

35.
⑭ 2 NOLIC

2015042732 ORDINANCE \$35.00
08/13/2015 02:31:51P 14 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 32-06-15

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ORDINANCE NO. #02-01-14 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross-Reference No: 2014009596

An Ordinance to amend the Unified Development Ordinance and Ordinance No. 02-01-14 (Establishment of Noble East Planned Development) for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 000543-2015 as required by law concerning the text amendments to the Unified Development Ordinance and Ordinance No. 02-01-14 Noble East Planned Development Ordinance and has sent a favorable recommendation to the Council with a vote of 10 ayes and 0 nays at their June 15, 2015 meeting, and

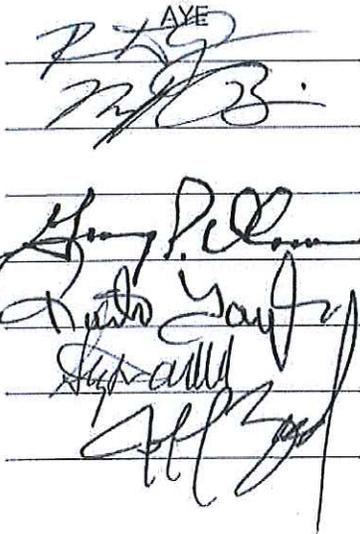
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, and Ordinance No. 02-01-14 Establishment of the Noble East Planned Development are hereby amended as follows:

SECTION 1 That said amendments regarding the establishment of Architectural Review Regulations, specific to the Blue Ridge Creek acreage as per attached Exhibit "A" "Noble East Architectural Standards for Blue Ridge Creek Acreage" are hereby incorporated as a part of Ordinance No. 02-01-14 for 'Pulte Homes', Indianapolis Division.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 3. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 14th day of July, 2015.

COMMON COUNCIL

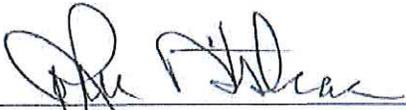
AYE


NAY

Brian Ayer _____
Mark Boice _____
Roy Johnson _____
Gregory P. O'Connor _____
Rick Taylor _____
Stephen C. Wood _____
Jeff Zeckel _____

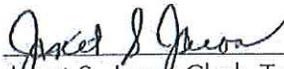
Intentionally Left Blank

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,
this 14th day of July, 2015.



John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:



Janet S. Jaros, Clerk-Treasurer



I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

NOBLE EAST ARCHITECTURAL STANDARDS

Specific to the Blue Ridge Creek acreage for
Pulte Homes of Indiana, LLC

Minimum Square Footage	Single-Family Homes	2,200-SF
	Two-Story Homes	2,400-SF
Ridgelines	<p>All homes shall have a minimum of three (3) ridgelines, unless fewer are consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.</p> <p>Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof. Covered and enclosed porches shall count as a ridgeline.</p>	
Pitch	<p>Minimum: 6:12</p> <p>Ancillary roofs such as porches, bays, or walkways may have a lower pitched ratio than the minimum set forth above.</p>	
Overhangs	<p>Minimum twelve (12) inches on all facades. Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.</p>	
Corner Breaks	<p>Each home shall have a minimum of three (3) corner breaks on the front façade. Each projection of a corner break shall be a minimum of four (4) feet in depth from the architectural plane to which it is attached. The exterior corners of a covered porch, and the outermost corners of the home, shall count toward this requirement.</p>	
Equipment Vents	<p>Equipment vents shall not be located on the front façade of the home. Vents may be located on the side and rear facades.</p>	
Foundations	<p>Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building codes or siding manufacturer's specifications, whichever is greater.</p>	

¹Historical architectural styles are styles such as Northern Craftsman, Euro County, Craftsman, Cottage, Classical, Heartland, Prairie, Low Country, or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. See Supplement to ARB Standards for additional clarification on historical architectural styles.

Windows

A single-story home's front and rear facades shall each require a minimum of three (3) windows and each side elevation shall require a minimum of two (2) windows.

A two-story home's front and rear facades shall each require a minimum of six (6) windows and each side elevation shall require a minimum of two (2) windows.

The minimum window size is eight (8) square feet. A window having a minimum area of sixteen (16) square feet shall count as two windows.

Porches

Minimum six (6) feet in depth; however if the porch is less than six feet in depth then the area of the porch must be a minimum of thirty (30) square feet.

Garage Door Percentage

Except in the case of a single-story home containing a 3-car garage, the area of the garage door(s) on a single-story home with front facing garage doors shall be a maximum of 33% of the total area of the front elevation including the garage door(s) as part of the total area of the front elevation.

Except in the case of a two-story home containing a 3-car garage, the area of the garage door(s) on a two-story home with front facing garage doors shall be a maximum of 20% of the total area of the front elevation including the garage door(s) as part of the total area of the front elevation.

Front Load Garages

Garages with front facing garage doors must be on a separate plane from the main body of the home. Front facing garage doors must be projected or recessed from the main house plane a minimum of two (2) feet. A projection or recessed area of less than two feet will be allowed if the front face of the garage has a minimum of a six (6) foot offset from the forward most projection of the front façade of main body of the home.

Materials

No vinyl or aluminum siding shall be permitted. Each residence shall use all natural materials. Brick, wood, limestone, and natural stone shall be classified as natural materials. Composite wood materials (LP siding, EIFS, cultured stone, concrete fiber board such as Hardi-plank or similar materials) or resin based products (Fypon) are manmade materials intended to simulate the appearance of a natural material, and these are acceptable replacements for natural materials and are approved to satisfy the natural materials requirement of these standards.

Front Façade Exterior Cladding

Brick, wood, limestone, natural stone, or Hardi-Plank siding is required on the front façade of each home. For front facades that are designed to be consistent with a historical architectural style, a minimum of three (3) architectural characteristics must be represented. A list of different characteristics for various architectural styles has been submitted with these ARB

standards. For a home with a front facade that is not consistent with a historical architectural style; brick, limestone, or natural stone shall be required on forty (40) percent of the front façade of the home, not including windows, doors, or garage doors.

Landscaping

Front Yard Two (2) 2.5-inch Deciduous trees and ten (10) shrubs of a minimum of 24-inches in width or height.

Side Yard In the side yard adjacent to the house side of the home, one (1) 1.5-inch Ornamental tree and eight (8) shrubs of a minimum of 24-inches in width or height will be planted off of this front corner and wrapping down the sidewall a minimum of six (6) feet.

Lawns (see supplemental schematic diagrams attached)

1. Each home shall utilize sod in the front yard up to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
2. Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards shall be seeded with straw at a minimum and no irrigation is required.
3. Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards shall be seeded with straw at minimum and no irrigation shall be required.

Anti-Monotony

No home on either side of the subject home or directly across the street with have the same color package. No home on either side of the subject home or the home directly across the street, including the homes on either side of the home directly across the street, will have the same elevation.

Elevation Pattern Book

Craftsman

Craftsman architectural style evolved from the Arts and Crafts movement of the later part of the 19th century. The resulting style, most commonly a Craftsman Bungalow style, is characterized by: low-pitched/gabled roofs, broad overhangs with exposed rafter tails at the eaves, extensive incised porches beneath the main roofs, board & batten or clapboard siding, and tapered or square columns supporting the porch overhang.

Design Characteristics:

- Substantial porches
- Low, simple roof elements
- Use of Siding

Roof Design:

- 4:12- 5:12 pitch
- Gables (hips by area)
- Shingle, and flat tile

Railings:

- Open Picket, spaced boards

Veneer:

- Stucco or siding (primary)
- Board & batten, lap siding, stone (accent)

Window Treatments:

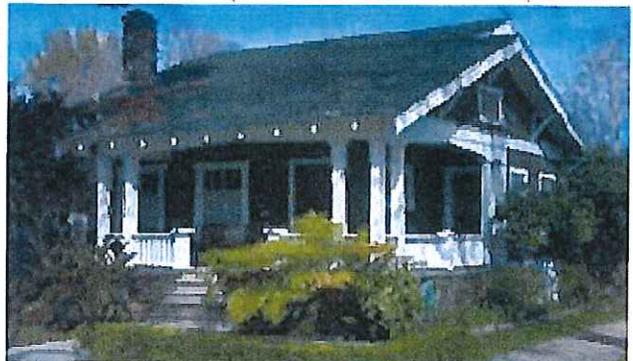
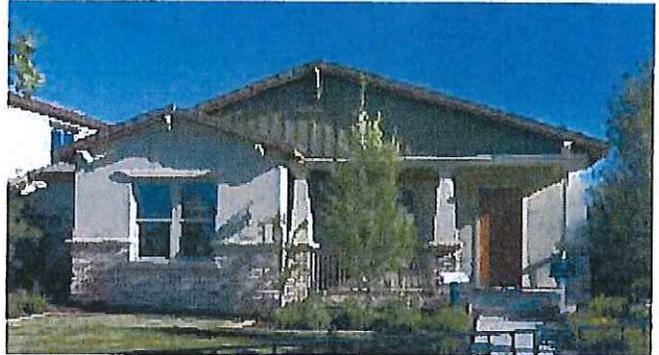
- 6" top treatments with angle cuts
- 3-4" side treatments
- 3-4" sill trim, extend beyond sides
- Vertical Only at top half of window, 3 over 1

Columns & Bases:

- Tapered Square on base
- Double post on pedestal base

Accents:

- Accent bands
- Louvers and vents
- Brackets, braces, and corbels
- Faux trim accent details
- Plant ledge details



CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - BIRTH RELATIONSHIP. ARTS & CRAFTS PRINCIPLES BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD

Annotations:

- Exterior materials are based on texture, horizontal layering, stone, brick, stone, or stucco are all common they frequently occur in combination (homogeneous areas determines what materials are used mostly). Exterior changes they are always brick or stone
- Front spreading eaves supported by projecting beams and brackets
- Closed soffit
- Rails and sufficient beam functions as a transitional element between the facade and roof eave
- Exterior trim should have the appearance of being handcrafted
- Decorative grange doors reflect the architectural style of the home
- Stone or brick veneer anchors the home to the ground plane
- Front door architectural style should give the illusion of handcraftsmanship
- Wide front stoop developed as part of the architecture
- Covered porch provides a semi-private transitional space between the interior and out-of-doors
- Decorative (shiny) beams or braces under gables give the illustration of handcraftsmanship
- Extended ead / or elaborated roller eads which emphasized handcraftsmanship instead mass reproduction
- Windows with single / double- hung eaves, typically with three panes per ead (top) with one large glass pane (bottom) (windows usually paired together)
- Open rather than to give the illusion of handcraftsmanship
- Decorative lintel reflects the architectural style of the home
- Porches frequently extend to ground level (without a break at level of porch floor)
- Maximum-pitched gable (5/12 pitch) occasionally hipped with wide eave overhang
- Low-pitched gable (5/12 pitch) occasionally hipped with wide eave overhang (shingle or flat tile)

STYLE ELEMENTS

- Window Treatment: Flat glass above
- Corner Corridor: Hip roof with stone and stone veneer without
- Gable Elements: Louver
- Two-piece triangle Louver
- Front Entry: Slanted pier (over)
- Bay / Box Window: Shingle roof
- Box bay cantilever (no foundation)
- Front Entry: Slanted pier (over)
- Example of gable element
- Example of gable element
- Example of gable element
- Traditional ead
- Gable trim which is the appearance of being handcrafted with windows below

ADDITIONAL STYLE ELEMENTS

- Examples of other elements with windows below

CRAFTSMAN STYLE RESIDENTIAL CONCEPT ELEVATION TIER 2

CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIAL AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - BIRTH RELATIONSHIP. ARTS & CRAFTS PRINCIPLES BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD

Annotations:

- Medium-pitched gable (7/12 pitch) occasionally topped with wide eave overhang
- Decorative (false) beams or braces under gables give the illustration of handcraftsmanship
- Extended and / or elaborated rafters ends which emphasize handcraftsmanship instead mass reproduction
- Windows with single / double hung pattern typically with three panes per unit (top) with one large glass pane (bottom) (windows usually painted together)
- Massive pilaster - stone or brick veneer
- Open under eave to give the illusion of handcraftsmanship
- Pedestals frequently extend to ground level (without a break at level of porch floor)
- Covered porch provides a semi-private transitional space between the interior and out-of-door
- Wide front stoop developed as part of the architecture
- Front door architectural style should give the illusion of handcraftsmanship
- Low-pitched gable (5/12 pitch) occasionally topped with wide eave overhang (Shingle or flat tile)
- Decorative (false) beams or braces under gables give the illustration of handcraftsmanship
- Closed roof
- Rafter and rafters form board functions as a transitional element between the inside and roof eave
- Exterior trim should have the appearance of being handcrafted
- Decorative garage doors reflect the architectural style of the house
- Stone fill top functions as a transitional element between the stone windows and sitting / terrace
- Stone or brick veneer makes the home to the ground plane
- Exterior materials are based and heavy, horizontal hatching, shingles, brick, stone, or stone are all common; they frequently occur in combination. (emphasizes areas determines what materials are used usually). Exterior changes they are always brick or stone

STYLE ELEMENTS

- Window Treatment: Exact glass above
- Corner Condition: Hip roof with stone veneer
- Gable Elements: Round-cut bird box (appearance of being handcrafted)
- Front Entry: Stepped pier (full)
- Bay / Box Window: Shingle roof
- Box bay with decoration below

ADDITIONAL STYLE ELEMENTS

- Front Gable: Example of gable element
- Gable trim which is the appearance of being handcrafted with windows below
- Shingle roof
- Examples of other elements with windows below

CRAFTSMAN STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 3

Elevation Pattern Book

Northern Craftsman

Northern Craftsman architectural style is an adaptation of Craftsman architecture with modifications to exterior veneers and roof pitches.

Design Characteristics:

- Steep pitched roofs

Roof Design:

- 6:12 main roofs
- 8:12-10:12 accent roofs
- Gables
- Shingle, Flat tile
- Metal accent roofs

Railings:

- Open Picket, spaced boards

Veneer:

- Brick or siding
- Board & batten, lap siding, stone, brick or shake (accent)

Window Treatments:

- 6" top treatments with angle cuts
- 3-4" side treatments
- 3-4" sill trim, extend beyond sides
- Vertical Only at top half of window, 3 over 1

Columns & Bases:

- Tapered Square on base
- Double post on pedestal base

Accents:

- Accent bands and corner boards
- Louvers and vents
- Brackets, braces, and corbels
- Faux trim accent details
- Plant ledge details



CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL LINING, FUNCTIONAL AESTHETICS, NATURAL-LOCAL MATERIALS AND A GREATER DISCREPANCY OF CRAFTSMANSHIP ALSO REINFORCES THIS HOME - EARTH RELATIONSHIP. ARTS & CRAFTS PRINCIPLES BELIEVED TO BE MISSING FROM THE MORE ORNATE OF TRADITIONAL STYLE OF THE PERIOD

Annotations:

- Exterior materials are abundant, simple, local, stone, or stucco are all common; they frequently occur in combination (demographic uses determine what materials are used usually). Exterior chimneys they are always brick or stone.
- Decorative gables are supported by projecting beams and brackets.
- Roof rafters are usually closed.
- Rails and rafters form board functions as a transitional element between the facade and roof eave.
- Exterior trim should have the appearance of being handcrafted.
- Decorative garage doors reflect the architectural style of the home.
- Back window functions as a transitional element between the brick window and shutters / siding.
- Stone or brick water catches for the lower to the ground plane.
- Medium pitched gable (8/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile).
- Decorative (false) beams or braces under gables give the illustration of handcraftsmanship.
- Extended raft / or elaborated rafter ends which emphasize handcraftsmanship instead mass reproduction.
- Windows with double-hung sashes, typically with three panes per sash (top) with one large glass pane (bottom) (windows usually paired together).
- Closed rafters are usually use for demographical reasons.
- Porches frequently extend to ground level (without a break at level of porch floor).
- Covered porch provides a semi-private transitional space between the interior and out-of-doors.
- Wide front stoop developed as part of the architecture.
- Front door architectural style should give the illusion of handcraftsmanship.
- Medium pitched gable (8/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile).
- Front door architectural style should give the illusion of handcraftsmanship.
- Wide front stoop developed as part of the architecture.

STYLE ELEMENTS

- Window Treatment: Carthage palladium window wrapped with trim
- Gable Elements: Gabled roof
- Front Entry: Slatted pier (over)
- Bay / Box Window: Single roof
- Decorative Elements: Boxed-out lintel box (appearance of being handcrafted)
- Corner Condition: Corner condition with decorative bracket
- Staircase: Slatted pier (over)
- Bay / Box Window: Box bay cantilevered (no foundation)
- Front Entry: Slatted pier (over)
- Bay / Box Window: Single roof
- Decorative Elements: Boxed-out lintel box (appearance of being handcrafted)
- Corner Condition: Corner condition with decorative bracket

ADDITIONAL STYLE ELEMENTS

- Traditional capital
- Gable trim which as the appearance of being handcrafted, with windows below
- Another example of gable element
- Examples of other elements with windows below

NORTHERN CRAFTSMAN STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 2

CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL-LOCAL MATERIALS AND A GREATER DISCRETE OF CRAFTSMANSHIP ALSO REINFORCE THIS HERM - BATH RELATIONSHIP. ARTS & CRAFTS PROPORTIONS BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD

Exterior materials are choppy, simple, brick, stone, or stucco are all common; they frequently occur in combination (transitions areas determine what materials are used usually). Exterior chimneys they are always brick or stone

Decorative (false) beams or braces under gables give the illustration of handicraftsmanship

Roof eaves are usually eaved

Pedestal and rafters form horizontal functions as a transitional element between the facade and roof eave

Excuse trim should have the appearance of being handcrafted

Decorative garage doors reflect the architectural style of the house

Some all cap functions as a transitional element between the first window and siding / stone

Stone or brick veneer anchors the home to the ground plane

Roof pitched gable (10/12 pitch) occasionally lapped with wide eave overhang

Medium pitched gable (8/12 pitch) occasionally lapped with wide eave overhang (shingles or flat tile)

Decorative (false) beams or braces under gables give the illustration of handicraftsmanship

Extended ead / or elaborated eave ends which emphasized handicraftsmanship instead mass reproduction

Windows with double-hung sashes, typically with three panes per each (top) with one large glass pane (bottom) (windows usually paired together)

Closed soffits are usually use for demographical reasons

Decorative handrail reflects the architectural style of the house

Pedestals frequently extend to ground level (without a break at level of porch floor)

Overhead porch provides a semi-private transitional space between the interior and out-of-door

With front stoop developed as part of the architecture

Front door architectural style outside give the illusion of handicraftsmanship

Single roof

Cable trim which as the appearance of being handcrafted with windows below

Another example of gable element

Bay / Box Window Single roof

Front Entry Shaped pier

Shaped eave

Enlarged eaves with decorative brackets (found and pattern alike)

Carthman pull-down window wrapped with trim

Corner section with decorative brackets

STYLE ELEMENTS

Window Treatment

Center Condition

Additional Style Elements

Fixed Glass

Bay / Box Window

Front Entry

Single roof

Shaped pier

Enlarged eaves with decorative brackets (found and pattern alike)

Carthman pull-down window wrapped with trim

Corner section with decorative brackets

STYLE ELEMENTS

Window Treatment

Center Condition

Additional Style Elements

Fixed Glass

Bay / Box Window

Front Entry

Single roof

Shaped pier

Enlarged eaves with decorative brackets (found and pattern alike)

Carthman pull-down window wrapped with trim

Corner section with decorative brackets

NORTHERN CRAFTSMAN STYLE TIER 3
RESIDENTIAL CONCEPT ELEVATION

Elevation Pattern Book

Euro Country

The European Country house as a style of building rose up in the 18th century, during the peace and prosperity of the Tudor age. Homes were built on country estates where there was plenty of space for extensive homes and gardens. Design characteristics include steep-pitched roofs

Design Characteristics:

- Steep-pitch roof
- High level of accent material

Roof Design:

- 6:12-8:12 pitch
- Hip, gable, clipped gable
- Shingle and flat tile
- Metal accents per plan

Railings:

- Open Picket, Wrought Iron

Veneer:

- Stucco, siding, brick
- Siding, brick, or stone accents

Window Treatments:

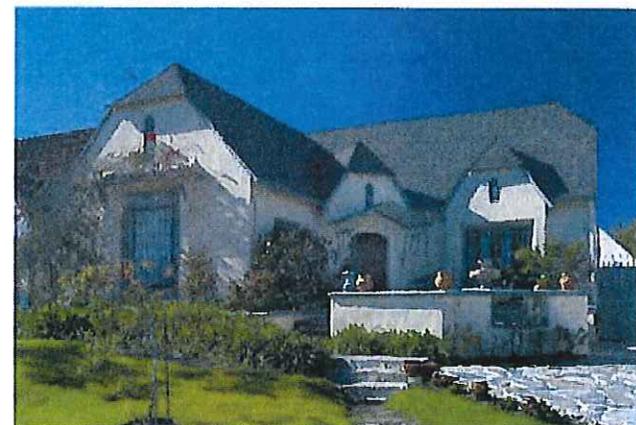
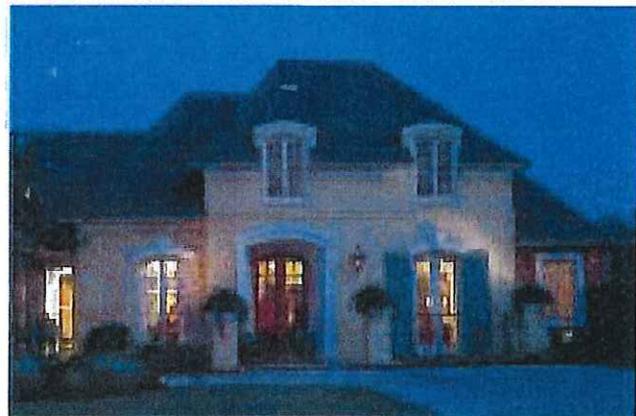
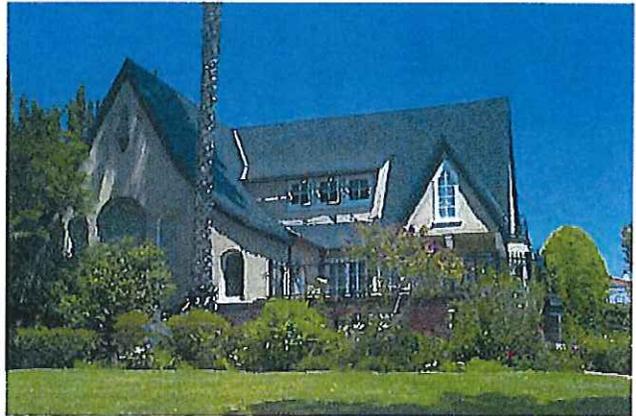
- 6" top treatment, straight cut
- 3-4" side and sill trim
- Eyebrows/2x2/3x3 front windows
- Board & batten or wing shutters
- Full square window grids 6 over 6

Columns & Bases:

- Minimum 8" post with curved brackets

Accents:

- Louvers & vents
- Bracket, braces, and corbels
- Faux trim accents & plan ledges
- Detailed focal elements



THE EUROPEAN COUNTRY HOUSE AS A STYLE OF BUILDING ROSE UP IN THE 18TH CENTURY, DURING THE PEACE AND PROSPERITY OF THE TUDOR AGE. HOMES WERE BUILT ON COUNTRY ESTATES WHERE THERE WAS PLENTY OF SPACE FOR EXTENSIVE BOWS AND GARDENS. DESIGN CHARACTERISTICS INCLUDE STEEP-PITCHED ROOFS.

Labels for the main elevation:

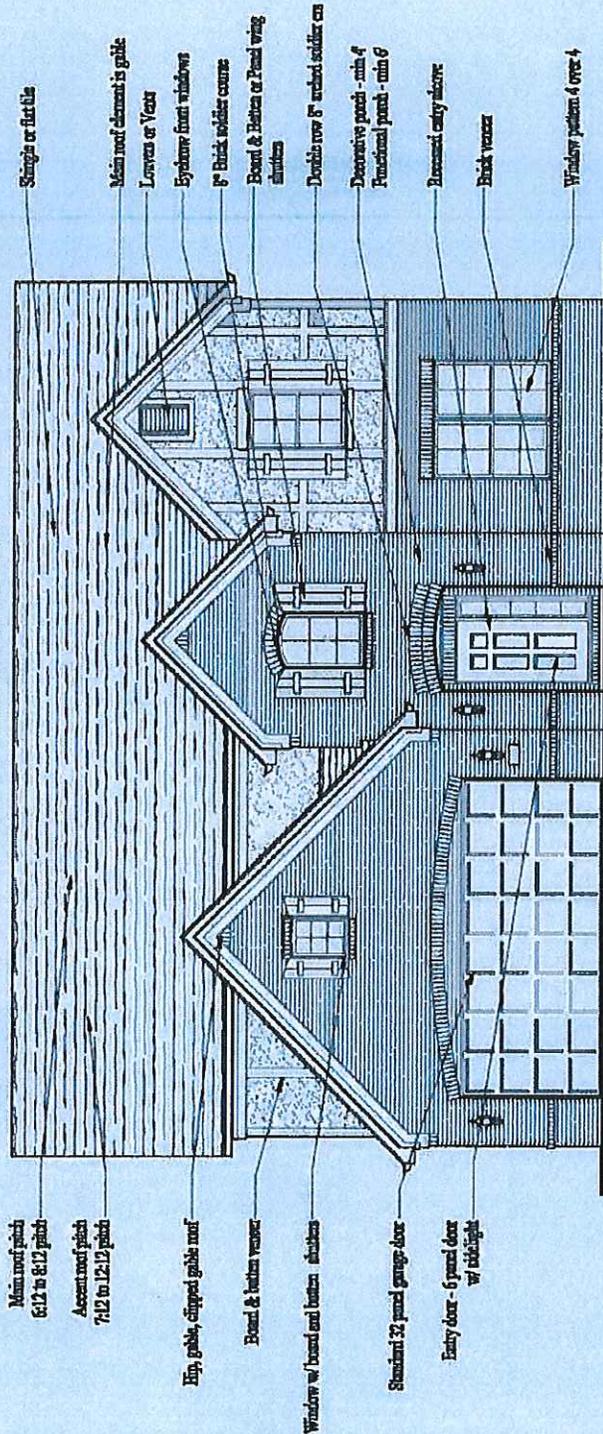
- Main roof pitch 6:12 to 8:12 pitch
- Accent roof pitch 7:12 to 12:12 pitch
- Main roof closed (flat or sloped) Alt. Exposed
- 12" eave & 12" rals
- Suoco vanner
- Standard 22 panel garage door
- Standard 6 panel w/ mullight
- Stings or flat tile
- Shed gable, hip and low top dormers are commonly used
- Main roof element is leaped
- Window pattern 4 over 4
- Peas trim accent band
- Decorative porch - min 4
- Functional porch - min 6
- Suoco w/ stone base vanner
- Recessed entry above

Labels for the detail panels:

- Corner Condition
- Chord soff. with finished 6" trim
- Window Treatment
- Window wiped w/ 6" trim
- Style Elements: Gable Elements
- Extended roof dormer
- Front Entry
- 2 entry entry w/ stone surround and landing
- Bay / Box Window
- Shed roof w/ brackets
- Arched log dormer
- Iron Accent
- Additional Style Elements: Board & batten or w/ig shutters

EURO COUNTRY STYLE TIER 1 RESIDENTIAL CONCEPT ELEVATION

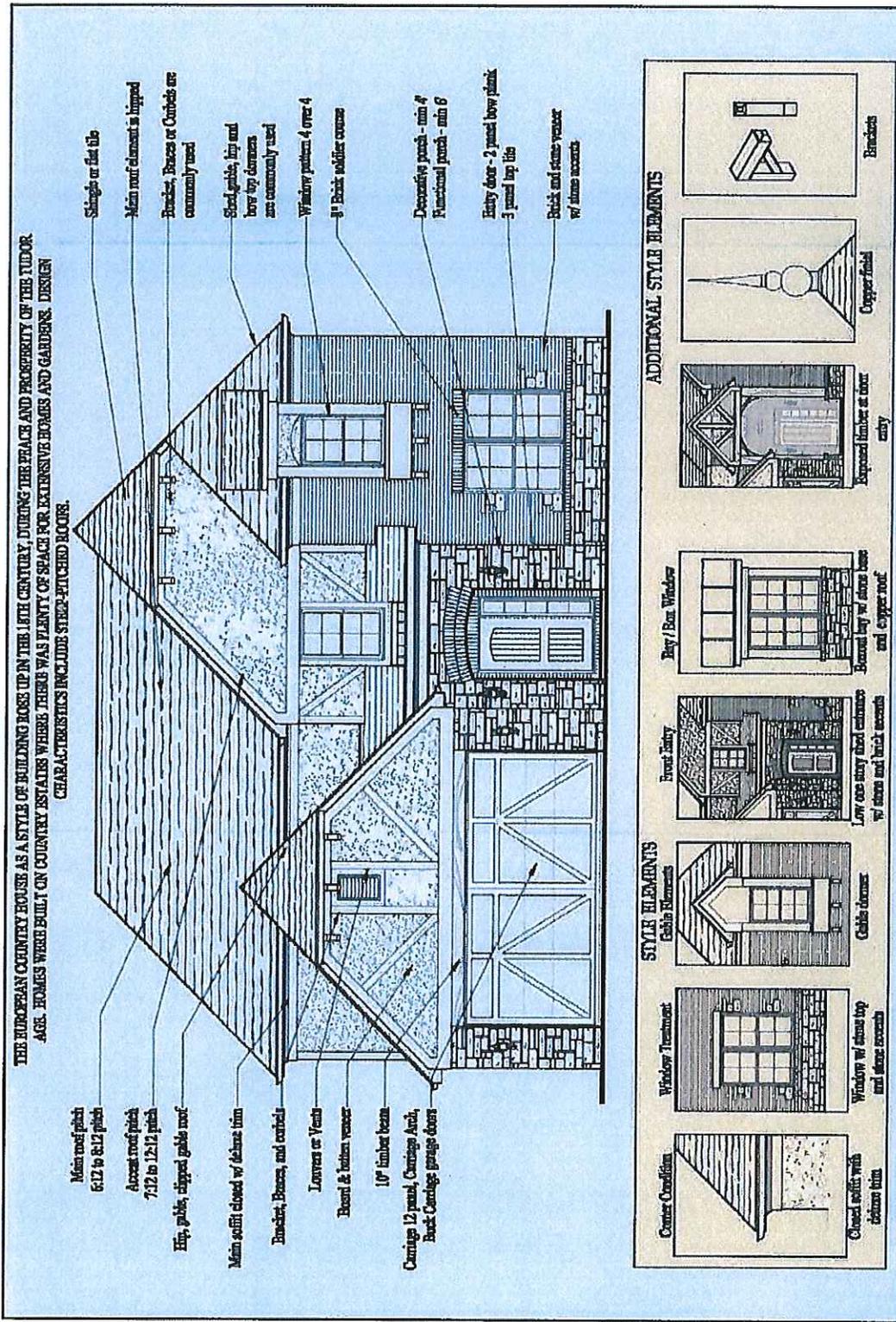
THE EUROPEAN COUNTRY HOUSE AS A STYLE OF BUILDING ROSE UP IN THE 18TH CENTURY, DURING THE PEACE AND PROSPERITY OF THE TUDOR AGE. HOMES WERE BUILT ON COUNTRY ESTATES WHERE THERE WAS PLENTY OF SPACE FOR EXTENSIVE HOMES AND GARDENS. DESKRY CHARACTERTISTICS INCLUDE STEEP-PITCHED ROOFS.



STYLE ELEMENTS		ADDITIONAL STYLE ELEMENTS	
Corner Conditions		Bay / Bay Window	
Window Treatment		Front Entry	
Gable Elements		Roost Bay	
Brick veneer w/ panel shutters		Iron railing	
Cloned masonry with stepped trim finish		Hip chimney	
Brick soldier w/ panel shutters		Exposed timber at door entry	

EURO COUNTRY STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 2



STYLE ELEMENTS

- Corner Cornicium**
- Window Treatment**
- Gable Element**
- Front Entry**
- Bay / Box Window**
- Additional Style Elements**
 - Brackets
 - Copperfield
 - Exposed timber at door entry
 - Roofed bay w/ stone base and copper roof
 - Low one story third entrance w/ stone and brick accents
 - Window w/ stone top and stone accents
 - Clad soffit with decorative trim

EURO COUNTRY STYLE

TIER 3

RESIDENTIAL CONCEPT ELEVATION

Elevation Pattern Book

Cottage

Cottage style (English or French cottage) homes have many of the same details of Tudor style homes, but are commonly built to a much smaller scale. Characteristics include steep-pitched roofs, use of dormers, and stone or brick accents on an otherwise stucco veneer. Homes often have a higher level of detail than other architecture styles might include.

Design Characteristics:

- Steep-pitch roof
- Use of Dormers

Roof Design:

- 6:12 main roof pitch
- 7:12-12:12 accents
- Gables and hips
- Shingles and flat tile
- Metal accent roofs

Railings:

- Open Picket, spaced boards

Veneer:

- Stucco, siding, or brick
- Board & batten, lap siding, stone, or brick accents

Window Treatments:

- 6" top treatment, straight cut
- 3-4" side and sill trim
- Board & batten or wing shutters
- Full square window grids 6 over 1

Columns & Bases:

- 8" post with curved brackets

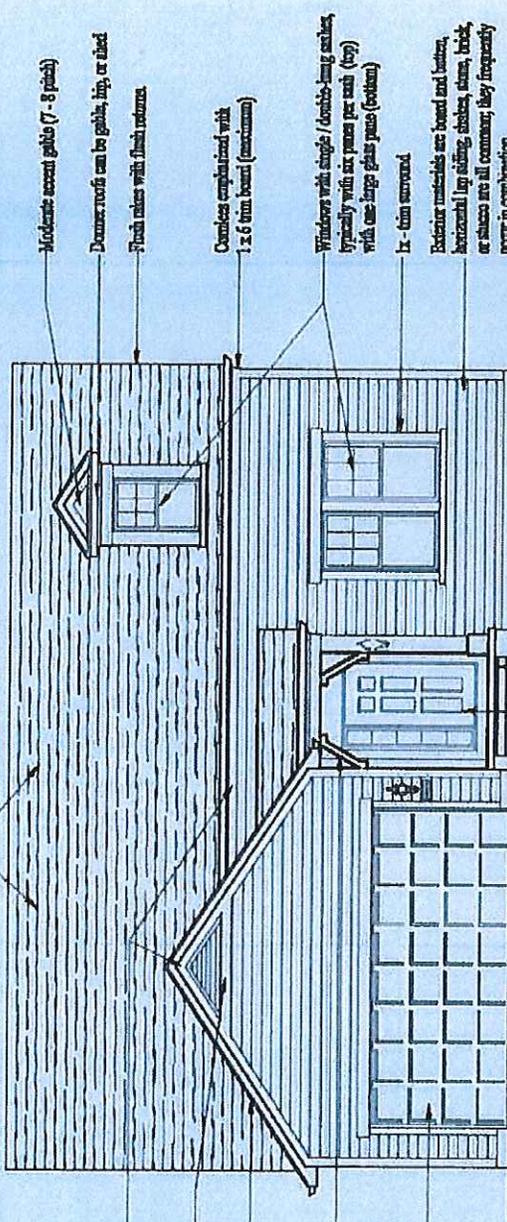
Accents:

- Accent bands
- Louvers and vents
- Bracket, braces, and corbels
- Plant ledge details



COTTAGE STYLE (ENGLISH OR RENAISSANCE) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STEEPED ROOFS, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VENEER. HOMES OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURAL STYLES MIGHT INCLUDE.

Exterior materials (board and batten, horizontal siding, stone, brick, or stucco) are all common; they frequently occur in combinations (demographic area determines what materials are used usually).



Ratio and eave trim board functions transitional element between the inside and roof eave

Lowers gable elements wrapped with 1x - trim or stucco

Accent raises steps should be understated (7 - 8 pitch)

Brackets are often used as a focal element

Decorative groups doors reflect the architectural style of the home

Medium-pitched gable (6/12 pitch) gable and hip with some clipped gable applications (Shingle, flat tile and metal accents)

Moderate accent gable (7 - 8 pitch)

Dormer roofs can be gable, hip, or shed
Flash raises with finish returns

Complexes emphasized with 1 x 6 trim board (maximum)

Windows with single / double-hung casings, typically with six panes per unit (top) with one large glass pane (bottom)

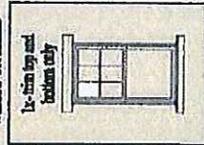
1x - trim surround

Exterior materials are board and batten, horizontal lap siding, shingles, stone, brick, or stucco are all common; they frequently occur in combination

Decorative front doors reflect the architectural style of the home
Front facade porches are generally cheer small or are entirely absent
English / French cottages asymmetrical in plan. Also these styles can be found mixed with Tudor, Shingle, Queen Anne Revival, Stick and Renaissance styles.

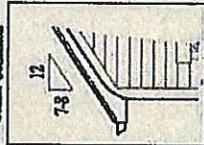
STYLE ELEMENTS

Window Treatment



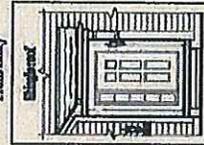
Typical window trim

Corner Condition



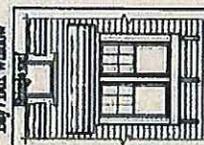
Flared Box sash gable

Front Entry



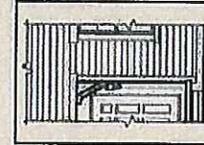
Shed roof over entry with brackets

Bay / Box Window

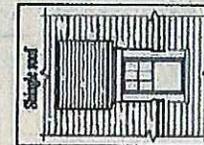


Bay bay surrounded with brackets (window seat)

Porch Finish with Front Brackets

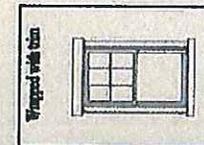


Shed Dormer roof



Examples of window treatments

Wrapped with trim



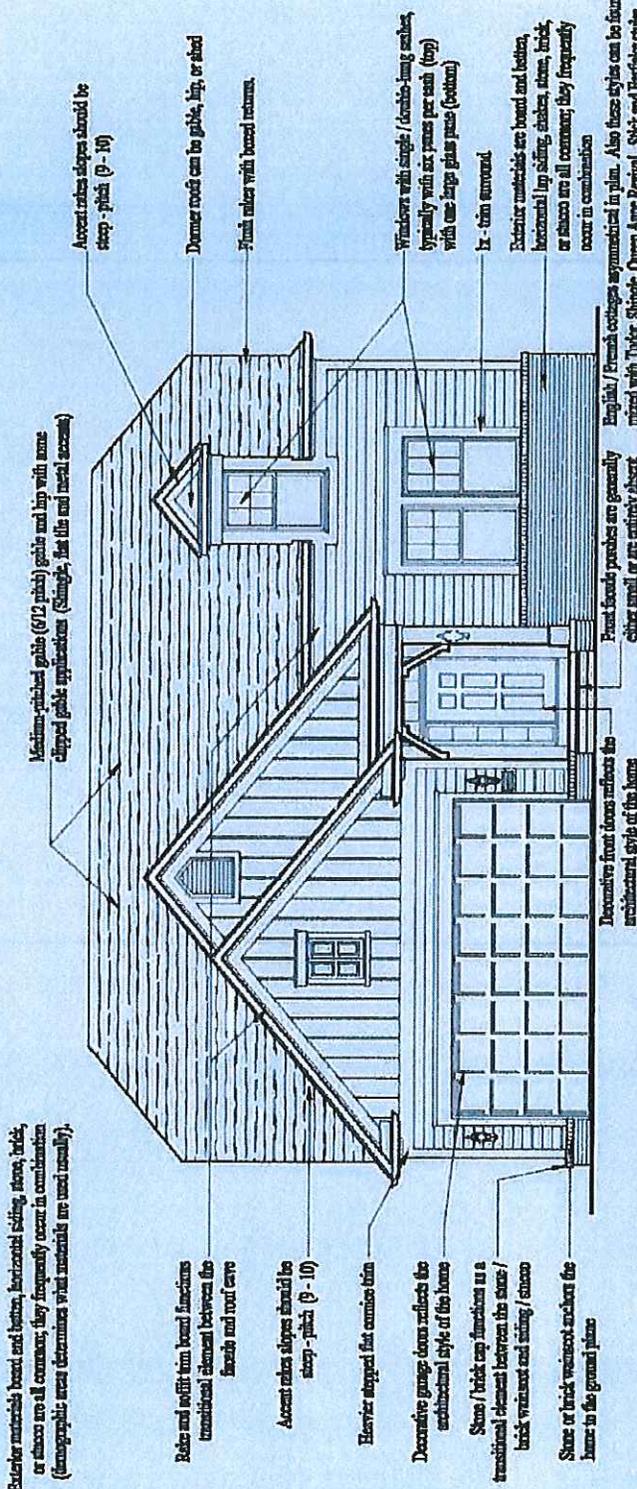
ADDITIONAL STYLE ELEMENTS

COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 1

COTTAGE STYLE (ENGLISH OR BRANCH) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STRIPPED ROOF, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VENEER. FORMS OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURAL STYLES MIGHT INCLUDE.



STYLE ELEMENTS

Chimney Condition 12 9-10	Window Treatment Tussock capital	Front Entry	Bay / Box Window	Additional Style Elements
Open side gable with stopped tin.	Examples of other elements with windows below	Open gable above porch with brackets	Butt bay unshowered (no foundation)	2-4" deep porch from front facade
	Gable Elements			Hip dormer roof with stepped tin cornice
	Example of panel eave with 1x-tin			Panel shutters
				Examples of window treatments

COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 2

Elevation Pattern Book

Classical

Classical style architecture incorporates Colonial, Georgian, and Farmhouse influences. Homes are commonly two stories and are very symmetrical in terms of massing, window/door, and detail placement. Porches with wood railings, columns, and horizontal siding are common to classical architecture homes.

Design Characteristics:

- Porches
- Simple gable roof forms
- Siding & brick wrapping house

Roof Design:

- 6:12-8:12 pitch roofs
- Gables, and hips
- Shingle, and flat tile
- Metal accents

Railings:

- Open picket

Veneer:

- Stucco, siding, or brick
- Stucco, siding, or brick accents

Window Treatments:

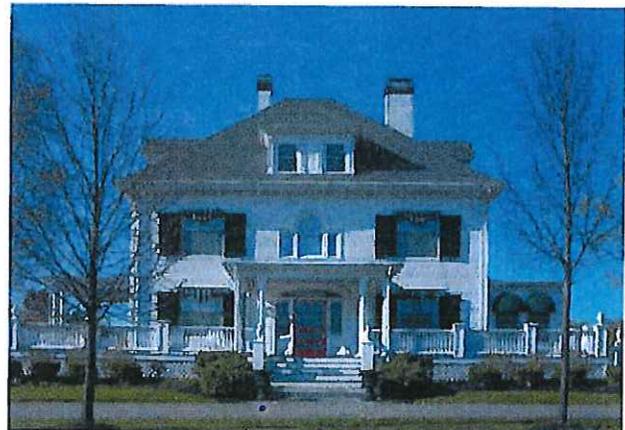
- Trim used on all windows-stepped or
- 6" to 10" cross head top pediment trim
- Shutters used Louvered or Panel
- Full square window grids-6 over 6

Columns & Bases:

- No bases, round or square build-up

Accents:

- Basic square louvers and vents
- Corner boards
- Dental, crown, frieze details
- Dormers



STABLE SQUARE OR RECTANGLE SHAPE, WELL BALANCED, SYMMETRICAL EXTERIOR AND AN ORNATELY DECORATED ENTRANCE WERE THE PRINCIPAL FEATURES.

Annotations:

- Moderately pitched main body gables (6-8) occasionally hipped
- Flank pilars with finish returns
- Cornices emphasized with 1 x 6 trim board (maximum)
- Classical Style windows are aligned horizontally and vertically in symmetrical rows
- Windows with rings / double-hung casings, typically with six or twelve small panes per sash; windows very rarely grouped together
- 1x- trim surround
- Carved ornate entry was usually the only decoration (except for the cornice) at the exterior. Porch front with four bases of balustrade
- Classical Style garage and front doors are normally paneled
- Classical Style roof materials are simple, flat tile
- Classical Style roof forms are side-gabled (or illustrated), hipped and center gable.
- Flank pilars with finish returns.
- Cornices emphasized with 1 x 6 trim board (maximum)
- Accent rafter slopes should be indicated (7-8 pitch)
- Lowness gable elements wrapped with 1x- trim or cornice
- Exterior materials are siding, brick and stone

STYLE ELEMENTS

- Window Treatment:** Typical windows wrapped with 1x- trim
- Corner Cornition:** Pilasters or 1x- trim boards at corners
- Gable Elements:** Examples of gable elements with 1x- trim surround
- Front Entry:** Pediments around front door; transoms above door
- Bay / Box Window:** 60 or 45 degree cantilevered window post
- Decorative pendant under or above:** Examples of other elements with windows below
- Classical entrance with crown trim above door**
- Windows Pediments:** Examples of other elements with windows below

ADDITIONAL STYLE ELEMENTS

- Decorative pendant under or above:** Examples of other elements with windows below
- Classical entrance with crown trim above door**
- Windows Pediments:** Examples of other elements with windows below

CLASSICAL STYLE TIER 1 RESIDENTIAL CONCEPT ELEVATION

SIMPLE SQUARE OR RECTANGULAR SHAPE, WELL BALANCED, SYMMETRICAL EXTERIOR AND AN ORNATELY DECORATED ENTRANCE WERE THE PRINCIPAL FEATURES.

Annotations:

- Moderately pitched main body gables (6-8) occasionally topped
- Flash robes with Queen Ann returns
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Classical Style windows are aligned horizontally and vertically in symmetrical rows
- Windows with ringle / double-hung sashes, typically with nine or twelve small panes per sash; windows very neatly grouped together
- Classical shutters are usually panel or louver
- Classical Style roof materials are shingles, flat tile and some metal accents roofs
- Flash robes with Queen Ann returns
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Accent robes slopes should be moderate (8-9 pitch)
- Louvers gable elements wrapped with 1x - trim or stone
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Entrances outside are using brick and stone
- Classical Style panel garage door
- Brick sill cap functions as a transitional element between the brick window and ceiling / stone upper facade
- Classical Style garage and front doors are normally paneled
- Carved ornate entry was usually the only decoration (except for the cornice) on the exterior. Carved porch - 5'-0" deep (minimum)

STYLE ELEMENTS

- Window Treatment:** Shows how a window with a pediment is treated with a decorative lintel.
- Classical Elements:** Shows various window shapes like round, square, and oval with different treatments.
- Front Entry:** Shows different styles of front door treatments.
- Bay / Box Window:** Shows a window with a decorative pediment and a decorative lintel.
- Rectangular windows with door below:** Shows a window with a door below it, featuring a decorative lintel.
- Examples of gable elements with brick surround:** Shows gable windows with brick surrounds.
- Open robe gable with stepped trim:** Shows a gable window with a stepped trim.

ADDITIONAL STYLE ELEMENTS

- Window Pediments:** Shows various window pediment styles like round, square, and oval.
- Classical entrance with fixed glass above door:** Shows a classical entrance with a fixed glass panel above the door.
- Brick window, Queen or Zigzag Queen at corner:** Shows a brick window with a Queen or Zigzag Queen at the corner.
- 60 or 45 degree bay windowed (no foundation):** Shows a bay window with a 60 or 45 degree angle.
- Examples of other elements with windows below:** Shows various other elements with windows below.

CLASSICAL STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 2

SIMPLE SQUARES OR RECTANGULAR SHAPE, WELL-BALANCED, SYMMETRICAL ENTRANCE AND AN ORNATELY DECORATED ENTRANCE WERE THE PRINCIPAL FEATURES.

Annotations:

- Moderately pitched main body gables (6-8) occasionally stepped
- Box eaves instead of flush eaves.
- Accent masonry slopes should be steep pitches (10-12)
- Comices emphasized with tooth-like details or other decorative moldings
- Classical Style windows are aligned horizontally and vertically in symmetrical rows
- Windows with single / double hung casings, typically with six or nine small panes per sash; windows very rarely grouped together
- Classical similes are usually panel or louver
- Classical Style roof materials are simple, flat and some metal accents roofs
- Classical Style roof forms are side-gabled (as illustrated), hip and center gable.
- Box eaves instead of flush eaves.
- Comices emphasized with tooth-like details or other decorative moldings
- Accent masonry slopes should be steep (10-12 pitch)
- Fixed glass gable elements
- Comices emphasized with tooth-like details or other decorative moldings
- Exterior materials are brick, stone and masonry
- Classical Style panel garage door with glass
- Classical Style groups and front doors are normally paneled
- Carved ornate entry was usually the only decoration (except for the cornice) on the exterior. Covered porch - 5-9' deep (minimum)

STYLE ELEMENTS

- Window Treatment:** Shows how a window is treated with a pediment and a paneled sill.
- Corner Condition:** Shows a gable with an open masonry gable with a denture.
- Gable Elements:** Shows fixed glass, window stone keys, and stone keys.
- Front Entry:** Shows various styles of front entries, including those with pediments, pilasters, and circular or other decorative details.
- Bay / Box Window:** Shows a bay window with a pediment and a window with a 60 or 45 degree bay with a pediment below.

ADDITIONAL STYLE ELEMENTS

- Fixed Glass:** Shows how fixed glass is treated with stone keys and stone keys.
- Classical entrance with 1/2 round window above door:** Shows a classical entrance with a half-round window above the door.
- Stone or Brick Quoin or Zangle:** Shows quoins at corners and zangles.
- Examples of other elements with windows below:** Shows various window treatments with examples below.

CLASSICAL STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 3

Elevation Pattern Book

Low Country

Low Country architecture developed in South Carolina, Virginia, and Maryland. These areas which had been rich with Southern "plantations" broke into two cultures, the low-country of aristocratic planters and the up-country of democratic farmers. Low-country style features steep-pitched roofs, dormer windows and shutters, and significant porches which commonly extend the width of the home.

Design Characteristics:

- Steep pitch roofs
- Use of dormers
- Significant porches

Roof Design:

- 6:12-8:12 pitch
- Gables and hips
- Shingle
- Metal accents

Railings:

- Open Picket

Veneer:

- Stucco, siding, or brick
- Shake, siding, or brick accents

Window Treatments:

- Stepped top pediment trim
- Side and sill trim as well
- Louvered or paneled shutters
- Full square window grids 2 over 2 or 4 over 4

Columns & Bases:

- Round or square build-up column, min. 6"

Accents:

- Louvers & vents
- Corner boards and accent bands
- Limited use of Bracket, braces, and corbels



Elevation Pattern Book

LOW COUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOW COUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLE SOUVENIERS TO BUILD IN WAYS THAT DEFERRED US AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN EXPOSURE, BEET CEILINGS, RAISED FOUNDATIONS, LARGE ORNATE WINDOWS, APPROPRIATE HEADING AND DESIGN ORIENTATIONS THAT UTILIZED PREVAILING WINDS AND SUN ANGLES MADE THE HEAT AND HUMIDITY MORE BEARABLE.

Roof materials are shingles, metal accents
Roof forms are side-gabled (see illustrated), tapered and center gable
Flash sides with flash returns
1 x 6 fascia trim board (optional)
Avent rakes should be maintained (5/12 - 7/12 pitches)
Also roof forms can be hip, gable and Dutch gable
Rake and soffit trim board functions as a transitional element between the facade and roof eave
Eavesline extensions are horizontal lap siding, shingles, stucco and brick

Moderately to steep pitched main body gables (6/12 - 10/12) occasionally hipped with 4/12 pitch breaks
Flash sides with flash returns
Rake and soffit trim board functions as a transitional element between the facade and roof eave
Roof pitch change at house-porch transition (5/12-5/15 pitch or porch)
Windows with double-hung casings, typically with two or four panes per casing
1x- trim command

Lowcountry groups and front doors are normally paneled
Full length graceful front porches are common which provided protection and shade from the weather

Lowcountry groups and front doors are normally paneled
60 or 65 degree cantilevered window seat
Examples of treated siding system.

LOW COUNTRY STYLE TIER 1

RESIDENTIAL CONCEPT ELEVATION

STYLE ELEMENTS

Ceiling Condition	Window Treatment	Door	Front Entry	Bay / Box Window	Additional Style Elements
Open side gable with standard trim	Typical window wrapped with trim	Roof over doors with pitched roof	Examples 1x- trim around front door (in transition above door)	60 or 65 degree cantilevered window seat	Examples of standard porch dropped beam
Standard square column	Standard delicate square column	Examples of treated siding system	Examples of treated siding system	Standard delicate square column	Examples of standard porch dropped beam

LOWCOUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOWCOUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLES SOUTHERNERS TO BUILD IN WAYS THAT BUFFERED US AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN EXPOSURE, HIGH CEILINGS, RAISED FOUNDATIONS, LARGE OPERABLE WINDOWS, APPROPRIATE SHADING AND DESIGN ORIENTATIONS THAT UTILIZED PREVAILING WINDS, AND SUN ANGLES MAKE THE HEAT AND HUMIDITY MORE MANAGEABLE.

Roof materials are shingles, flat top, metal accents

Roof frames are side-gabled (as illustrated), hipped and center gable.

Flash miter with Queen-Ann returns.

Rains trim with 1 x 6 trim board (maximum)

Accent rains slopes should be moderately - steep (9/12 - 9/12 pitches)
Also roof frames can be hip, gable and Dutch gable

Rains and soffits trim board functions as a transitional element between the facade and roof eave

Shutters are lowered or paneled

Windows with double-hung masses, typically with two or four panes per sash

1x4 trim surround

Raised foundation for better air movement

Full length graceful front porches are common which provided protection and shade from the weather

Lowcountry garage and front doors are normally paneled

Brick veneer anchors the house to the ground plane

STYLE ELEMENTS

- Corner Condition:** Closed side gable with stepped trim lines
- Window Treatment:** Typical window with shutters and stepped trim
- Porches:** Rare dormer with standard trim
- Front Entry:** Rectangular windows with door below
- Bay / Box Windows:** 60 or 45 degree bay cantilevered (no foundation)
- Examples of other railing systems:** Various railing styles
- Decorative Porch:** Porch box return at front porch
- Dropped porch beam with stepped trim:** Various porch beam styles

ADDITIONAL STYLE ELEMENTS

Eye / Box Windows: 60 or 45 degree bay cantilevered (no foundation)

Decorative Porch: Porch box return at front porch

Examples of other railing systems: Various railing styles

Dropped porch beam with stepped trim: Various porch beam styles

LOWCOUNTRY STYLE TIER 2

RESIDENTIAL CONCEPT ELEVATION

LOW COUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOW COUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLES SOUTHERNERS TO BUILD IN WAYS THAT DEFENDS AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN EXPOSURE, HIGH CEILINGS, RAISED FOUNDATIONS, LARGE OPERABLE WINDOWS, APPROPRIATE SHADING AND DESIGN ORIENTATIONS THAT UTILIZED PREVAILING WINDS AND SUN ANGLES MADE THE HEAT AND HUMIDITY MORE BEARABLE.

Roof materials are shingles, flat tile, metal accents

Roof frames are side-gabled (as illustrated), hipped and center gable

Raised-out eaves with board returns

Shutters are lowered or painted

Fascia trim with 1 x 6 trim board (maximum)

Accent eaves slopes should be steep (10/12 pitch). Also roof frame can be hip, gable and Dutch gable

Rake and soffit trim board functions as a transitional element between the inside and roof eave

Return materials are horizontal lap siding, shales, stone and brick

Thick roofed fascias as a transitional element between the brick veneer and siding/shale

Brick water eave runs the knee to the ground plane

Widow's walk

Widow's walk with double-king eaves, typically with two or four panes per eave

1x4 trim surround

Raised foundation for better air movement

Full length ground level porches are common which provided protection and shade from the weather

Lowcountry gauge and front doors are normally paneled

Eye / Back Window with roof

Front Entry

Decorative panel

Dropped porch beam with decorative trim

Raked Column at front porch

Examples of other railing systems

60 or 45 degree bay with foundation below

Rectangular, elliptical and circular with door below

White-painted woodwork

Typical window with shutters and column trim

Green gable with decorative trim and metal accents

Cancer Condition

Window Treatment

With Water Features

Cancer Condition

STYLE ELEMENTS

Additional Style Elements

LOW COUNTRY STYLE

TIER 3

RESIDENTIAL CONCEPT ELEVATION

Elevation Pattern Book

Prairie

Prairie style is most associated with Frank Lloyd Wright and was developed to create a unique American style of architecture, particularly for the Midwest. Prairie style homes are characterized by an overall horizontal emphasis, reinforced with long, low proportions and shallow-pitched hip or flat roofs with wide overhangs. Windows are often compressed at the upper story. Prairie style homes may also include hidden or off-center entry doors and massive square piers and porch supports.

Design Characteristics:

- Porches
- Horizontal forms
- Massive square piers & porch supports

Roof Design:

- 5:12-6:12 pitch
- Shingle
- 18-24" Eave over frame

Railings:

- Open Picket

Veneer:

- Stucco, siding, or brick
- Shake, stone, or brick accents

Window Treatments:

- Use of stacked windows
- Articulated molding/surround on focal windows
- No use of Shutters
- Prairie style windows

Columns & Bases:

- Built-up Square on brick base or full brick

Accents:

- Cut-stone or pre-cast accent bands
- Stucco or brick skirt
- Bracket, braces, corbels
- Corner boards at siding



PRAIRIE STYLE HOMES ARE CHARACTERIZED BY AN OVERALL HORIZONTAL EMPHASIS, ENFORCED WITH LONG, LOW PROPORTIONS AND SHALLOW-PITCHED HIP OR FLAT ROOFS WITH WIDE OVERHANGS. WINDOWS ARE OFTEN COMPRESSED AT THE UPPER STORY. PRAIRIE STYLE HOMES MAY ALSO INCLUDE HIDDEN OR OFF-CENTER ENTRY DOORS AND MASSIVE SQUARE PILES AND PORCH SUPPORTS.

Annotations:

- Smooth flat shingle roof reinforces the Prairie image
- 70% horizontal masonry, 30% vertical masonry
- Exterior plaster wall chalking
- 6" Stucco trim
- Standard 32 panel garage door
- Exterior materials and brick, stone, concrete block, stucco or siding are all common; they frequently occur in combination. Exterior chimneys are lined, flat and are brick or stone
- Front door standard architectural style 6 panel
- Decorative porch - min 4 Functional porch - min 6
- Low-pitched hip roof from projects a horizontal Prairie image
- Horizontal trim elements emphasize the upper levels
- Prairie style window with geometric patterns of small-pane window glazing
- Exterior veneer stone, brick and siding
- Exterior plaster wall chalking
- Thickened Box (Stucco or Cast) on square base (brick or stone). Full 1/2 inch-tiles columns
- Continuous masonry base anchors the house to the ground (horizontal Prairie image)

STYLE ELEMENTS

- Corner Condition:** 12" Square over Beam w/ 1x6 Pile
- Window Treatment:** Examples of typical windows w/ surround and capital
- Gable Elements:** Does not apply
- Front Entry:** Built-up column
- Bay / Box Window:** Window glazing pattern
- Roof:** Roman brick (narrow gable)
- Subsidiary stucco pier:**
- Additional Style Elements:** All hip roofs

PRAIRIE STYLE
RESIDENTIAL CONCEPT ELEVATION

TIER 1

PRAIRIE STYLE HOMES ARE CHARACTERIZED BY AN OVERALL HORIZONTAL EMPHASIS, REINFORCED WITH LONG, LOW PROPORTIONS AND SHALLOW-PITCHED HIP OR FLAT ROOFS WITH WIDE OVERHANGS. WINDOWS ARE OFTEN COMPRESSED AT THE UPPER STORY. PRAIRIE STYLE HOMES MAY ALSO INCLUDE HIDDEN OR OFF-CENTER ENTRY DOORS AND MASSIVE SQUARE PIERS AND PORCH SUPPORTS.

Annotations:

- Smooth flat single roof reinforces the Prairie image
- 70% horizontal masonry, 30% vertical masonry
- Horizontal form built-up roofing
- Exterior plaster wall shading
- 6" Stucco trim
- Enhanced gable doors reflect the architectural style of the house, 3/2 panel, 16 panel, carriage 8 panel
- Can masonry or pre-cast concrete base
- Exterior materials are brick, stone, concrete block, stucco or siding are all common; they frequently occur in combination
- Interior chimneys are broad, flat and are brick or stone
- Front door architectural style should give the illustration of horizontal emphasis, 3 panel top line, 3 panel center light
- Low-pitched hip roof from projects a horizontal Prairie image
- Horizontal trim elements emphasize the upper facade
- Detail emphasizing horizontal lines
- Prairie style window with geometric patterns of small-pane window glazing
- Massive square pier supports
- Decorative porch-pier 6"
- Functional porch-pier 6"
- Precision masonry brick or Ashlar laid stone projects a horizontal Prairie image
- Continuous masonry base modern the house to the ground (horizontal Prairie image)
- Thickened Base (Stucco or Cast) on square base (brick or stone). Fall in brick-stone columns

Additional Annotations:

- Front door architectural style should give the illustration of horizontal emphasis, 3 panel top line, 3 panel center light
- 24" base over frame w/ 1x6 finish, 1x3 on 1/10 pilaster
- Examples of a common wood crown or capital
- Denner through - ornate
- Full stone pier
- Decor w/ diamond pane windows
- Fastened pedestal unit (more commonly used)
- Substantial stone pier w/ natural wall
- Bracket/stone corbel accents

PRAIRIE STYLE TIER 3 RESIDENTIAL CONCEPT ELEVATION

ADDITIONAL STYLE ELEMENTS

- Corner Condition**: 24" base over frame w/ 1x6 finish, 1x3 on 1/10 pilaster
- Window Treatment**: Examples of a common wood crown or capital
- Gable Elements**: Denner through - ornate
- Front Entry**: Full stone pier
- Bay / Box Window**: Decor w/ diamond pane windows
- Fastened pedestal unit**: (more commonly used)
- Substantial stone pier w/ natural wall**
- Bracket/stone corbel accents**

Elevation Pattern Book

Heartland

Heartland architectural style invokes images of houses and structure from three major architectural styles Classical, Farmhouse and Craftsman. The roof and massing of the heartland style links its roots heavy to the Classical style, with influences of Farmhouse and Craftsman architecture with use of elements from both styles to complete the exterior makeup

Design Characteristics:

- Heavy use of stone and brick
- Functional Porches

Roof Design:

- 6:12 pitch
- Primarily gable roof
- Shingle
- 12" eave with 8" rakes

Railings:

- Open Picket

Veneer:

- Vinyl Siding or Brick
- Board & Batten, Siding, Shake, or Brick

Window Treatments:

- 3" to 5" molding/surround on windows
- Use of 6" to 10" Heads, or Crown pediments
- Shutters used occasionally louvered or panel
- Full square window grids-6 over 6

Columns & Bases:

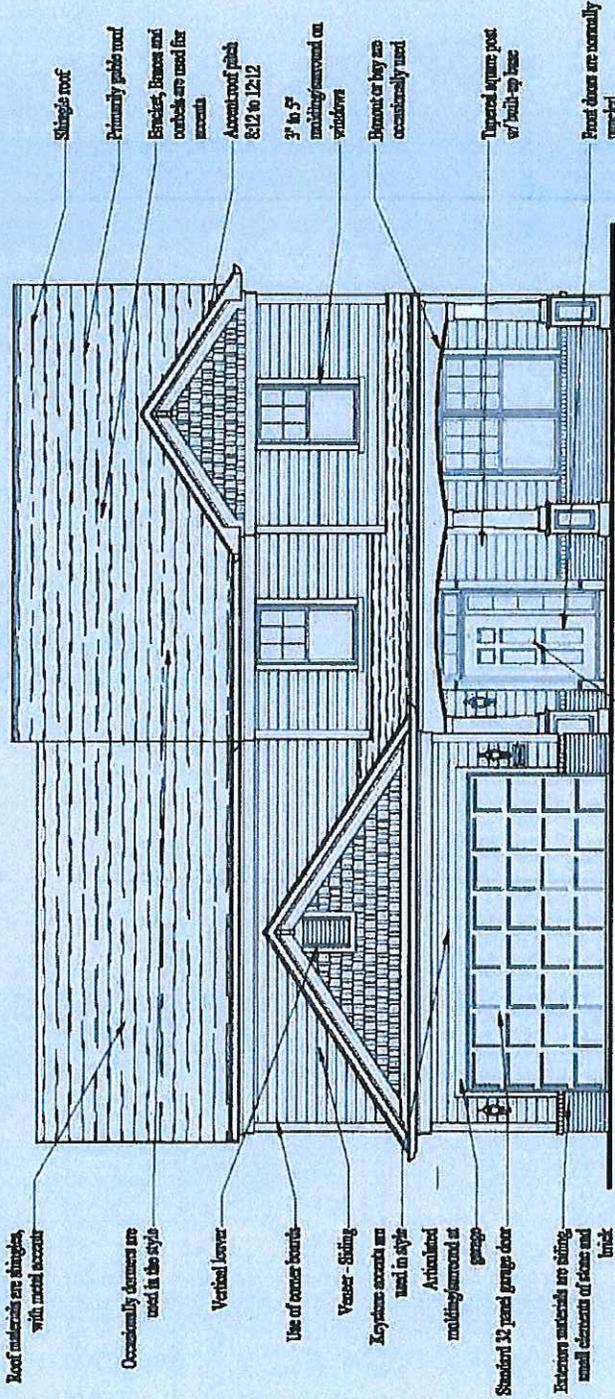
- 6" or 8" post

Accents:

- Brick, stone, vertical board & batten, shake
- Keystones
- Accent horizontal bands
- Corner boards
- Bracket, Braces, and corbels



HEARTLAND ARCHITECTURAL STYLE INVOKES IMAGES OF HOUSES AND STRUCTURE FROM THREE MAJOR ARCHITECTURAL STYLES: CLASSICAL, FARMHOUSE AND CRAFTSMAN. THE ROOF AND MASSING OF THE HEARTLAND STYLE LINES ITS ROOTS HEAVY TO THE CLASSICAL STYLE, WITH INFLUENCES OF FARMHOUSE AND CRAFTSMAN ARCHITECTURE WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP



STYLE ELEMENTS

- Closest miter gable with stepped trim lines
- Typical windows w/ paneled shutter and pediment
- Gable treatments or vents
- Door consistent trim
- 60 or 45 degree cantilevered bay
- Decorative railing system with cross bar
- Tapered square post w/ decorative base
- Decorative corbels

ADDITIONAL STYLE ELEMENTS

HEARTLAND STYLE TIER 2 RESIDENTIAL CONCEPT ELEVATION

