

9. PATTERN BOOK

MULTIFAMILY USE ZONE

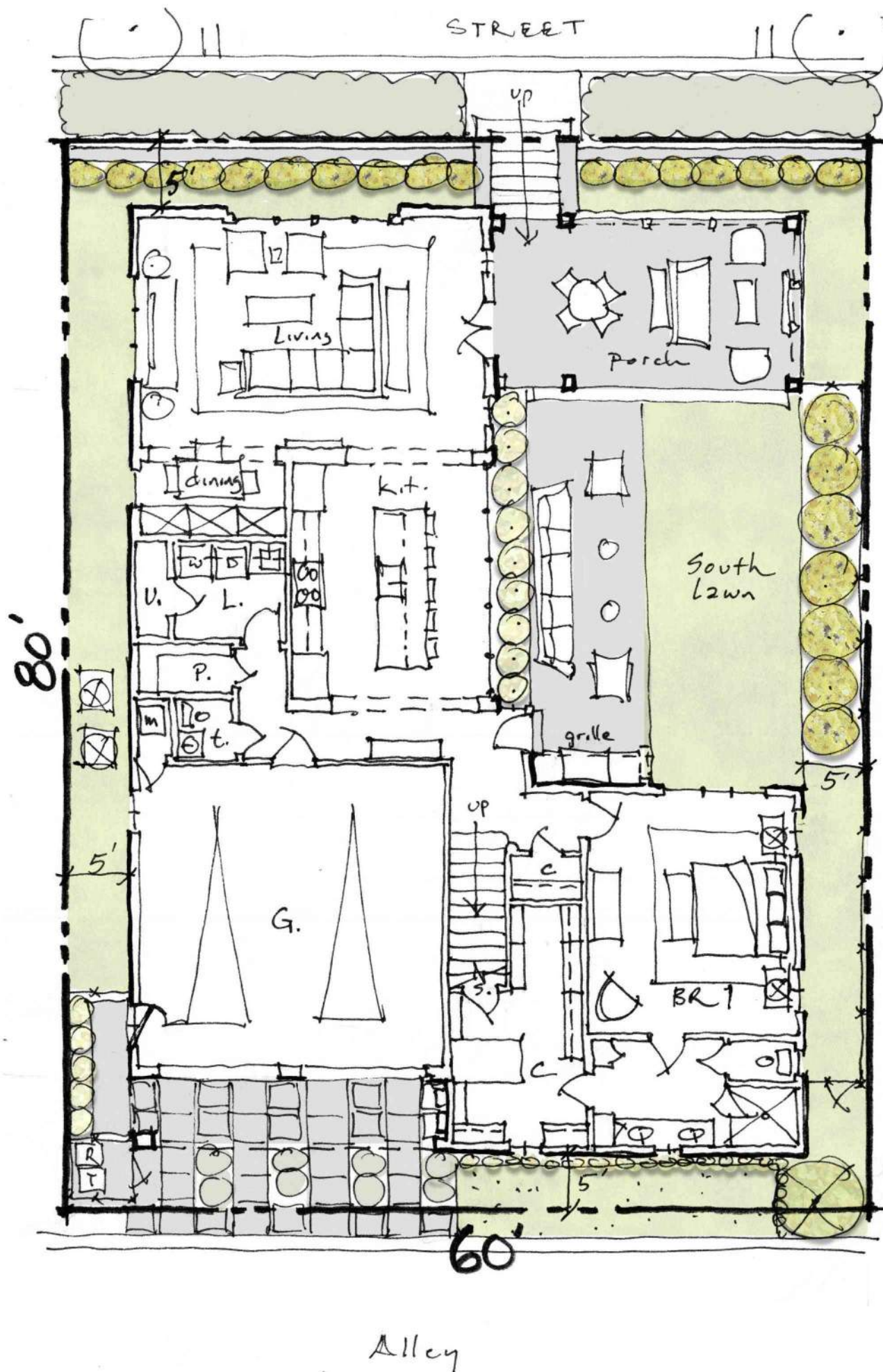
Lot Layout notes:

- see zoning comparisons for lot layout requirements.

SINGLE FAMILY USE ZONE

Lot Layout notes:

- see zoning comparisons for lot layout requirements.
- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- Maximum lot coverage is 65% of the buildable area. Pedestrian and vehicular circulation shall not count against the lot coverage.
- Side setbacks between buildings are a minimum of 10' (5' each side of property line), provided building code separation requirements are met.
- All references to a lot or depictions of a lot line shall refer to a Parcel or the boundary line of such Parcel.
- Lot layout example is shown for design intent and does not represent a prescriptive answer for the building design. Building designs will be the responsibility of the lot owner.



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ARCHITECTURAL STYLES

The British Arts & Crafts Movement:

The British Arts and Crafts Movement- (1880-1920)- it was a revolution in the decorative and fine arts that focused on clean, simple lines in architecture, furniture and other decorative arts. It centered around a belief in craftsmanship, the inherent beauty of a material, importance of nature as inspiration, and the value of simplicity, utility and beauty.

Started by Augustus Pugin, William Morris and John Ruskin.

Notable Architects include C.F.A. Voysey, Edwin Lutyens, M.H. Baillie Scott, Charles Rennie Mackintosh to name a few.

Most Common: The English Farmhouse/Cottage

- These houses were influenced and inspired by English vernacular sources of the 16th and 17th centuries (i.e. the English Farmhouse). They used simple palettes of local materials:
- British Arts and Crafts was based on elements of vernacular architecture: white washed walls, steep slate roofs, sandstone mullions and double chimney stacks. All evoke Lakeland farmhouse architecture of the 16th and 17th centuries.
- Most Exterior walls are red masonry brick, stone or roughcast (heavy textured stucco)
- Roof were predominantly steep pitched and used clay or slate tile roofs
- Windows were predominantly steel and often ganged together in horizontal ribbons with stone surrounds.
- Emphasis on natural materials, honest use and connection back to nature.



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ARCHITECTURAL STYLES

The British Arts & Crafts Movement:

Key Exterior Elements:

- Steep Roofs with smaller projected hipped or shed roofs
- Exposed roof rafter tails
- Simplified decorative beams or brackets under gables
- Tapered Buttresses
- Horizontal shape
- Ganged exterior windows/corner windows (Emphasize the horizontal)
- Punched windows
- Equally divided window lites
- Porch support bases extending to ground level
- Wood, stone or stucco siding
- Exterior brick, stucco(roughcast) and stone combinations
- Earth-tone exterior paint and stain colors



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ARCHITECTURAL STYLES

The British Arts & Crafts Movement:

Exterior Materials:

- British A&C Houses typically have exteriors with
- Lime washed stone or brick masonry,
- Stone masonry with brick accents or roughcast stucco.
- Gable ends and infill areas at windows or doors are horizontal wood T&G.
- Chimney flues are typically stucco over masonry, stone or brick masonry with simple cap (or corbelling) with clay chimney pots.
- Roofing materials can be clay tile, wood shake roofing, copper soldered flat seam roofing or slate.

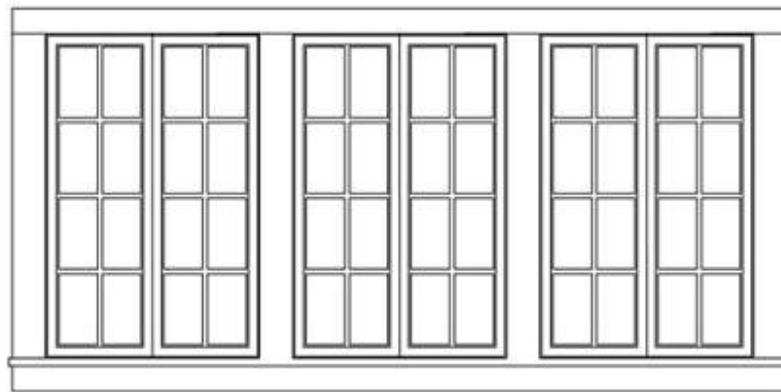
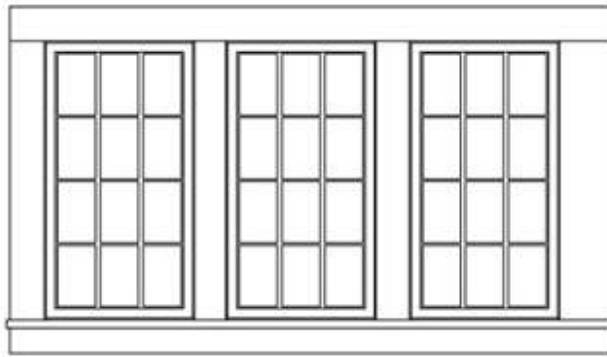
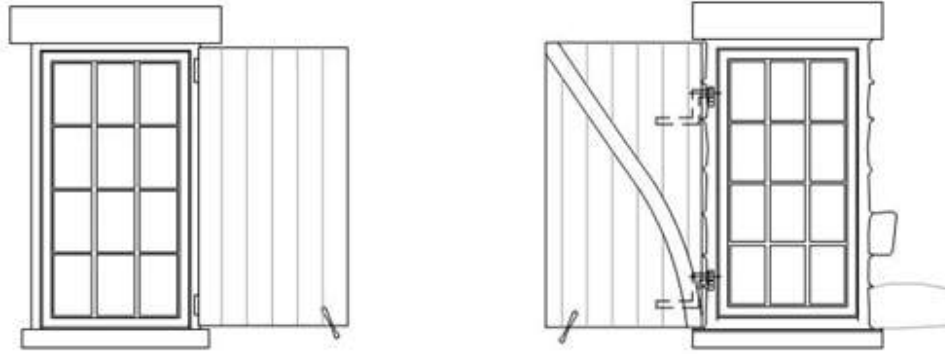


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The British Arts & Crafts Movement:

Exterior Windows:



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The British Arts & Crafts Movement:

Exterior Doors:



Organic

Median

Refined

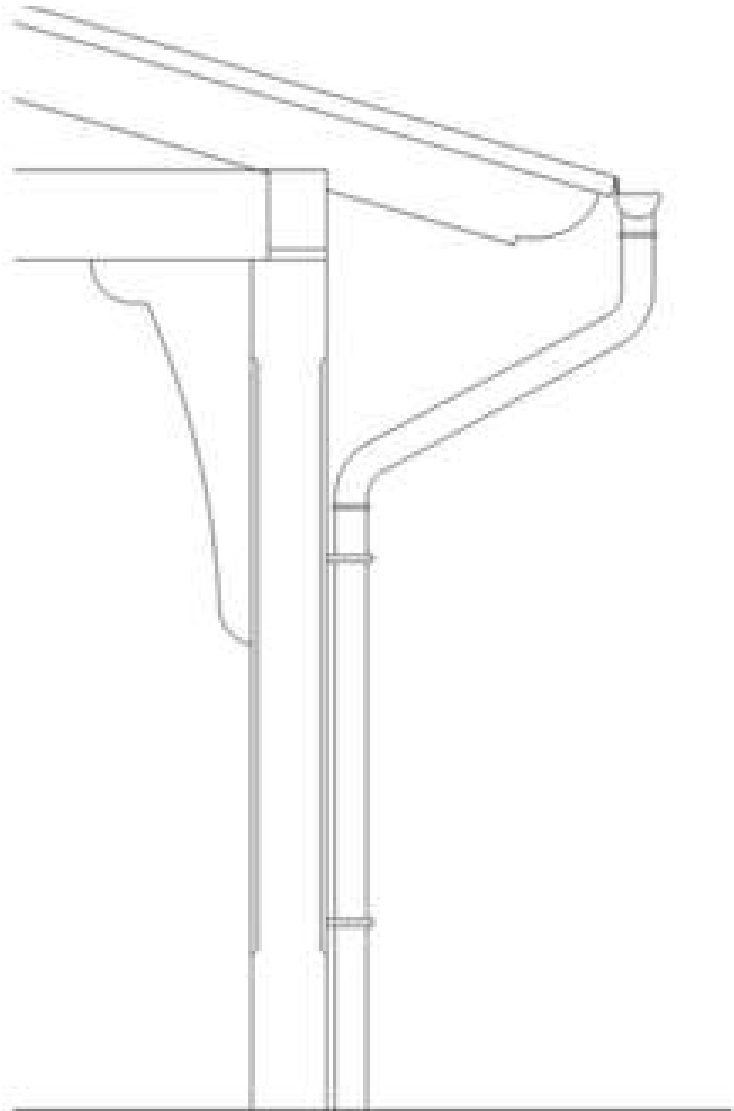


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The British Arts & Crafts Movement:

Exterior Porches and Brackets:

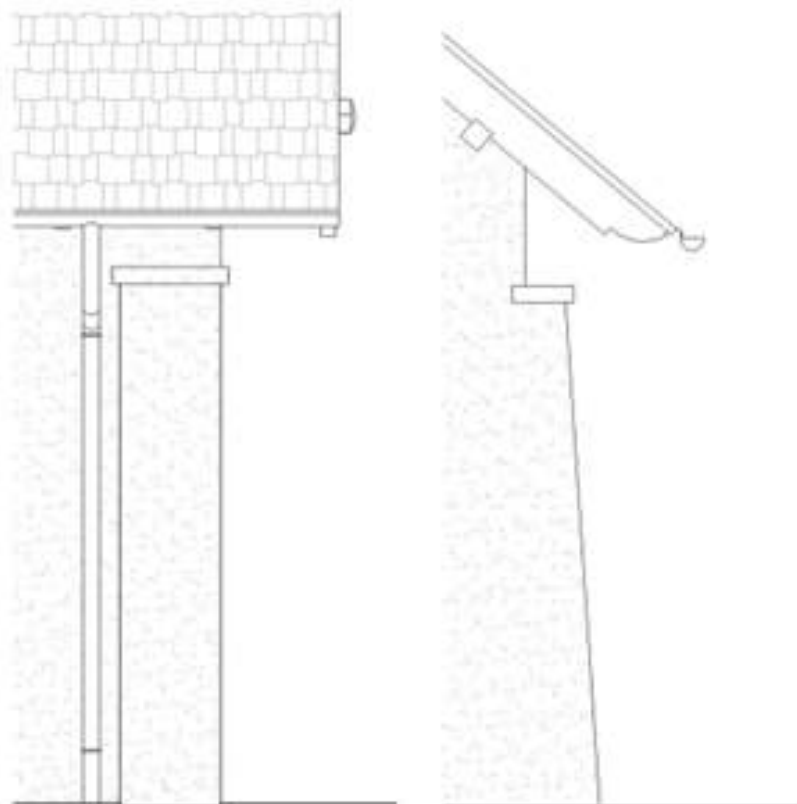


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The British Arts & Crafts Movement:

Roughcast & Piers:



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The British Arts & Crafts Movement:

Dormers:



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The British Arts & Crafts Movement:

Exterior Lighting:



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ARCHITECTURAL STYLES

The English Tudor Revival Style:

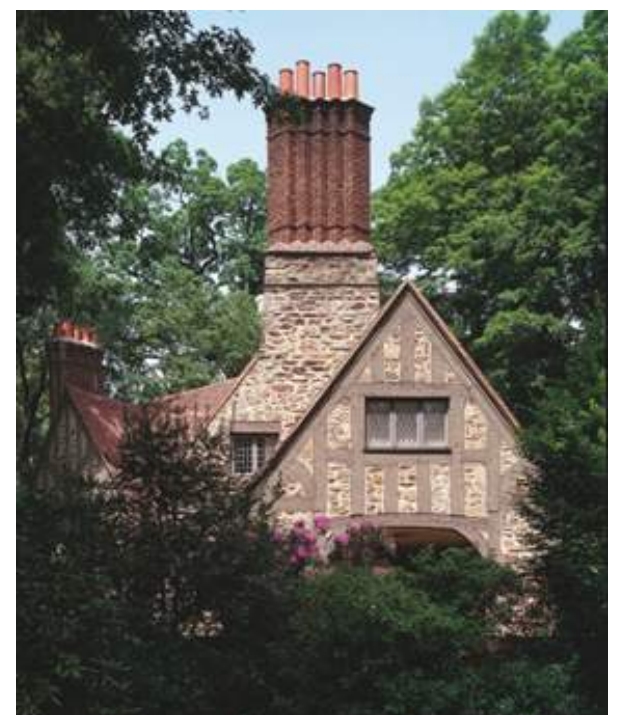
English Tudor Revival Style- Tudor Revival architecture first manifested itself in domestic architecture in the United Kingdom in the latter half of the 19th century. Based on revival of aspects that were perceived as Tudor architecture, in reality it usually took the style of English vernacular architecture of the Middle Ages that had survived into the Tudor period. The style later became an influence elsewhere, especially the British colonies. It was associated with the Arts and Crafts movement.

Largely forgotten for three centuries, the Tudor style reappeared in the United States in the early 1900s but built using the same wood-framing methods used to construct other homes of the era. Americans embraced the Tudor style, building new homes that blended some of the old-world design elements with modern home-building techniques. The Tudor Revival Style has many alternate labels: Elizabethan, Jacobean, Queene Anne & Cotswold.

Cousins of the Stick-style house, Tudor Revivals eschewed authentic half-timber construction and often featured brick or stone walls on the first story, and upper floors that were stud-framed and covered with a veneer of stucco and decorative faux timbers. Cross gables were commonly included in the plans, as were typically Tudor features like steep rooflines and gabled windows with leaded-glass mullions. The traditional thatched roof, however, was replaced by slate. They typically had clustered chimney stacks of stone and brick. Interiors incorporated such Tudor-style elements as decorative beamed ceilings, arched doorways, plaster walls, and detailed wooden staircase.

Common Characteristics:

- Decorative Half-Timbering
- Use of Mixed Building Materials
- Large Groupings of Windows
- Attention to Detail in the Entrance
- Steeply pitched roofs and multiple gables.
- Two or three stories high.
- Rectangular design.
- Half-timbered exterior façade used in conjunction with stucco or decorative brickwork.
- Cantilevered (overhanging) second story extending over a large porch.
- Tall windows with multiple square- or diamond-shaped panes; some are leaded glass.
- Tall ornate brick chimneys.
- Chunky iron door ware that lends a Medieval look.
- Earth-tone cladding colors (tan, brown, buff).
- Asymmetrical floor plans.
- Interiors with (faux) exposed ceiling beams overhead.
- Oversized, stained wood detailing, including wainscoting and trim.
- Jetties, or overhangs formed when the second floor extends beyond the dimensions of the first (a feature made popular in cities where the first-floor footprint was limited by the street outside.)



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ARCHITECTURAL STYLES

The English Tudor Revival Style:

Key Exterior Elements:

- Low pitched, gabled secondary roof forms (occasionally hipped) with wide unenclosed eave overhang
- Exposed roof rafter tails
- Simplified decorative beams or brackets under gables
- One and half stories for entry porches and secondary volumes
- Horizontal shape
- Porch with thick square or tapered columns
- Porch support bases extending to ground level
- Wood, stone or stucco siding
- Chimney expressed on the exterior wall
- Earth-tone exterior paint and stain colors



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The English Tudor Revival Style:

Chimneys:



Exterior windows:



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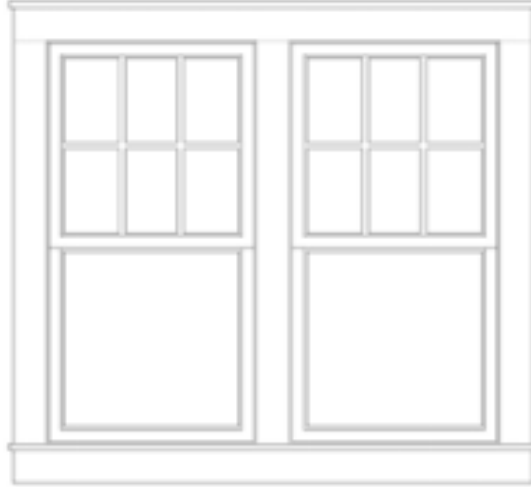
The English Tudor Revival Style:

Exterior Windows:

Organic



Median



Refined



Exterior Doors:

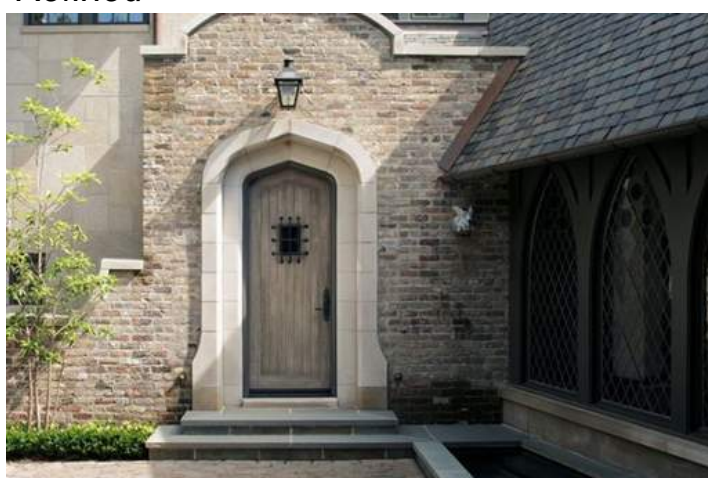
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The English Tudor Revival Style:

Exterior Porches and Brackets:



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The English Tudor Revival Style:

Exterior Lighting:

