

Fallschase Pattern Book

A guide for creating a traditional neighborhood in Tallahassee

Historical Concepts Final
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May 15, 2020

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DEVELOPMENT REVIEW COMMITTEE APPROVAL

LEON COUNTY DEPARTMENT OF DEVELOPMENT SUPPORT
AND ENVIRONMENTAL MANAGEMENT

ANDREW McDEVITT, DIRECTOR 7/15/20

Name and Title

Date

LEON COUNTY DEPARTMENT
OF PUBLIC WORKS

[Signature]

7-11-20

Name and Title

Date

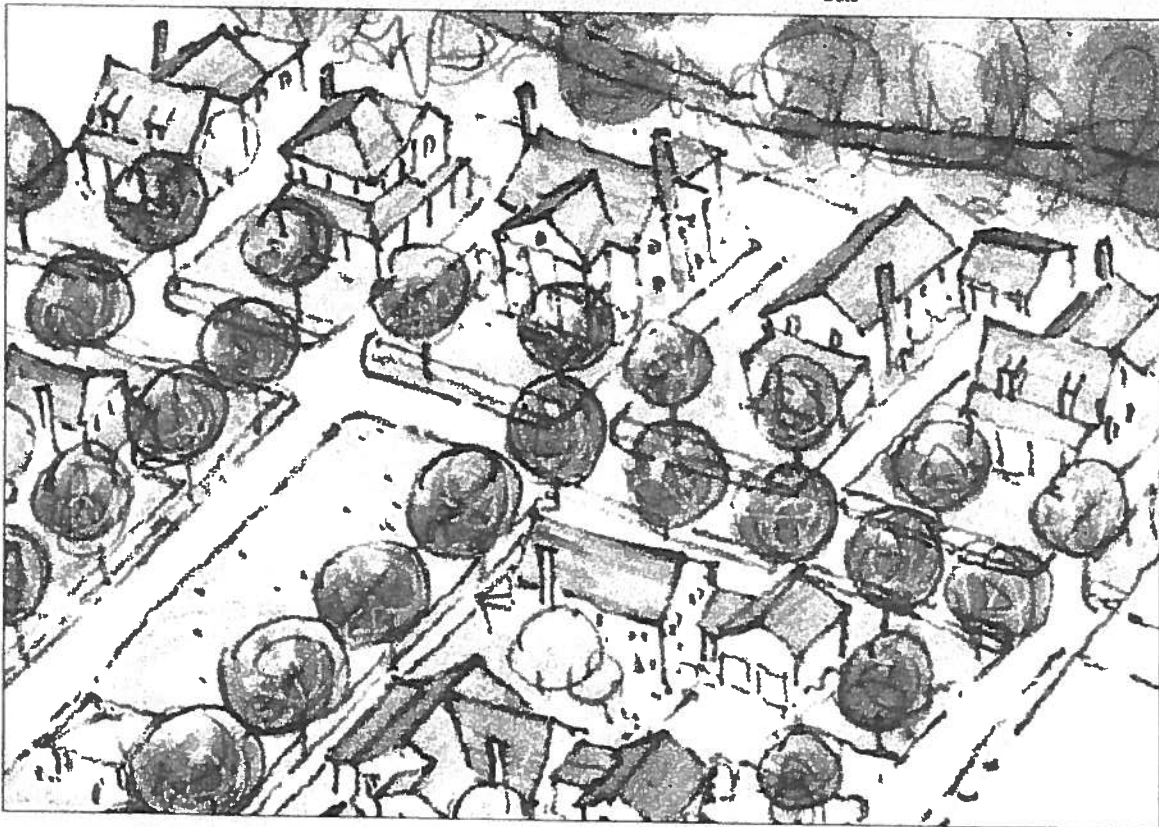
TALLAHASSEE-LEON COUNTY
PLANNING DEPARTMENT

[Signature]

L.A. Div. Admin. 7.15.2020

Name and Title

Date



HISTORICAL CONCEPTS

ARCHITECTURE & PLANNING



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Introduction

Overview

This Pattern Book has been created as a visual tool for the design and construction of houses at Fallschase. This document consists of general design guidelines, permissible building typologies, and permissible architectural styles. The purpose of the Fallschase Pattern Book is to provide standards for the design and construction of buildings within the community that ensure continuity of architectural aesthetics and the quality that is expected. The diagrams, photographs, and renderings included in this document allow it to function as both a regulating document and as a communication tool, representing the character and feel of future development. This information illustrates the minimum acceptable design and construction criteria, while still allowing room for unique and creative design. The ARC (Architectural Review Committee), as established by the neighborhood Codes, Covenants and Restrictions (CC&Rs), is solely responsible for allowing changes in design and materials as design trends and new products evolve for construction. The ARC shall take in consideration both building practices and design trends during the review process at its discretion for either approval or denial, while working to adhere to design plans and architectural standards contained within this pattern book. ARC approval, in writing, shall be provided to the local government when submitting for building permits to ensure compliance with the standards contained, herein.

A successful, healthy community is created by attention to detail at three levels of scale: the overall plan of the community, the quality of public space, and the quality and detailing of individual buildings. This document attempts to reinforce the envisioned plan for Fallschase by addressing the second and third scale: the shaping of the public realm and the articulation of the individual buildings. It is for this reason that this Pattern Book applies to all new homes at Fallschase and must be followed for all buildings that occupy a residential lot.

A major goal of these standards is to protect property values by ensuring that all construction occurs in a manner that respects the traditional architectural forms, building practices, and lot patterns of regional historic neighborhoods. These high standards also provide a level of predictability to residents and investors so they know what they can expect to see develop in Fallschase in future years. The building design and placement within each lot has a critical influence on the public realm and affects the values of the surrounding property directly. Fallschase seeks to encourage attractive development based upon aesthetic principles of the built environment that add to financial stability and generally improve public health, safety, and welfare.



Complimentary houses with consistent street presence make for a pleasing streetscape.



Open space has more value when it is fronted by houses and designed with amenities such as sidewalks and shade trees.

How to Use this Pattern Book

The guidelines of this Pattern Book are laid out in a sequential order, painting a clear picture of expectations for the neighborhood, lot, and building. Readers should start at the beginning of the document.

This **Introduction** section provides an overview of the community in order to orient the reader.

The **Lot Types and Massing** section categorizes specific lot types, which have been distributed throughout the community. These Lot Types define parameters for the layout of the individual building on the lot. General massing and form of the buildings has been suggested.

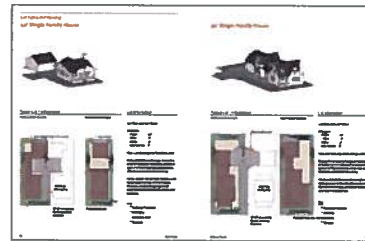
The **Architectural Patterns** section of this document identifies six architectural styles that are appropriate in Fallschase. These have been chosen for compatibility and to establish separate identities throughout the neighborhood.

The **Architectural Standards** section of this document guides the design details of the individual buildings, identifying appropriate materials and assembly methods to be considered in the design and construction process. All plans must be submitted and approved by ARC (architectural review committee) prior to applying for a building permit.



Introduction

Gain an understanding of the purpose of this Pattern Book and how to use it; overall master plan



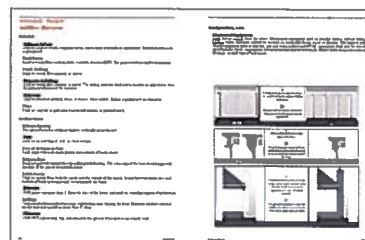
Lot Types and Massing

Identify your Lot Type and its corresponding regulations; ensure that it allows for the desired house size and layout



Architectural Patterns

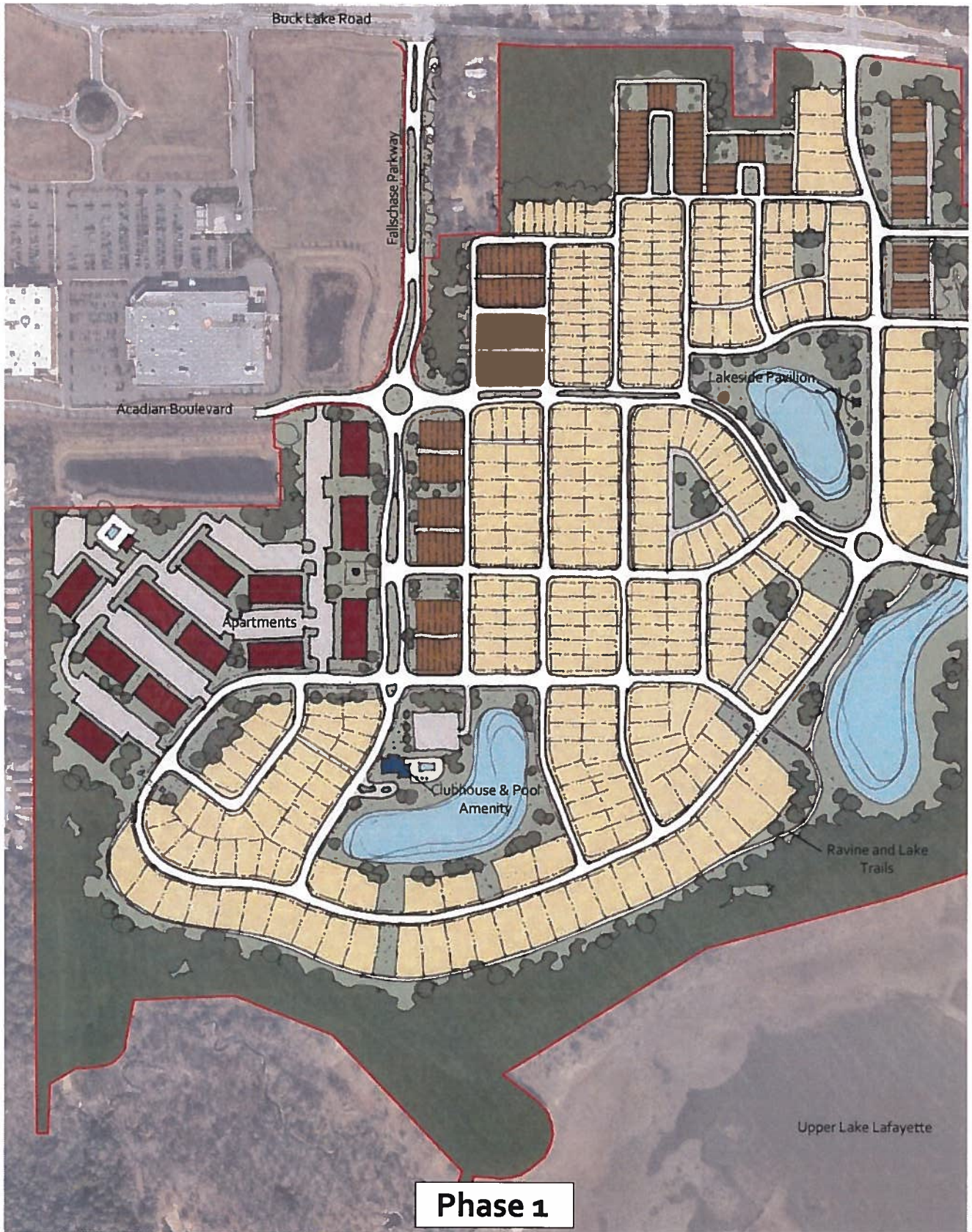
Review the Architectural Styles and their recommended assignments to ensure the home will make a positive contribution to the neighborhood



Architectural Standards

Ensure that the House Plans meet the Architectural Standards for responsible design and construction

Master Plan





Lot Types and Massing

Overview

This section of the Fallschase Pattern Book focuses on specific regulations for each lot type. The lots and their houses must work in concert to frame and enhance public spaces which include the streets and open space of Fallschase. Proper application of this section of the Pattern Book will ensure that development in Fallschase maintains a constant and high level of design, consistent with the vision for the community.

Designers should utilize this section when determining building placement and massing to fulfill the collective vision. A discussion of house massing has been provided so that the designs clearly represent the styles that have been selected for Fallschase. Another aspect of the house that must adhere to these guidelines is where the garage is placed on the lot and how it connects with the house itself. Garage placement is discussed on page 9.



Lots are coded to have distinct front yard and side yard conditions.










Building massing should be composed of clear forms with secondary masses subordinate to the primary mass.

Lot Types Diagram

The lot types have been laid out to frame streets and open spaces. Groupings of like-sized lots help create consistency in scale along streets. These groupings also serve to define neighborhood boundaries.

Conceptual only. Recorded plat shall be used to create final image and inserted here.

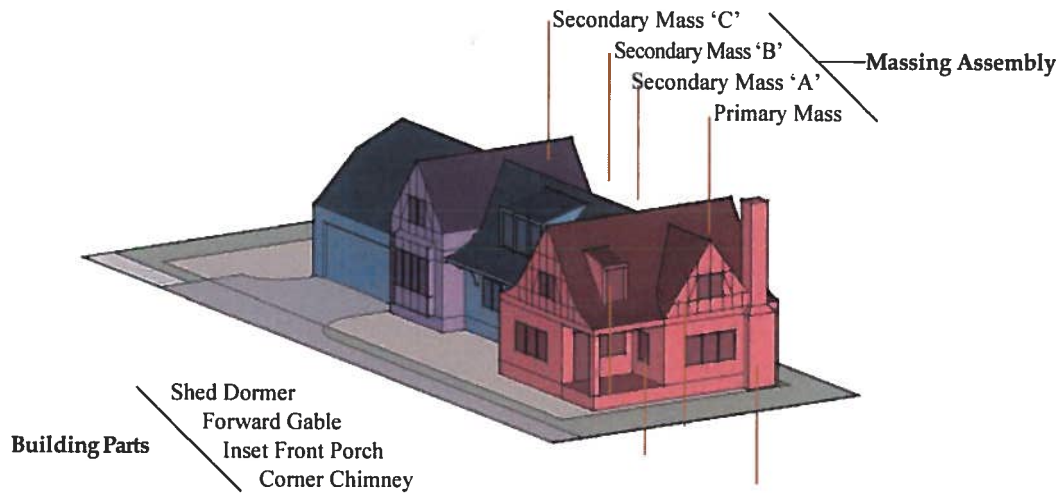
Lot Types Key	
	40' Single Family House
	50' Single Family House
	60' Single Family House
	65' Single Family House
	70' + Single Family House
	25' Townhouse
	Apartment Building

Lot Types and Massing

Massing

Houses are composed of many parts - the main body, wings, dormers, and porches. The assembly of these parts is referred to as the “massing.” How these parts are arranged matters because it is the underlying indicator of a house’s architectural style. Fallschase houses are inspired by traditional house styles, each with nuanced proportions and details, but all sharing the core idea that the massing is hierarchical and logical.

The primary mass of every house should be easily distinguishable and establish a hierarchy from primary to secondary massing, or original to ancillary massing. Designing a house in this manner allows for flexibility in laying out the interior program, often resulting in playful exterior forms. The result is a house that appears ordered and balanced. Sometimes this approach to the massing evokes the idea that it grew over generations, one small addition at a time.



This house is an example of logical massing. There is a clear hierarchy from the primary to secondary massing that reduces the scale of the overall building in an organized fashion.



This house design uses ancillary massing (and changes in siding material) to compliment the original massing (two-story main body) in a way that relays an implied story about the history and evolution of the house.

Garage Placement

Fallschase is envisioned as a neighborhood that puts people and their living environment first, and the car and the garage second. Therefore taming the impact of garages by pulling them back from the street and pushing the houses forward is an important goal. Where alleys are present, the garage is logically placed at the rear of the lot allowing the house to occupy the full street frontage. When garages must serve vehicles from the front of the lot (referred to as “front-loaded”), there are several options for locating the garage. The options below are listed in order of preference.

- 1: Locate the garage to be served from the secondary frontage.
- 2: Locate the garage in the rear of the lot with driveway running to one side of the lot.
- 3: Where garages must face the street, the garage shall be a minimum of 4’ behind the most forward-facing conditioned wall to any street. All other forward-facing projections such as porches or stoops are secondary facades. Where the garage faces the principal street, the opening shall not exceed 40% of the total linear length of the forward-facing façade. For example, a 30-foot wide structure would be allowed a maximum 12-foot wide garage opening.
- 4: Exceptions may be permitted only where environmental features exist, such as those listed below, and as approved by the ARC:
 - tree preservation
 - significant and severe slopes (>10%)
 - drainage and conveyance requirements

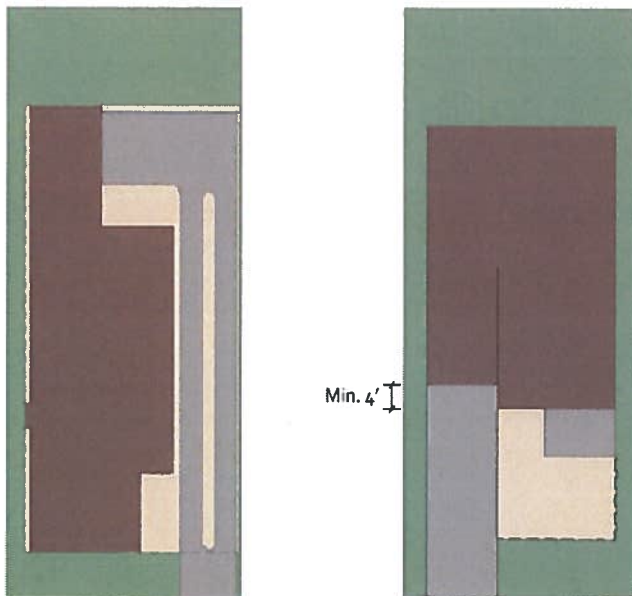
** See Doors & Windows of the Architectural Standards Section for more information on garage door parameters.*

Lot Types and Massing

40' Single Family House

Typical Lot Configuration

Front-Loaded Examples



Lot Information

Lot Size: 40'x 100' (typ.)

Setbacks:

Front:	As Per PUD
Rear:	-----
Sides:	-----
Side Street:	-----

Max. Lot Coverage by Buildings: 70%

Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks. Single family homes must maintain a minimum of 6' between structures on neighboring lots.

Front-Loaded lots will best function with the garage set at rear of the lot facing the street.

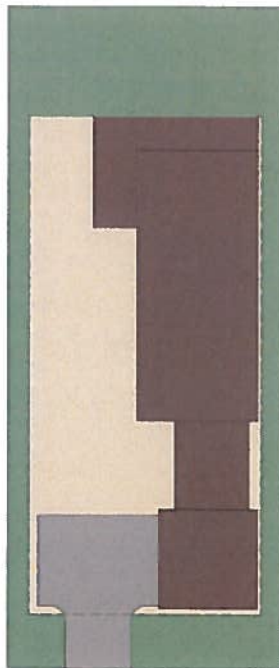
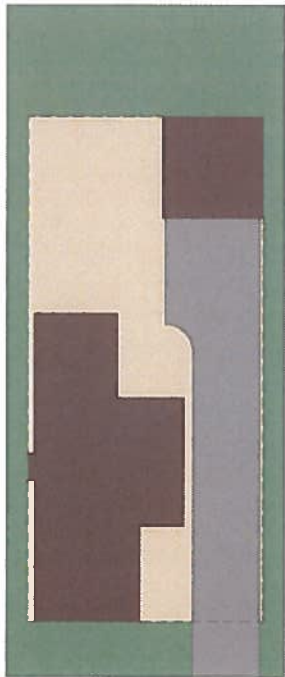
Front load garage may not be located any closer than 20 feet to the front property line/right of way, to ensure tandem parked vehicles do not encroach into the public sidewalk system.

Key

- Building Footprint
- Driveway
- Buildable Area
- Setback

50' Single Family House

Front-Loaded Examples



Lot Information

Lot Size: 50'x 120' (typ.)

Setbacks:

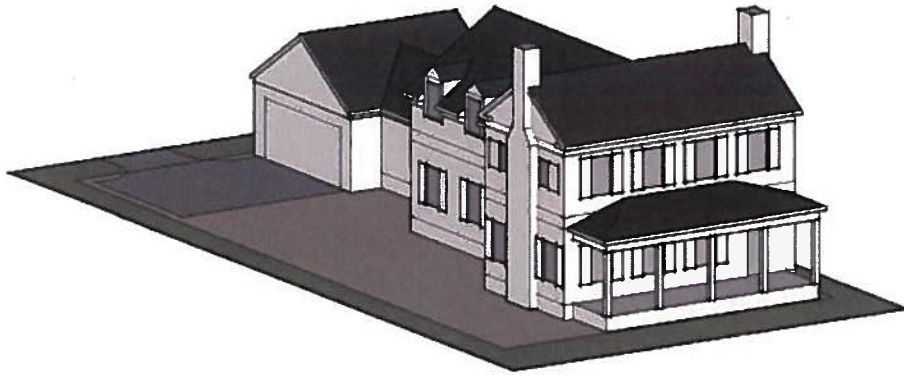
Front: As per PUD
Rear: -----
Sides: -----
Side Street: -----

Max. Lot Coverage by Buildings: 60%

Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks. Single family homes shall maintain a minimum of 6' between structures on neighboring lots.

Lot Types and Massing

60' Single Family House



Typical Lot Configuration

Front-Loaded Examples

Lot Information

Lot Size: 60'x 100' (typ.)

Setbacks:

Front: As per PUD

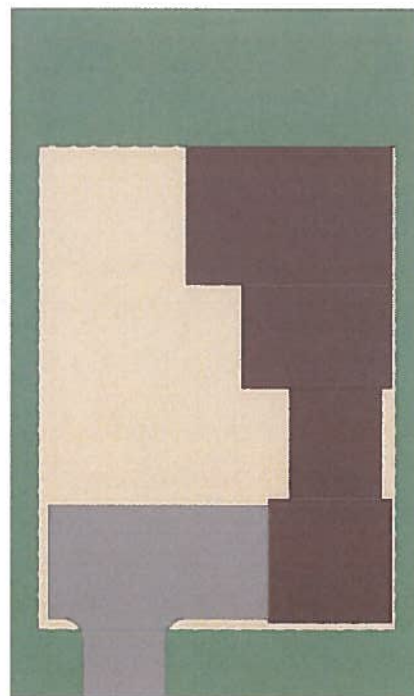
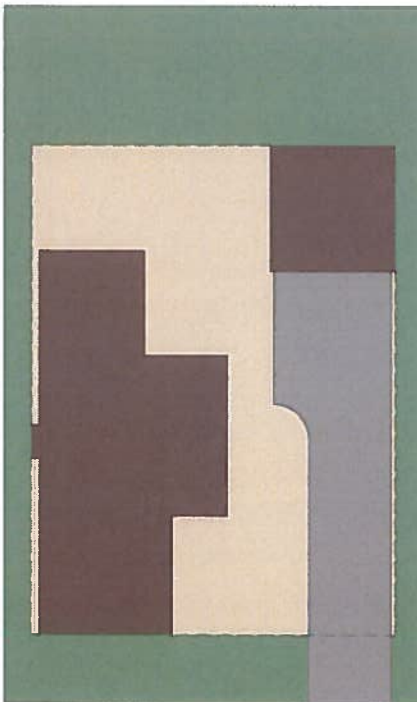
Rear: -----

Sides: -----

Side Street: -----

Max. Lot Coverage by Buildings: 60%

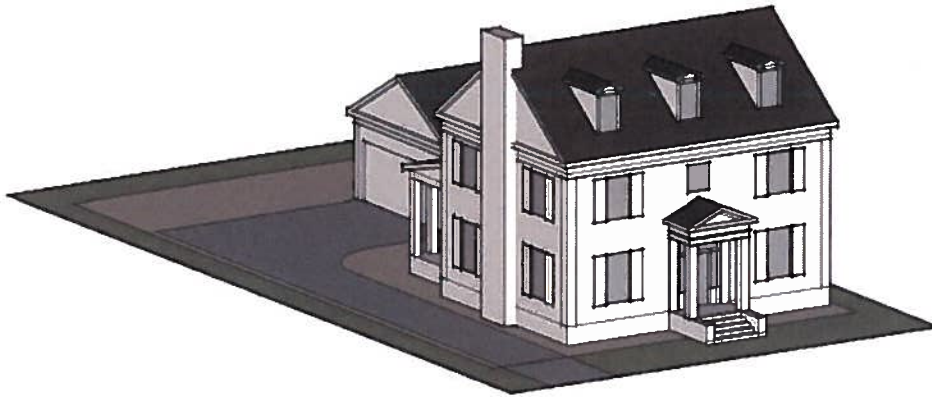
Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks. Single family homes shall maintain a minimum of 6' between structures on neighboring lots.



Key

- Building Footprint
- Driveway
- Buildable Area
- Setback

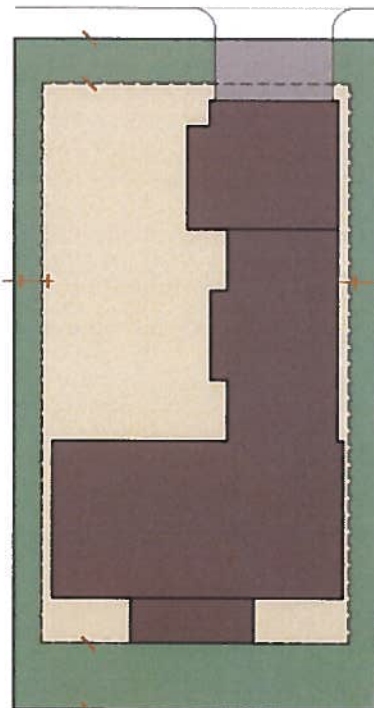
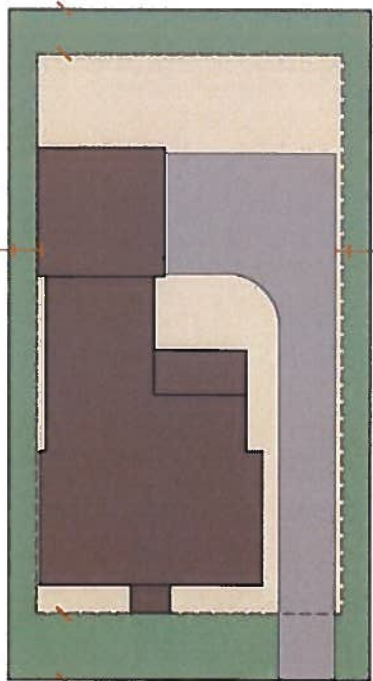
65' Single Family House



Typical Lot Configuration

Front-Loaded Example

Rear-Loaded Example



Property Line, typ.

Pattern Book

Lot Information

Lot Size: 65'x 120' (typ.)

Setbacks:

- Front: As per PUD
- Rear: -----
- Sides: -----
- Side Street: -----

Max. Lot Coverage by Buildings: 60%

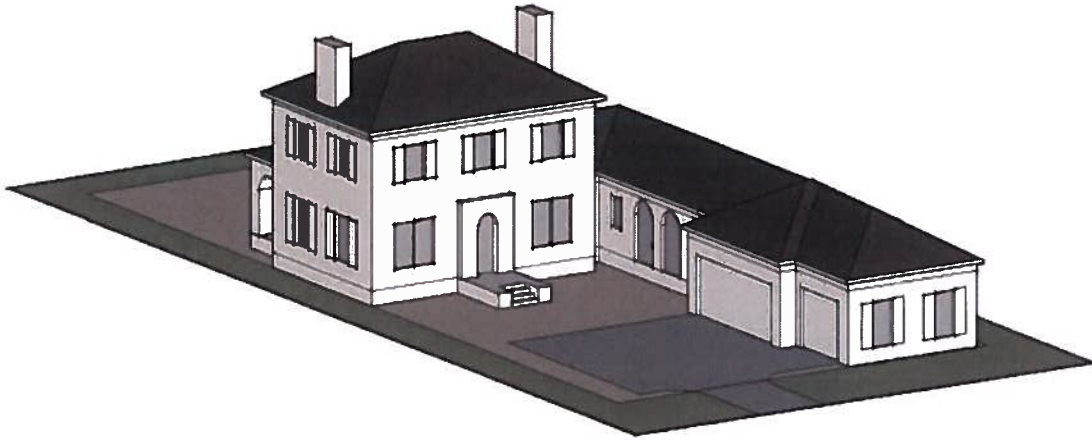
Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks. Single family homes shall maintain a minimum of 6' between structures on neighboring lots.

Key

- Building Footprint
- Driveway
- Buildable Area
- Setback

Lot Types and Massing

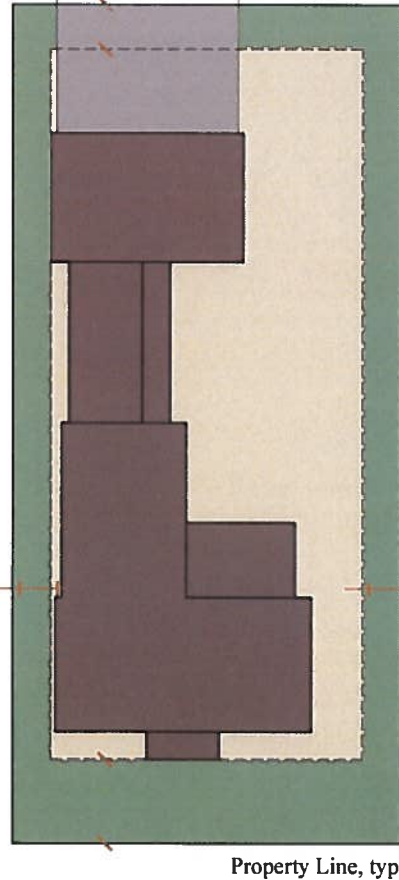
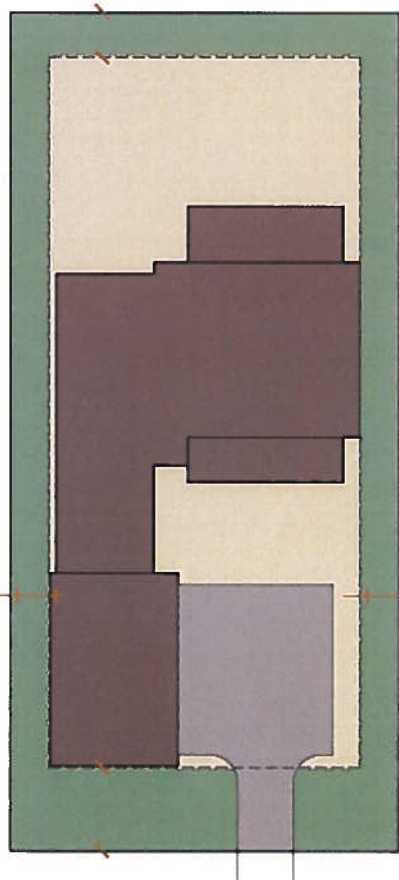
70' + Single Family House



Typical Lot Configuration

Front-Loaded Example

Rear-Loaded Example



Property Line, typ.

Lot Information

Lot Size: 70' + x 150' (typ.)

Setbacks:

- Front: As per PUD
- Rear: -----
- Sides: -----
- Side Street: -----

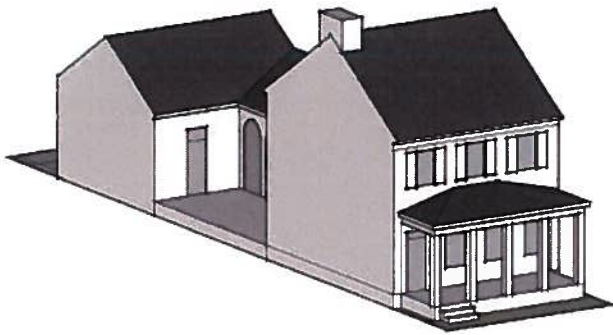
Max. Lot Coverage by Buildings: 60%

Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks. Single family homes shall maintain a minimum of 6' between structures on neighboring lots.

Key

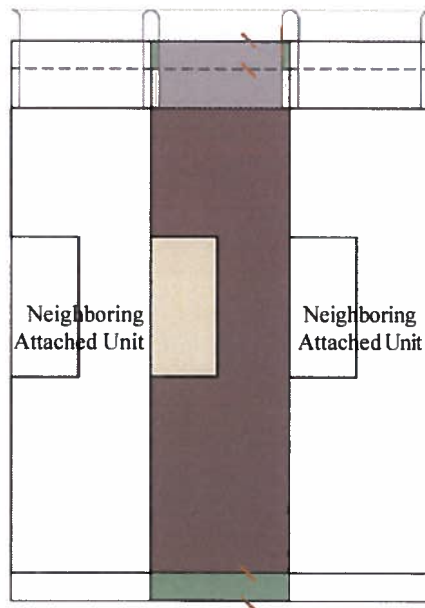
- Building Footprint
- Driveway
- Buildable Area
- Setback

25' Townhouse



Typical Lot Configuration

Rear-Loaded Example



Setbacks:

- Front: As per PUD
- Rear: -----
- Sides: -----
- Side Street: -----

Max. Lot Coverage by Buildings: 95%

Encroachments: Stairs, overhangs, balconies, and chimneys are allowed to encroach up to 2'-0" into setbacks.

Key

- Building Footprint
- Driveway
- Buildable Area
- Setback

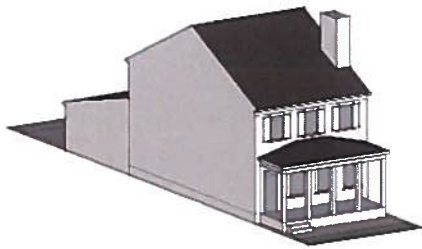
Townhouse Typologies

Townhouses offer a viable housing option that fits the size and cost range that lies between apartment and single family home living. Townhouses work well to transition between building scales, ie: fitting between apartments and single family homes. Being attached units also makes them good candidates for fronting streets that need a strong street wall, like park or boulevard conditions. Townhouses can come in various sizes and designs to fit the market needs. Below are some examples of how townhouses can be designed to fit the Fallschase 25' wide lot configuration.

Two-Story Townhouse

(as represented in the model below)

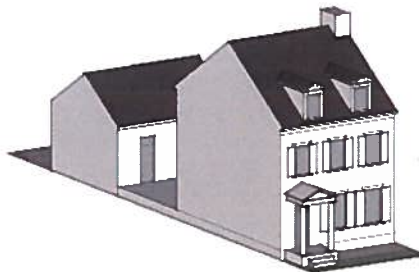
- 1400 SF +/-
- Building is set back from property line with full front porch, creating a small front yard space
- Garage is appended to the main mass, which is efficient from a construction standpoint but limits possibility for natural light on main floor, but can be detached.



Two and a half-Story Townhouse

(as represented in the model below)

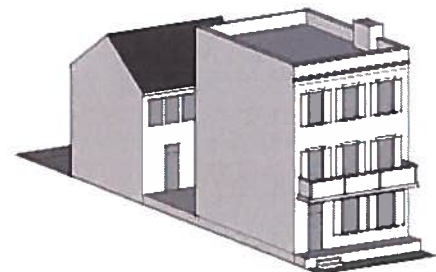
- 1800 SF +/-
- Building is set back from property line with an entry stoop
- Garage is pulled away from main mass, creating a courtyard space for private outdoor living and providing more natural light into the main level; a hall connector provides interior connection to the garage



Three-Story Townhouse

(as represented in the model below)

- 2400 SF +/-
- Building is set back from property line with a shallow terrace and balcony above
- Garage is pulled away from main mass, creating a courtyard space for private outdoor living and providing more natural light into the main level; a hall connector provides interior connection to the garage
- Living space over the garage that could connect to the second floor of main mass



Townhouse Blocks

Townhouses units, when assembled using proper site planning principles, can make successful and appealing places. The important element to include when planning townhouse blocks is community green space and places to gather, because these units often don't provide private yards. Front yards, while small, should have equal opportunity for creating individual identity as can be had in a single family house.



Townhouses arranged on a park

Walls and a gate provide an appealing visual screen of the alley from the linear park.

Large scale bay windows provide an appropriately scaled architectural element to the broad face of the townhouse.

Porches and stoops front onto the park, a common gathering spot for neighbors.

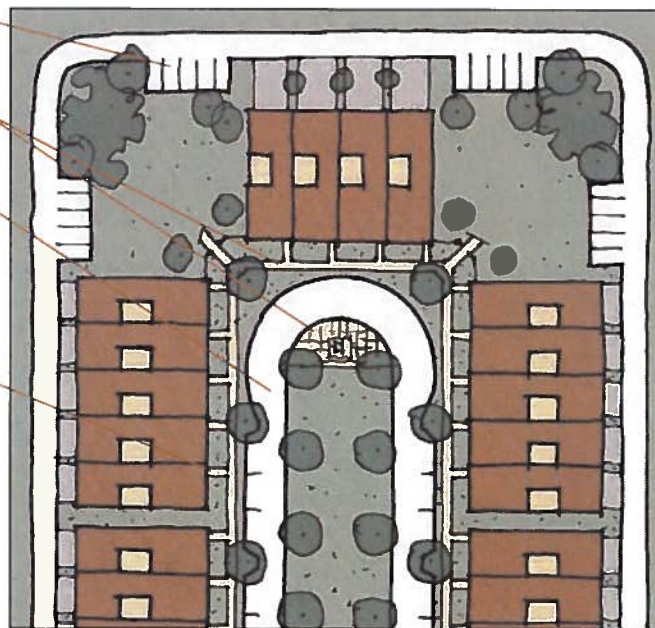
Parking off the alley provides easy access to the green space or can be useful for guest parking.

Sidewalks promote neighborliness through walkability and a small plaza encourages gatherings.

One-way streets are sufficient to serve townhouse courts like this. Wide turning radius allows for fire truck access. Parallel parking spaces between tree wells provide convenient guest parking.

Walks to front doors and small landscaped front yards give individual identity to units.

Interior courtyards provide private outdoor space. Ideally these are located with interior rooms oriented on the east, north and/or west sides so that sunlight can more effectively light the interior rooms.



Townhouses arranged on a court

Shared green space is important for townhouse blocks that offer little to no private yards. These can include unprogrammed green space, dog runs, community garden plots, or playgrounds. Visibility and easy access from all townhouses is necessary. Fences and gates dependant on the function within.

Townhouse rows of no more than five or six units before providing a break.

Landscape islands prove a space for small trees or hvac condenser units.

10' min. break between buildings to provide pedestrian connection to alley and light to units.

Alley for rear garage access.

Architectural Patterns

Overview

The Architectural Patterns of Fallschase take inspiration from the architectural heritage of the American Southeast. By drawing on this heritage, the houses of Fallschase will have an authentic identity and an appeal that reaches beyond the trends common in today's market. These houses will be timeless and the way they frame streets and parks will be notably familiar.

The goal of this section is to provide a spectrum of design possibilities, while ensuring that the each home within a neighborhood will be compatible with its neighbor. Any house designer should use this section to facilitate conceptual design of a project.

Six house styles have been identified and are depicted below. The following pages provide further direction.

Additional Resources:

- *Get Your House Right: Architectural Elements to Use & Avoid* by Marianne Cusato, Ben Pentreath, Richard Sammons, & Leon Krier.
- *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen Mouzon and Susan Henderson.
- *A Field Guide to American Architecture* by Carole Rifkind.



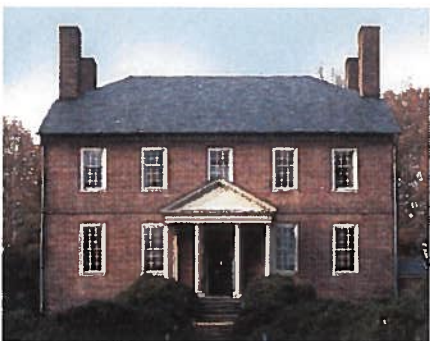
Colonial Revival



Craftsman



Greek Revival



Georgian



English Manor



Mediterranean Revival

Architectural Styles by Neighborhood

The six Architectural Styles shall be applied to the different neighborhoods envisioned for Fallschase. Each neighborhood should have at least two styles selected for their compatibility to one another.

Colonial Revival

Craftsman

Greek Revival

Georgian

English Manor

Mediterranean Revival

Architectural Patterns

Colonial Revival

Key Attributes:

- Buildings range from 1 to 2 1/2 stories
- Roof is almost always gabled
- Roof pitches range from 5:12 to 9:12
- Footprint is usually a clean rectangle for the main mass, sometimes with smaller additive volumes attached
- Masonry chimneys, rear porches, and second-floor overhangs are common
- Dormers, when present are subtle in design
- Façade can be symmetrical or asymmetrical
- Openings are usually large, rectangular, and very consistent in size and spacing
- Usually lap siding, but sometimes brick, stone, or shingle siding on the first story with lap siding above
- Often white or a light color with dark louvered shutters
- Brick is often painted to match siding color
- Molding profiles are classical, but less pronounced than in the Georgian style



Craftsman

Key Attributes:

- Massing ranges from 1 to 2 stories
- Roofs can be hipped or gabled, but usually at least have a front-facing gabled element
- Roof pitches range from 3:12 to 9:12
- Footprint is usually an additive form
- Porches, shed and gabled dormers, and masonry chimneys are common
- Façade can be symmetrical or asymmetrical
- Openings range in size and proportion and are rectangular
- Usually lap siding, but can be brick or stucco occasionally, with wood trim
- Often has a colorful paint palette
- Shutters are not common, but if used, are usually simple panel or plank shutters
- Employs wood details like brackets, exposed rafter tails, and porch columns
- Details such as columns and brackets are heavy



Architectural Patterns

Greek Revival

Key Attributes:

- Buildings are 1 to 2 stories
- Roofs can be hipped or gabled
- Roof pitches range from 3:12 to 7:12
- Gabled dormers and masonry chimneys are common, symmetrically composed on the façade
- Generous porches are very common, and stoops with pediments are also used
- Façades are symmetrical
- Openings are large, rectangular, and consistent
- Lap siding, usually painted white or a light tone with matching trim
- Shutters can be louvered or panel and are often painted dark
- Roofs are typically metal or can be asphalt shingle
- Details are classical
- Cornices are usually composed of a tall, two-part frieze



Georgian

Key Attributes:

- Massing is 2 to 2 1/2 stories
- Roofs can be hipped or gabled
- Roof pitches range from 5:12 to 9:12
- Gabled dormers and masonry chimneys are common, symmetrically composed on the façade
- Façades are overtly symmetrical
- Openings are large and consistent, with even spacing
- Openings are typically rectangular, but arches can be used
- Brick or wood siding, with slate roofs
- Brick is usually red, and wood siding and trim is almost always painted white
- Shutters can be louvered or paneled and are painted dark
- Details are classical and often employ multiple mouldings; cornices often have dentils



Architectural Patterns

English Manor

Key Attributes:

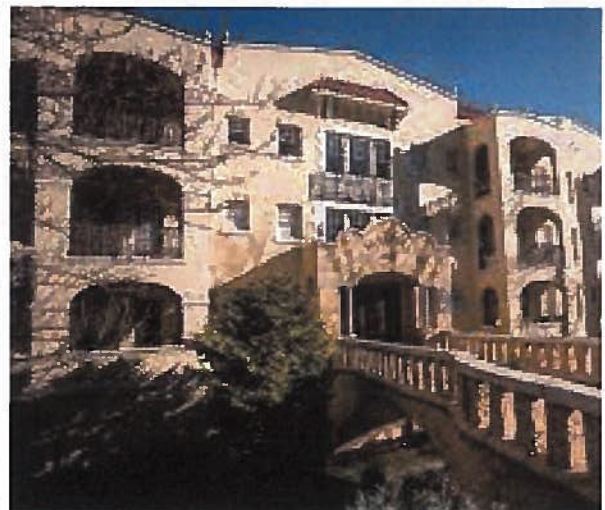
- Buildings range from 1 1/2 to 2 1/2 stories
- Typical roofs use gables of varying sizes
- Roof pitches range from 8:12 to 16:12
- Footprint is usually an additive form
- Dormers, bay windows, porches, and balconies are common
- Façades are asymmetrical
- Openings range in size and proportion
- Arched openings are often used to signify entrances where all windows are rectangular openings
- Timber framed walls with stucco between the timbers are common, but brick, stone, stucco (without visible timbers), and wood siding are also employed
- Colors range from natural browns and white stucco to richly colored painted wood siding and trim
- Detailing is often simple and vernacular - usually wood posts, columns, brackets, corbels, and eaves without classical detailing



Mediterranean Revival

Key Attributes:

- Buildings range from 1 to 3 stories and do not use half stories
- Roofs can be hipped or gabled, but typically with the broad side facing the street
- Roof pitches range from 4:12 to 9:12
- Footprint is usually a clean rectangle for the main mass, sometimes with smaller additive volumes attached
- Roof terraces and masonry chimneys are common
- Façade is typically symmetrical, but can be asymmetrical
- Openings can range in size, but are often consistent on a single façade
- Openings can be arched or rectangular
- Shutters can be louvered or paneled
- Stucco or stone walls with clay tile roofs
- Usually white walls with red roofs, but sometimes found with red, orange, yellow, tan, or brown walls
- Typically simple vernacular details



Architectural Standards

This section has been compiled to guide design and construction details so that the houses of Fallschase are true to the traditional designs that inspired them. Recommendations have been provided for materials and how to configure them on the house. Graphic “Don’t” and “Do” examples compare common poor practices of today against the desired outcomes for Fallschase.

Façade Arrangement

Configurations

Simple Massing

Houses that are the foundation of most architectural styles are a simple volume, or an orderly assembly of simple volumes.

Vertical Hierarchy

All façades should be designed with a distinct base, middle and top using arrangement of openings, material changes, and ornament or special features to define between each.

Horizontal Hierarchy

House façades over 60 feet in length must introduce a vertical bay or wall plane change in order to break down the appearance of the overall mass of the house.

Proportion

All door and window openings shall be square or vertical in proportion. In addition, porches, galleries and similar components shall have vertically proportioned designs.

Transparency

Glazed openings may not exceed 60% of the total house wall area, with each façade being calculated independently. All street facing walls shall have glazed openings of at least 10%. Excluding foundation and gable roof area.

Blank Walls

Blank walls shall not exceed 30 linear feet before introducing a wall plane break, material change or opening.

Corner Houses

Houses which front corners are encouraged to do so with a strong presence (principal entrance, wrapping porch, or other element) rather than creating a negative space. Angled or round façades at corners are permitted.



DON'T

◀
Contemporary residential facades appear to be random and do not represent historic patterns.

Simple, organized massing is timeless.



DO



DON'T

◀
Front garages, random material changes, and steps in façade and roof lines make townhouses unnecessarily complex.

More consistent roofs, organized facades, and garages in rear make a pleasant façade arrangement.



DO

Wall Materials

Materials

House Walls

Shall be finished in native/regional stone (or equivalent synthetic), brick, stucco, split-faced block (for piers and chimneys), wood lap or synthetic siding, shingles, and board and batten.

House Foundations

Shall be finished in native/regional stone (or equivalent synthetic), brick, stucco, and split-faced block and may be wall or pier system. Infill between piers shall be recessed so that piers protrude from the infill material; and shall be constructed of the same material as piers or wood lattice or vertical wood pickets.

Walls & Stoops

Shall match or be compatible with the materials of the associated houses.

Fences & Walls

Shall be built entirely of wood, metal in a cast-iron style, native/regional stone (or equivalent synthetic), brick, or stucco. May have masonry or stucco piers and base. Colors shall match local precedent or standard.

Driveways

Shall be built of concrete, pavers, or equivalent.

Configurations

House Walls

Shall show no more than four materials on any exterior wall, not counting the foundation wall or piers. Heavier materials shall be located below lighter materials. Vertical transitions between materials shall only occur at inside corners.

Street facing side (front) of single family homes at least 60% of the total linear length shall be approved masonry, siding, glazing or other approved exterior design elements.

Stone

Shall be laid with the stones in a horizontal orientation to resemble structural stone walls.

Stucco

Shall be cement or synthetic and may be integral color or painted. Finish shall be smooth or sand-finish; heavy lace is prohibited. EIFS shall not be installed within 3' of the ground.

Brick

Shall be properly detailed and installed in load-bearing configurations. Brick should course exactly to both the top and bottom of all wall openings. Textured brick is prohibited.

Siding

Shall be clapboard, lap siding, shingles, and board and batten and shall be painted. Vinyl siding is prohibited.

Frame Wall/Masonry Base Alignment

Face of stud of frame walls should align with face of masonry of foundation wall below. Horizontal ledges between wood frame wall and masonry base are discouraged.

Trim

Shall be indistinguishable from wood when painted and shall be sized appropriately to its location. Corner boards shall not exceed 6" wide.

Configurations, Cont.

Masonry Arches & Piers

Piers shall be no less than 16" x 16"

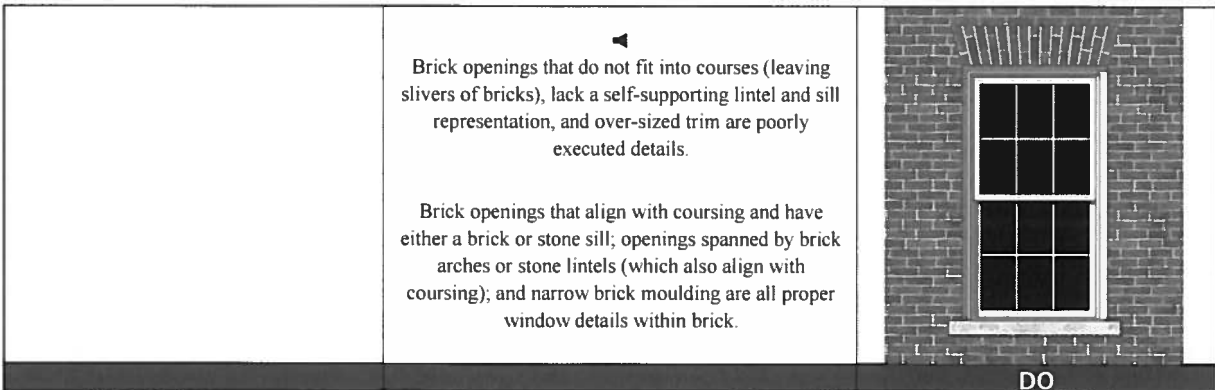
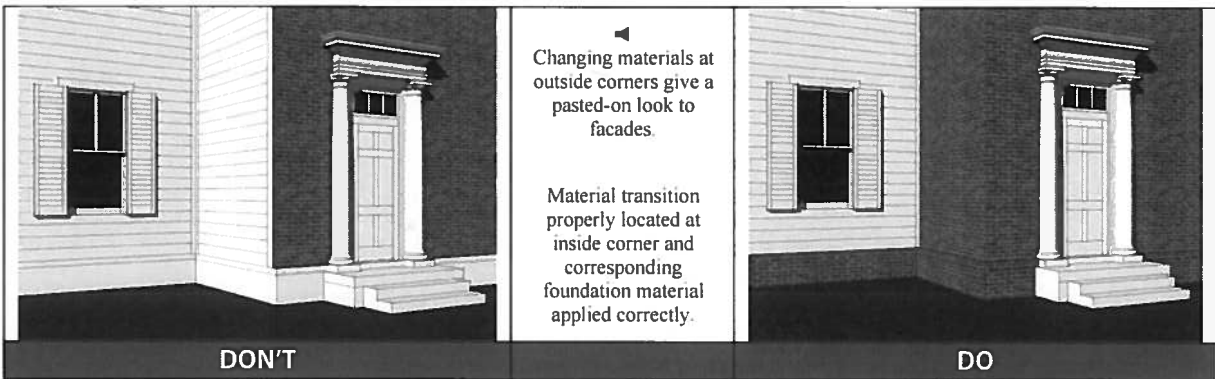
Masonry arches shall match architectural design of home.

Color

Shall be selected according to house style and regional precedent.

Driveways

Shall be a minimum of 20' in depth from right of way to accommodate on lot parking



Architectural Standards

Doors & Windows

Materials

Doors

Shall be wood, fiberglass, or clad

Garage Doors

Shall be wood, clad, metal, or composite.

Windows

Shall be wood, vinyl, clad, and solid PVC, but all must be indiscernible from wood at arm's length. All windows shall have clear glass; mirrored glass is not permitted. Stained glass is permitted as accent only.

Bay Windows

Shall be trimmed with a single vertical jamb casing that extends from the window sash to the corner of the bay.

Shutters

Shall be wood, fiber-cement, aluminum, or solid PVC, and shall be indiscernible from wood.

Configurations

Doors

Shall be side-hinged except garage doors, which may be sectional. Sliders shall not be visible from streets, sidewalks, or public spaces. The style of the front door shall match the house style.

Garage Doors

Shall be a maximum of 16' in width if visible from streets, sidewalks, or public spaces. Alley-accessed garages may have 18' wide doors.

Windows

Shall be single-hung, double-hung, triple-hung, casement, or fixed. The style of the windows shall match the house style. Window openings and panes shall be vertically proportioned or square. If a window muntin pattern is used, all windows in public view shall be simulated divided lights. GBG (Grid between glass) is discouraged.

Bay Windows

Shall extend to the ground or be supported by visible brackets.

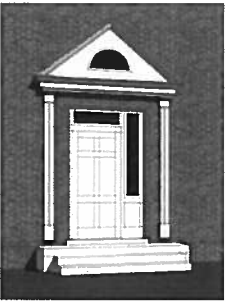
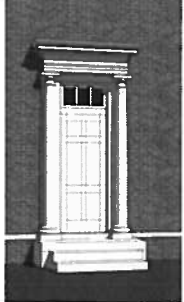
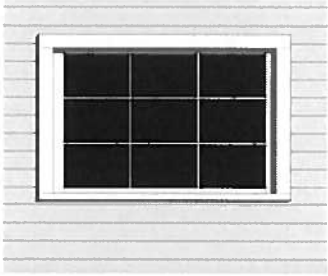

Shutters

Shall be exactly one-half the width of, and the same height of, the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the house. All shutters shall be operable or appear to be operable with appropriate hardware. Single side shutters are allowed on windows less than 20" in width but must match in design to all other shutters on home and be equal in size to opening.

Casing

Shall never be narrower than 3 1/2" except on masonry walls. Mullion casing shall never be narrower than 3 1/2" regardless of location. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than jamb casing.

Street facing side (front) of single family homes at least 60% of the total linear length shall be approved masonry, siding, glazing or other approved exterior design elements.

	<p>Under-sized and ill-proportioned surrounds with improper window selections are not rooted in an architectural heritage.</p> <p>Substantial entry surrounds appropriate to the house style give the door presence.</p>	
<p>DON'T</p>		<p>DO</p>
	<p>Horizontally proportioned window openings and panes are not historic and appear awkward.</p> <p>Vertically proportioned window openings and square or vertical panes are universally the ideal proportion.</p>	
<p>DON'T</p>		<p>DO</p>

Architectural Standards

Roofs & Eaves

Materials

Metal Roofing

Should be flat between the primary ribs with no striations or pencil ribs.

Shingle Roofing

Shall be asphalt, slate, wood, wood shakes, or equivalent synthetic or better.

Flat Roofs

Shall be commercial quality roofing.

Ridge Caps

Shall be appropriate to the type of roofing. Bulbed ridge caps should be used with 5V metal roofing, and standing seam ridge caps should be low profile.

Eaves

May be wood, stucco, EIFS, synthetic equivalent Vinyl and sheet aluminum are discouraged and must be approved by ARC. The eave return cap shall be built of continuous, un-seamed metal flashing.

Parapets

Shall be consistent with the wall material, or may be an alternate material if the desired profile is not achievable in wall material.

Gutters/ Downspouts

Shall be copper, galvanized steel, or aluminum if exposed.

Dormers

Dormer jamb material should be a solid casing assembly from the window to the corner of the dormer wall. Brick shall only be used for a dormer face when it forms a parapet at the top of the dormer.

Configurations

Principal Roofs

Where sloped, shall be a symmetrical gable or hip. Flat roofs shall be surrounded by a horizontal parapet wall.

Ancillary Roofs

Slopes shall be between 1/4 and 1/2 the primary roof slope.

Gables

Shall not be overlapping except when the smaller gable is part of separate wall plane.

Bay Roofs

Shall be distinct from the primary roof, and return on themselves at each end.

Skylights

Shall be flat.

Eaves

Shall be as continuous as possible, both horizontally and vertically. Exposed rafter tails shall not exceed 6" in height. Eaves shall return around the corner and die into the wall without the common "pork chop" return. Brackets shall extend to the fascia or slightly beyond. A frieze board shall occur below the eave.

Configurations, Cont.

Parapets

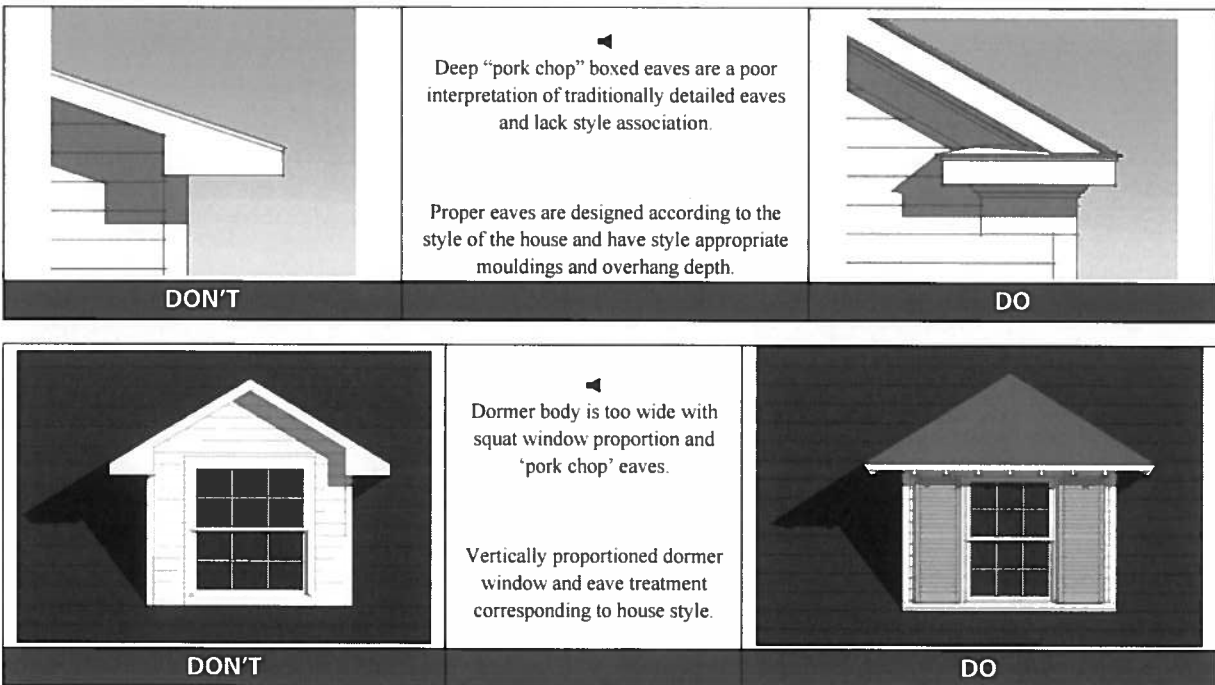
Shall exist on flat or slightly pitched roof houses where a façade faces a street. Parapet walls shall be no less than 30" higher than the highest point of the roof deck. Parapet shall be discernible as the "top" of the house with horizontal definition between it and the wall material.

Gutters

Shall match the general design of the home and be seamless with not less than 6" in width at top of profile.

Dormers

Shall have roof trim beginning at the window head and shall be composed of a head casing, soffit, and fascia at a minimum. Siding shall never be used above a window head except in the triangular space enclosed by the pediment of a gable front dormer. The body of a single-window dormer shall be vertically proportioned or square. The total width of the dormer roof should work in harmony to the overall design concept of the home.



Additive Elements

Materials

Columns & Posts

Shall be made of wood, composite metal, native stone (or synthetic equivalent). Extruded aluminum is prohibited.

Porch Beams

Shall be wood, fiber-cement, stone, concrete, stucco or EIFS. The grain or texture shall be horizontal.

Porch Ceilings

Shall be wood, fiber-cement, stucco, or synthetic equivalent.

Balconies & Railings

Shall be wood, fiber-cement, or metal. The railing material shall not be heavier in appearance than the primary element of the balcony.

Chimneys

Shall be sheathed in brick, stone, or stucco when visible. Siding is prohibited on chimneys.

Flues

Shall be clay tile or galvanized metal left natural, or painted black.

Configurations

Column Spacing

The spaces between columns shall be vertically proportioned.

Posts

Shall be no less than 6" x 6" in cross section.

Face of Column or Post

Should align with both faces (inside and outside) of beam above.

Column Base

Shall not protrude beyond the edge of the porch flooring. The outer edge of the base should not protrude beyond the face of the pier or foundation below.

Porch Beams

Shall be visible from both the inside and the outside of the porch. Seams between beam face and bottom of built-up beams shall occur beneath the beam.

Balconies

Should project no more than 3' from the face of the house and shall be visually supported by brackets.

Railings Primary Street Side

Should have both top and bottom rails, with bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no more than 4" clear.

Chimneys

Shall have a projecting cap, and extend to the ground if located on an outside wall.

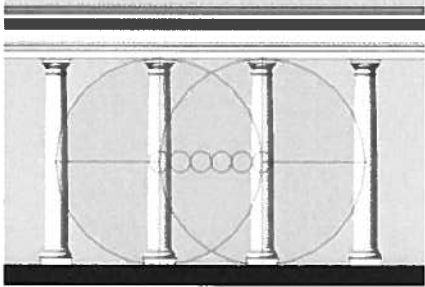
Configurations, Cont.



Mechanical Equipment

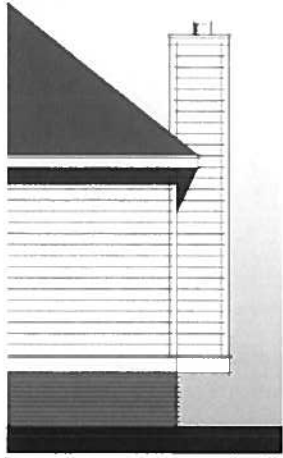
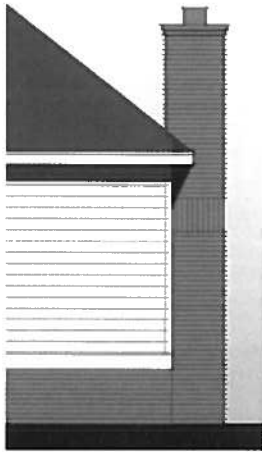
Shall not be visible from the primary street. Mechanical equipment such as satellite dishes, turbine vents, kitchen vents, and antennae should be located on internally facing roofs or façades. Mechanical and utility equipment such as electric, gas and water meters and HVAC equipment shall also be out of sight from the street. Appropriate locations include rear service yards, fenced yards along a secondary frontage, or roof tops or basements. Side yard placement is permissible but must be shielded from street view by landscape or other approved method.

Solar Panels

Solar panel design must be submitted showing location and total area to ARC for review. The ARC at its discretion will approve or deny all requests for solar design. No solar panels shall be installed without prior approval.

	<p>Column spacing that are too wide and columns too narrow give the feeling of structural inadequacy.</p> <p>Properly sized and spaced columns have vertical proportioned openings and often appear stout.</p>	
DO		

	<p>Column that protrude beyond beam that do not align appear unmatched.</p> <p>Properly designed column and beam relationship aligns the width (diameter) at top of column shaft with the width of the beam.</p>	
DO		

	<p>Chimney should not float above the ground and it should articulate the top.</p> <p>Material should be masonry in appearance, not a less substantial material.</p> <p>An appropriate chimney is consistent with the style of the house, constructed of masonry material, and is grounded.</p>	
DO		

Drawings contained herein are conceptual in nature and are not released for construction.

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