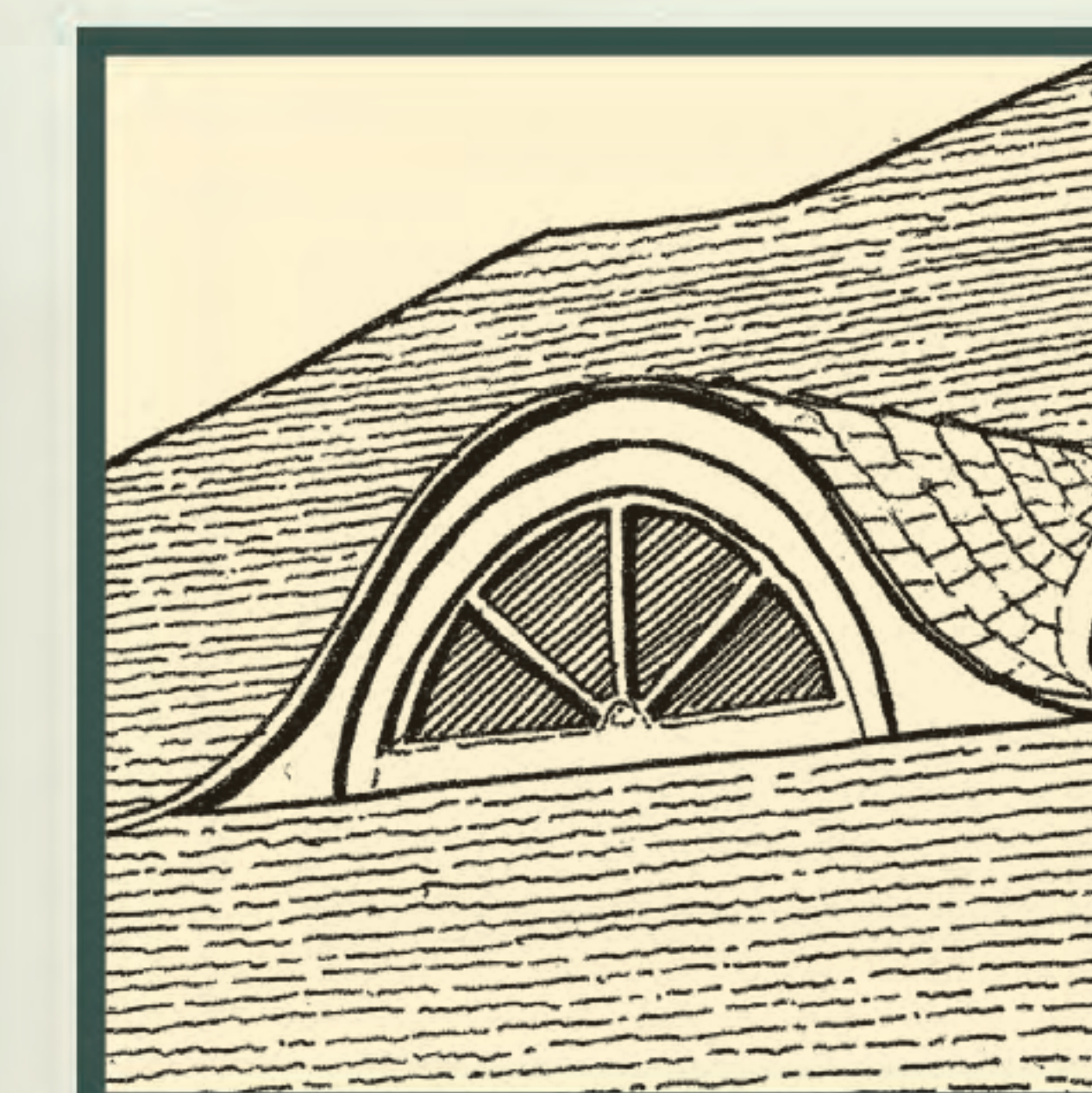
Stone masonry base functions as a natural extension of the ground plane.



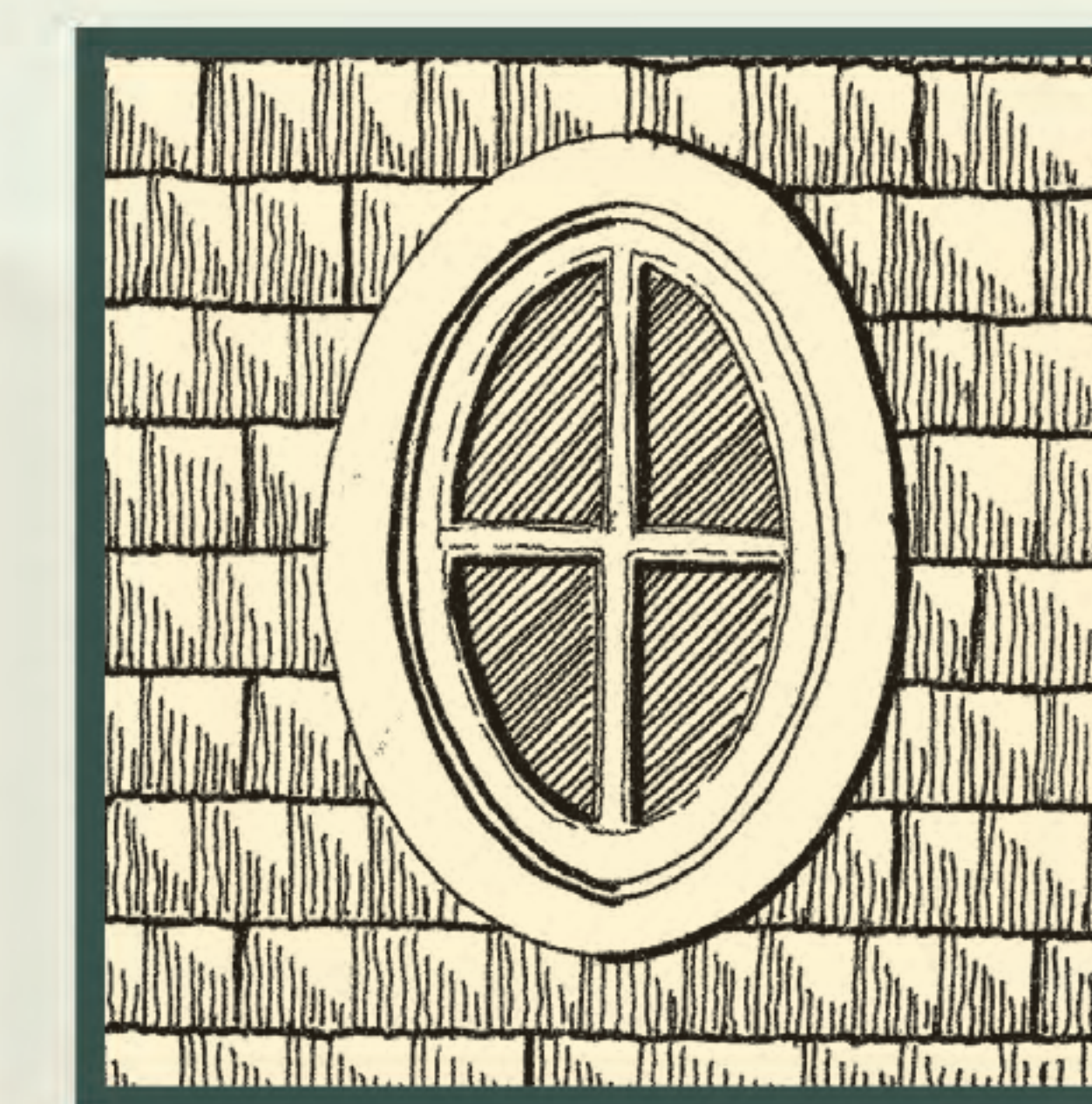
Shed Dormers



Bay window projection supported by corbels



"Eyebrow" window



Oval window with cruciform muntins



Grouped ribbon window with Palladian arch

Ranch

Building Massing

- Building mass starts low at the edges and masses towards the center
- Second-story building mass appears lighter, with less bulk, than the first-story building mass
- Building volumes emphasize simple horizontal masses
- Broad sweeping single-story covered porches anchor the home to the ground plane
- Building masses are commonly symmetrical, composed of single-story covered verandas that telescope upwards to two-story building masses
- One-story covered porches commonly used in combination with two-story gabled roof forms

Roof Form

- Moderately-pitched gable roof forms with unenclosed eave and rake overhangs
- Moderate roof overhangs supported by exposed rafter tails
- Roofs commonly punctuated by shed and gable roof dormers
- Roofs sometimes contain clerestories and monitors that add visual interest to the roofscape while reinforcing the rustic Ranch image

Covered Porches

- Covered porches are common, functioning as transitional elements or “stair steps” to smaller second story building masses
- Covered porches are simple, characterized by deep porch depths and substantial area
- Wrap-around porches are common, with both porch elements providing a forum for outdoor socializing, entertaining, and leisure

Structural Elements

- Simple dimensional timber posts and brackets support covered porch roofs
- Stone piers sometimes support porch support posts
- Unadorned exposed rafter tails project a rustic ranch image

Windows and Doors

- Windows are commonly vertical in orientation, adorned by simple muntin patterns (4:1)
- Horizontal window openings are commonly divided by mullions into a series of grouped vertically oriented windows
- Doors are typically hinged, French type, characterized by wood stiles and crossbucks

Building Materials

- Home are commonly clad with rustic building materials including vertical board and batten siding, vertical and tongue-in-groove
- Roofs are commonly composed of wood shingles or concrete shakes raked to mimic a wood shingle
- Roofs are sometime composed of standing seam or corrugated metal
- Dimensional timber is commonly used for posts, beams, brackets, lintels, and exposed rafter tails

Building Details and Ornamentation

- Gable and shed roof dormers punctuate primary roof planes
- Window shutters appear functional, visually capable of fully covering window openings
- Simple wood trim elements define window and door elements.
- Gooseneck lamps reinforce the rustic Ranch image
- Battered stone masonry chimney stacks taper inwards as they rise upwards

Roof Form

Roofscape composed of moderately pitched gable roof forms with ample eave overhangs reinforce the Ranch architectural image.

Roof Material

Roof planes composed of wood shingles or concrete shakes (raked to mimic a natural wood shake).

Roof Dormer

Roof dormers, characterized by moderately pitched gable roof forms and grouped ribbon windows, adds visual interest to the roofscape.

Ribbon Windows

Horizontal window opening divided by mullions into a group or series of ribbon windows. Windows are further divided by muntins into individual window panes.

Fascia

Moderate eave and rake overhangs clad with substantial fascia board.

Building Mass

Building starts low at the edge and masses towards the center. Notice how the single story covered porch volume functions as a “stair step” to the smaller second story building mass.

Porch Roof

Porch roof composed of rusticated standing seam metal.



Covered Porch

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure. The single story covered porch acts as a transitional element or “stair step” to the smaller second story building mass.

Posts and Brackets

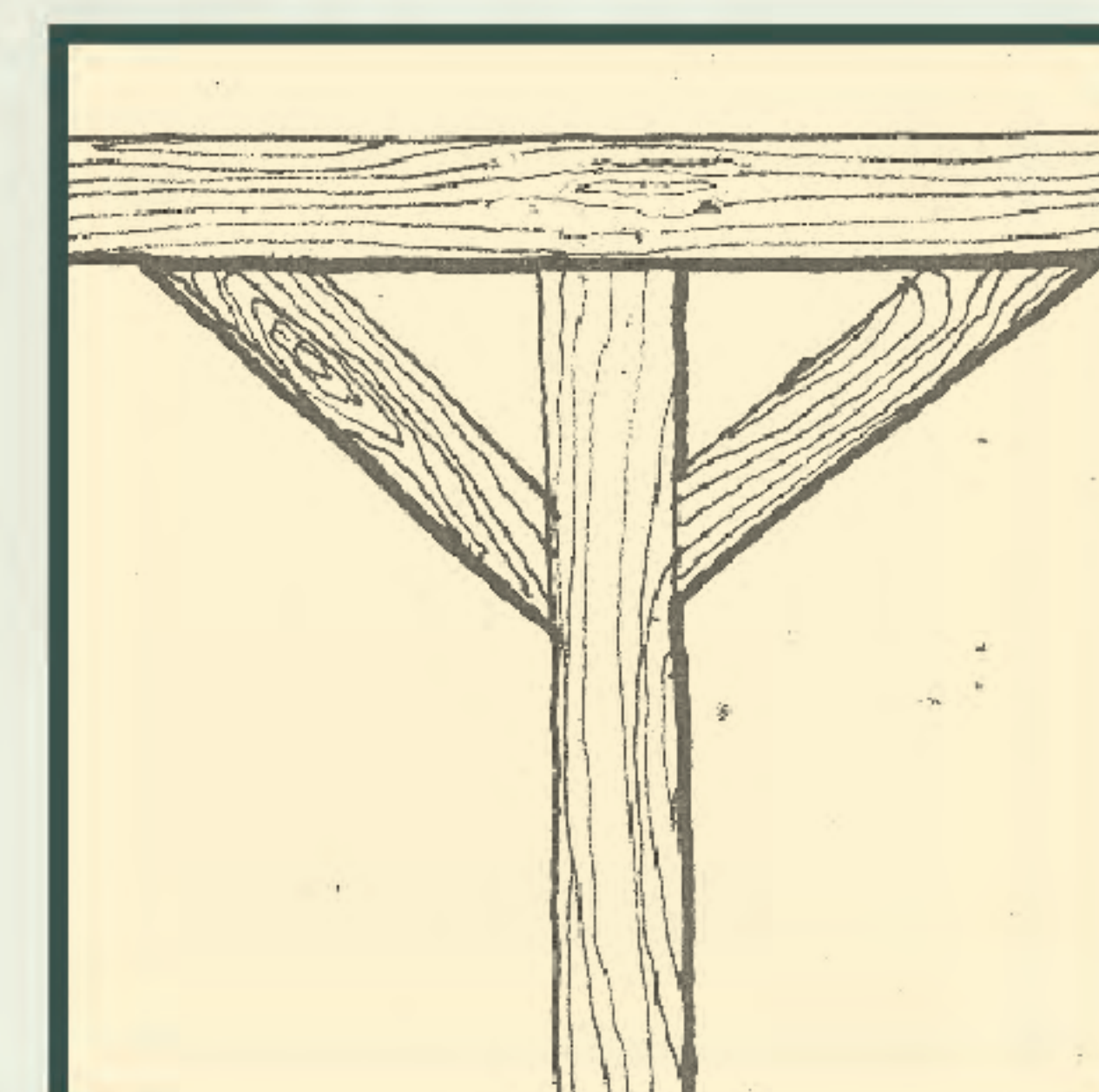
Stone masonry base supports substantial dimensional timber posts, reinforcing the Ranch architectural style.

Building Materials

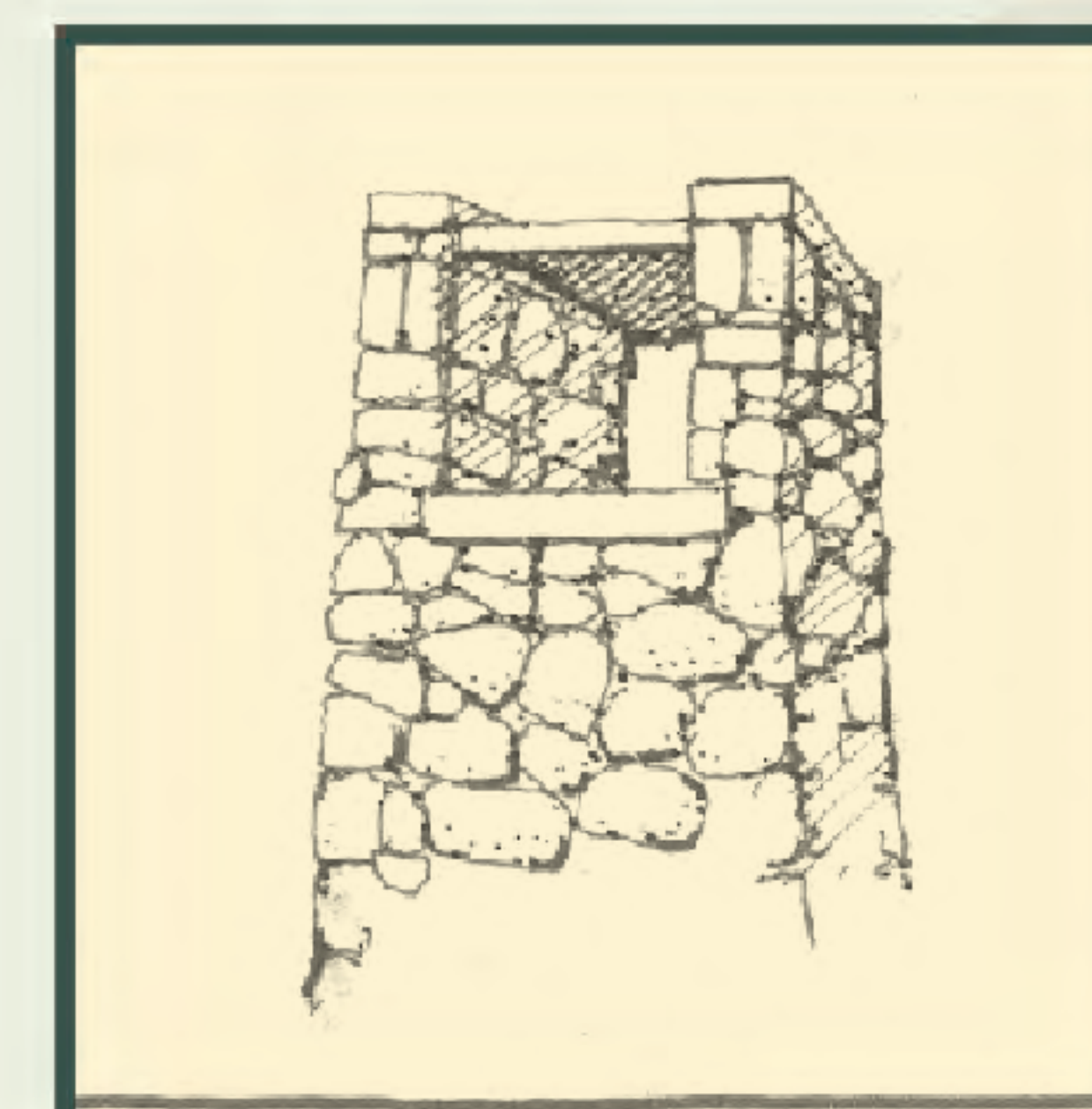
Building facades are composed of vertical tongue-and-groove wall cladding.



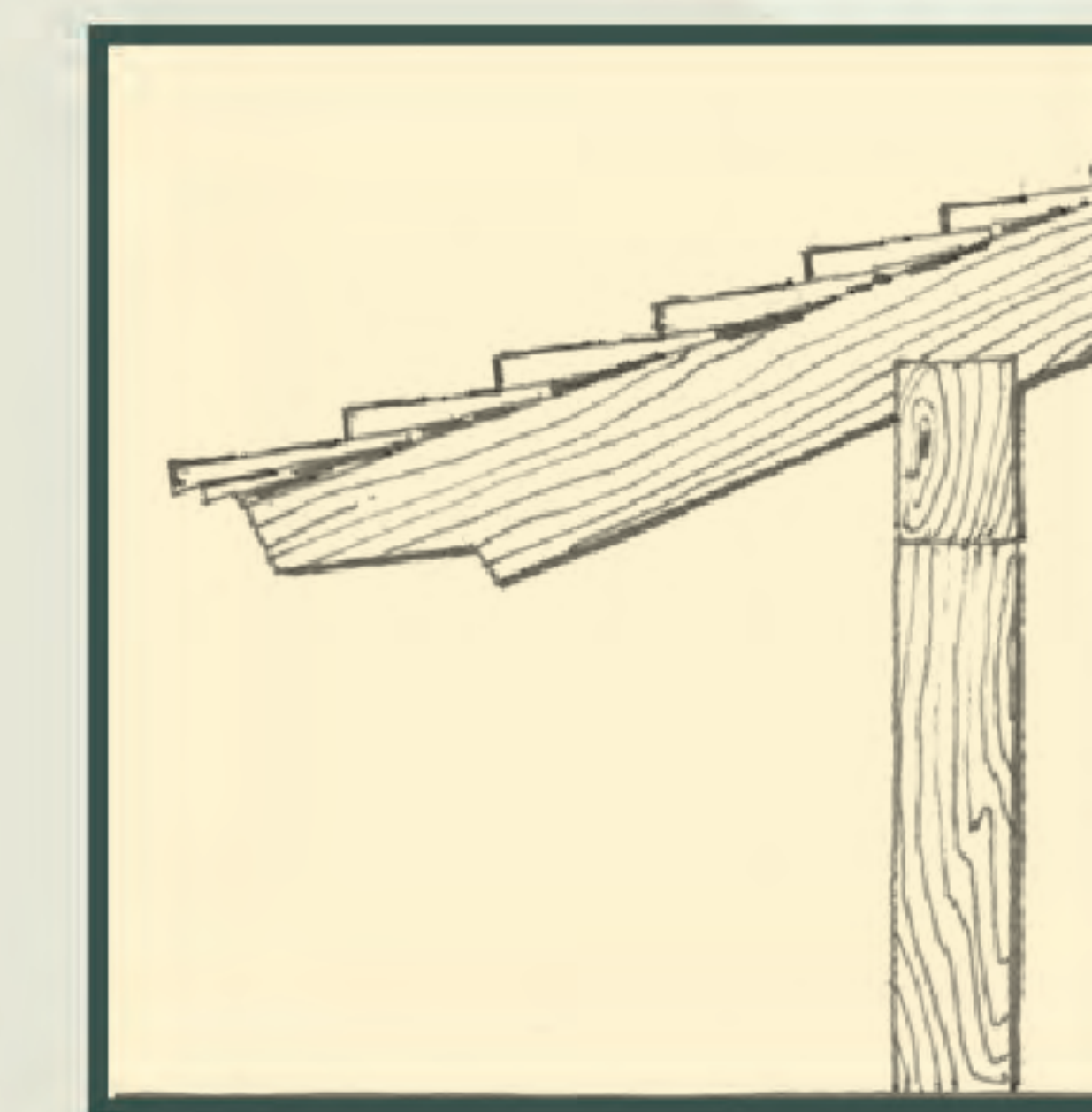
Vertical oriented Ranch window (4:1)



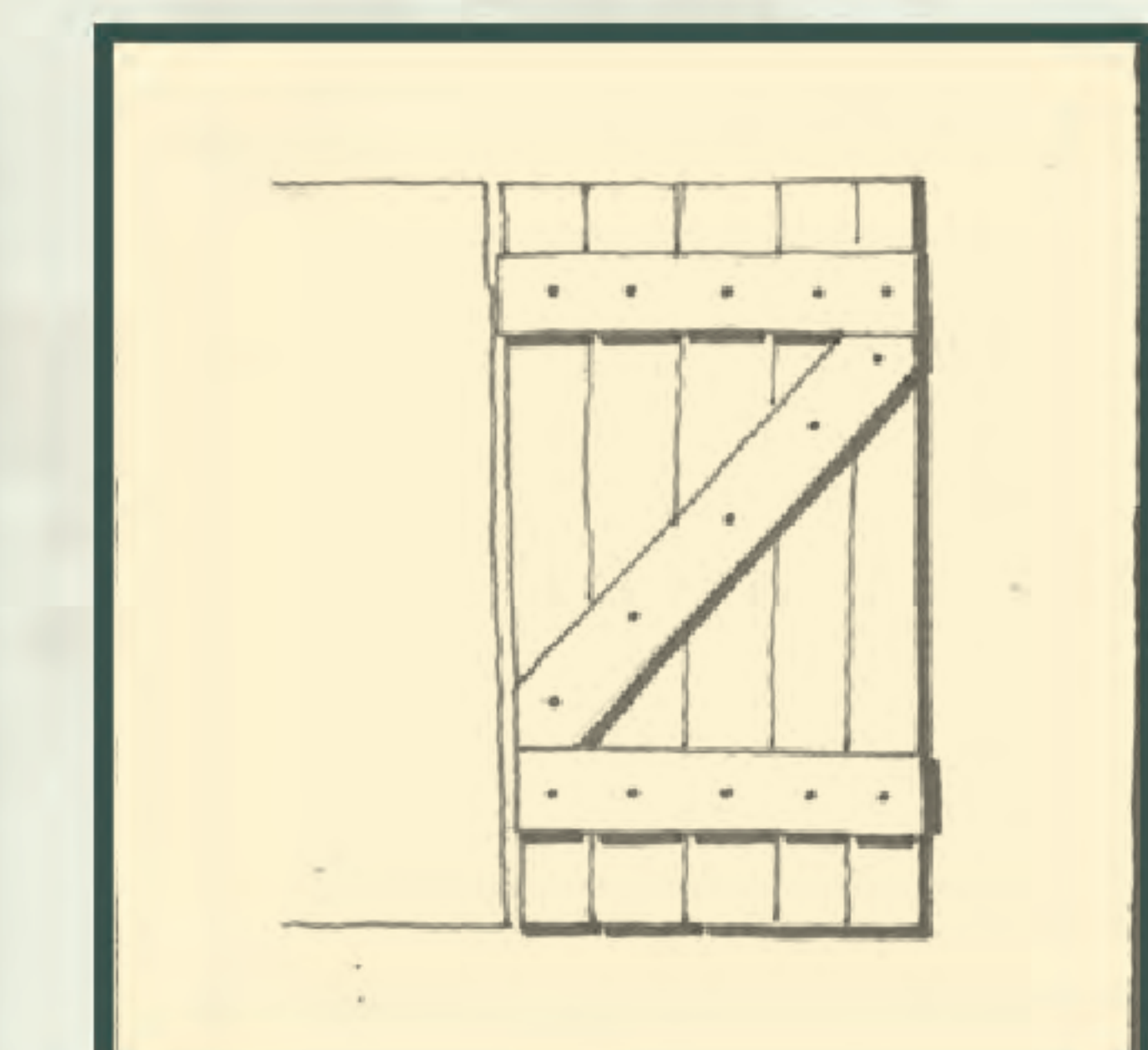
Dimensional timber posts and brackets



Battered stone chimney



Ornamental exposed rafter tails



Ranch oriented “Z” window shutters.

Farmhouse

Building Massing

- Building volumes commonly mass towards the center of the home
- One and two-story volumes typically used in combination
- Covered porch volume, commonly oriented toward the street, transitions to second-story building mass

Roof Form

- Predominately gabled and hipped roof forms with varying roof planes
- Roofs are moderately pitched, sometimes punctuated by gabled dormers
- One-story skirt roofs are common, oftentimes providing transition to second-story building volumes

Covered Porches

- Covered porches are common, functioning as transitional elements between the public and private realms
- Covered porches are ample, characterized by deep porch depths and ample area
- On corner parcels, covered porches “turn the corner” by providing a porch element that embraces both street frontages

Structural Elements

- Covered porch roofs commonly supported by dimensional timber posts, sometimes grouped, commonly with decorative molding and trim
- Wood posts sometimes supported by masonry bases, functioning as a natural extension of the ground plane

Windows and Doors

- Predominately vertically oriented windows with divided lites, oftentimes forming a simple cross or “cruciform” (2 over 2)
- Pairs of doors with divided lites sometimes provide access to outdoor balconies

Building Materials

- Wall materials commonly composed of wood clapboards, lap, rabbited, and drop siding
- Stone masonry (cultured square stone rubble) is sometimes used as a wainscot or building base designed to anchor the dwelling to the ground
- Roof materials commonly composed of concrete shakes or architectural grade composition shingles

Building Details and Ornamentation

- Gable dormers punctuate roof masses
- Window shutters appear functional and add color and accent to building facades
- Decorative vented cupolas add variety to the roofscape
- Refined and ornamental wood trim detailing defines windows and doors
- Wood fascia and exposed rafter tails ornament the eaveline
- Gooseneck lamps reflect a rural agrarian image
- Porch balustrades are decorative, reflecting the architectural style of the home
- Decorative vents add ornamentation to gable ends

Roof Planes

Multiple roof planes of various heights add visual interest to the streetscape.

Roof Form

Roof forms are predominately hips and gables used in combination.

Building Mass

Building starts low at the edges and masses towards the center. The upper story appears lighter, with less bulk, than the lower story which is anchored to the ground plane.



Windows

Windows are predominately vertical in orientation with divided lites.

Building Base

Stone masonry base functions as a natural extension of the ground plane.

Building Materials

Building facades clad with wood clapboards.

Covered porch

Covered porch functions as a platform for outdoor entertaining, socializing, and leisure.

Columns

Covered porch roof supports composed of substantial wood posts and brackets project a rural farmhouse image.



Covered porches



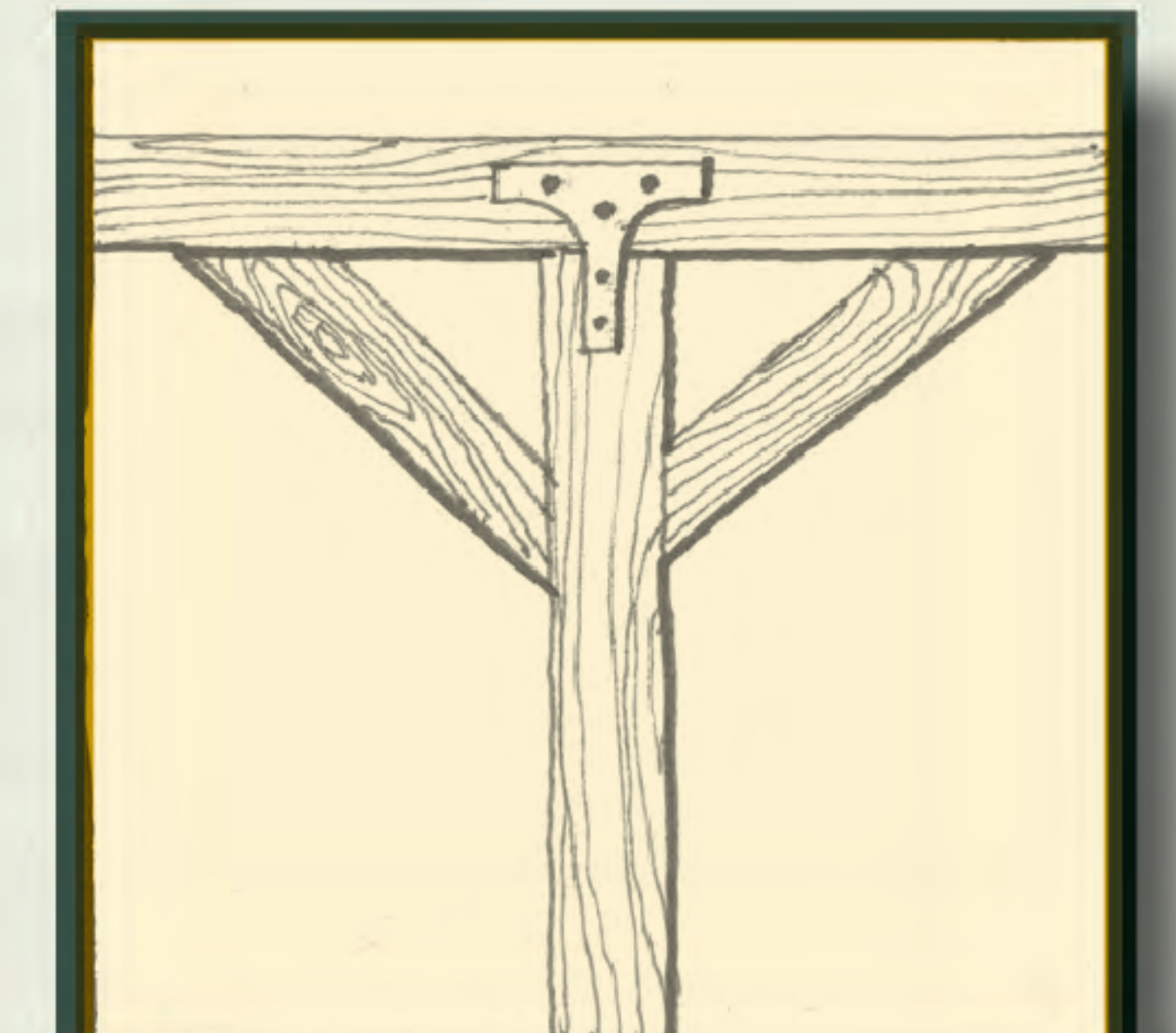
Roof dormers



Ornamental window shutters.



Vertically oriented window with cruciform



Modest dimensional timber post with brackets

Prairie Four Square

Building Massing

- Building volumes emphasize horizontal building lines
- Two-story building form, sometimes with one-story wings
- One-story covered porch roof volumes commonly used in conjunction with two-story hipped roof masses
- Single-story covered porch oriented towards the street provides transition to the second floor
- Masonry base connects the dwelling to the ground plane

Roof Form

- Broad, sweeping, low-pitched hip roof forms oftentimes punctuated by boxy hip dormers
- Low-pitched hipped roof forms with widely overhanging eaves sometime supported by decorative wooden corbels
- Eaves predominantly enclosed by soffit and fascia board
- Generous roof overhangs reinforce the horizontal prairie image

Covered Porches

- Wide porches covered by horizontal oriented hipped roof forms
- Porch roofs supported by substantial wood box columns commonly square in shape

Structural Elements

- Large box columns and masonry piers commonly support large overhanging porch roof eaves

Windows and Doors

- Symmetrically placed windows and doors are common
- Predominately rectilinear ribbon-style windows with divided lites, sometimes grouped and located just below the eaveline
- Windows with divided lites in upper sash only

Building Materials

- Brick masonry (Narrow Gage Roman), horizontal Ashlen-laid stone, or stucco (exterior plaster) wall materials
- Wall materials oftentimes composed of horizontal oriented clapboards, lap, rabbited, or drop siding
- Narrow Gage Roman Brick commonly used with selective recessing of only the horizontal motor joints
- Roof materials commonly composed of flat concrete tile or architectural grade composition shingles

Building Details and Ornamentation

- Repetitive corbels under roof eaves
- Geometric patterns of small-pane window glazing associated with ribbon windows and upper sashes of windows
- Decorative pedestal urns sometimes announce entrance into the dwelling

Roof Form

Horizontal-oriented low-pitched hipped roof forms with wide eave overhangs.

Roof Material

Roof commonly composed of flat concrete tile or architectural grade composition shingles.

Roof Dormer

Hip dormer punctuates the roof, adding visual interest to the roofscape.

Windows

Windows with divided lites in upper sash only reinforce the Prairie image.

Roof Eaves

Roof eaves enclosed by substantial soffit and fascia board.

Building Mass

Two-story hipped roof building form, with one-story covered porch roof volume.

Balustrade

Ornamental balustrade composed of milled wood balusters reinforces the Prairie four-square image.

Building Base

Brick masonry base functions as a pedestal firmly anchoring the home to the ground plane.

Covered Porch

Covered porch functions as a transitional element between the public and the private realms, providing a forum for outdoor entertaining, socializing, and leisure.

Columns

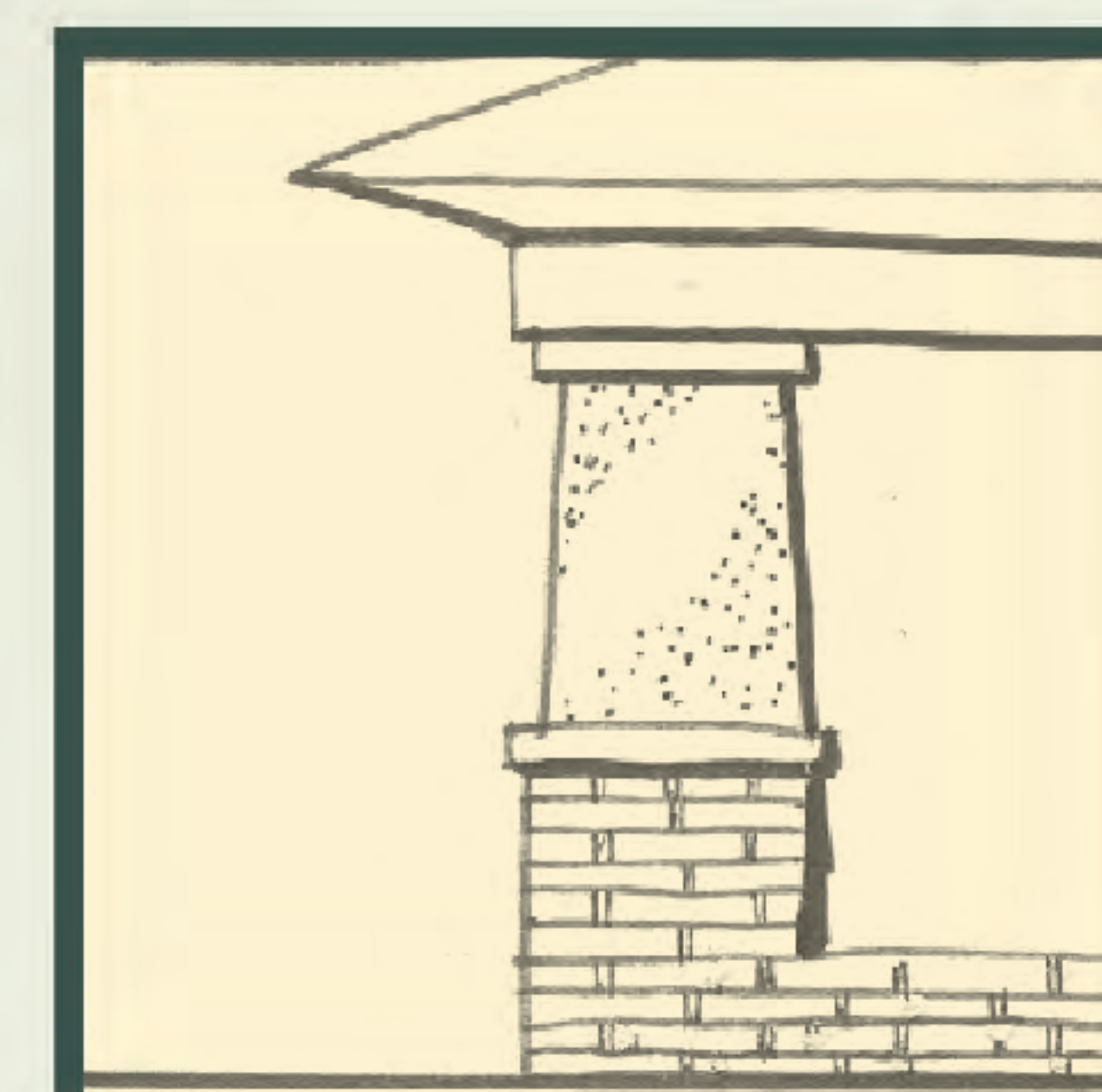
Ornamental wood box columns with distinct base, shaft, and capitol. Supports the widely sweeping covered porch.

Building Materials

Drop siding with recessed reveals projects a horizontal Prairie image.



Decorative corbels



Covered porch supported by substantial masonry pier



Hipped dormer



Hipped porch roof



Ornate window with decorative wood trim.