



THE TRIANGLE NEIGHBORHOOD ARCHITECTURAL GUIDELINES South Bend, Indiana

Prepared for:

The Northeast Neighborhood Revitalization Organization, Inc

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Overview of the Architectural Guidelines Book

This book is organized into six sections: Overview of the Triangle Neighborhood, Architectural House Styles, Size & Massing, Lot Layout, Landscape Improvements, and Applications & Materials. Each section provides specific information and design guidelines to assist in the planning and design of a neighborly Triangle house.

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Houses that adhere to the traditional architectural and neighborhood patterns add to the quality of the public realm and encourage the safety and vitality of a neighborhood.

-Institute of Classical Architecture and Classical America



Understanding the Triangle Neighborhood

The "Triangle" project area is approximately 12 acres, and is part of South Bend's Northeast Neighborhood. The Triangle Neighborhood is just northeast of downtown South Bend, Indiana, and is just south of the campus of the University of Notre Dame.

The design principles of the Triangle Neighborhood incorporate Traditional Neighborhood Development (TND) principles such as narrow, tree lined, and pedestrian friendly streets. Such TND principles not only make the Triangle Neighborhood typical of an older, established inner-city neighborhood, but also illustrates the vision of the NNRO for this unique new urban in-fill, mixed-income neighborhood.



Sidewalks on both sides of the street provide and encourage a safe and active pedestrian environment.



Front porches and front doors to residences are highly visible and are an integral part of the streetscape.



One-sided street parking and green spaces discourage heavy traffic and traffic speed.



View of the Triangle Neighborhood

Overview

Triangle Neighborhood Site Plan



Overview

How To Use the Guidelines

Step 1:

Identify Basic Needs and Goals

Create a comprehensive list of everything you desire in a new home relative to lot location, function, architectural style, and cost.

Reference the House Model Designs for generating ideas on style and floor plan layout. Select a lot suitable to meet your home-building goals.

Review the Size and Massing and Lot Layout Sections of these Guidelines to understand how to place the house and garage on the lot.



Step 2:

Review the Architectural House Styles

Six distinct house styles that are prevalent throughout the northeast neighborhood draw from the full spectrum of architectural tradition: American Colonial, American Vernacular, American Foursquare, Craftsman, Dutch Colonial and Tudor.

Step 3:

Choose Architectural Style

Choose an architectural style from the six house styles as documented in these Guidelines. In addition to the particular style, select the appropriate massing and facade composition of the house based on the floor plan and layout of rooms.

House Model Designs recommended for the Triangle Neighborhood may be used or an adaptation of these designs may be customized.



Choose Eaves and Porches

Porches and Porticoes are an essential element of a Triangle Neighborhood house and are required. The location and design elements of porches are covered in this Section. The massing of the front porch and its details are specific to each house type and distinct within a particular style.



Choose Windows and Doors

The window and door spacing and overall composition is related to the shape and style of the house. Typical window and door proportions, trim details, and special window or door elements are illustrated in this Section.



Step 4:

Identify Appropriate Landscape

This Section of the Guidelines is intended to provide guidance for designers, builders, and homeowners regarding the private landscape for properties in the Triangle Neighborhood.



Step 5:

Review the House Design with the Triangle Neighborhood Architectural Review Committee

The Architectural Review Committee (ARC) is intended to provide guidance in addition to serving as a resource for designers, builders, and potential homeowners within the Triangle Neighborhood.

Overview

The Six House Styles



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American Foursquare
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Craftsman
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Dutch Colonial
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Tudor
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Architectural House Styles

History and Character

The Colonial style house dates back to the early 18th century when England, France, and Spain had colonies spread across what is now the United States, and was influenced by several European styles including Georgian, Federal, French Colonial, Dutch Colonial, Spanish Colonial, and the Early Classical Revival style, popularized in the south by such architects as Thomas Jefferson. The American Colonial house style is the most popular architectural style in the United States since its earlier forms, and is characterized by a symmetrical arrangement of windows around a central door, usually under a portico or porch, and can include either a central, single chimney or paired, flanking chimneys.



IDENTIFYING FEATURES

1. Medium pitched, side-gable roof, with or without dormers.
2. Entry portico or full-width front porch with architecturally correct columns.
3. Symmetrical window placement within each wall.
4. Double-hung windows aligned vertically and horizontally.
5. Central front entry with sidelights and elaborated trimwork.

American Colonial

Massing and Composition



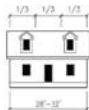
Side Gable
(Optional Hipped Ends)



Side Gable with
Dormers



Cross-Gable Front
(Optional Hipped Ends)



American Colonial



Hip End Elevation



1. Porches can range from full width of front facade to single-bay portico.
2. Single-bay porch roofs can have pediment gables or flat roof and balcony, while full width porches typically have hip or shed roofs.
3. Fave detailing typically resembles the main house.
4. Columns are typically full height; simple, straight round or square columns, or architecturally correct classical columns (single or paired).



Windows and Doors



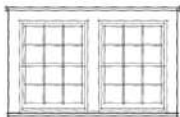
Double Hung
6 over 6



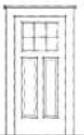
Double Hung
6 over 1



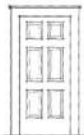
Accent Window



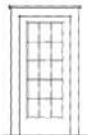
Paired Double Hung



Partial Glazed



Panel Door



Fully Glazed



1. Composition typically characterized by symmetrical arrangement of doors and windows, typically with an odd number of bays.
2. Entrance is typically centered in wider houses, and off-center in narrower houses.
3. Window patterns are typically repetitive and simple with equal spacing between windows and doors.
4. Accent windows are typically grouped as compositional accents, and panes should be similar in proportion to the main windows.

American Colonial



Materials, Color, and Possibilities



Materials

Cladding:

Smooth-finish wood or fiber cement board lap siding,
smooth-finish brick
Siding Exposure: 6-8"
Corner boards: 4-6"

Window and Door Trim:

Type: simple 4-6" wood trim
Caps, backband moldings, and aprons
under window sills are common
Shutters (if used): louvered or paneled
and should be half the window width.

Colors:

Body: can be the same color with frieze;
the first and second floors may be
differentiated with color.

Trim: white, off-white, or rich earth tones



American Colonial

History and Character

Vernacular Architecture refers to buildings that were built within a particular region using local building materials. These buildings were typically simple in form and were purely functional. The American Vernacular house is the result of a more conventional method of building homes to the Victorian and other Revival styles, using simple cross-gabled forms, 2 stories in height, and tall, narrow windows symmetrical with the gable forms.



IDENTIFYING FEATURES

1. Medium-pitched, cross-gabled roof, 2 stories in height
2. Porch placed within "L" created by the two wings of the house
3. Symmetrical window placement within each wall
4. Boxed overhangs, often with stickwork ornament
5. Tall and narrow window proportions

American Vernacular

Massing and Composition



Side Gable



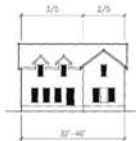
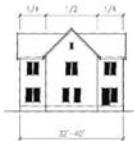
Front Gable



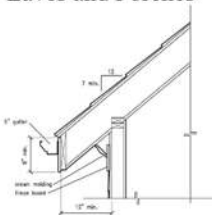
Front Gable



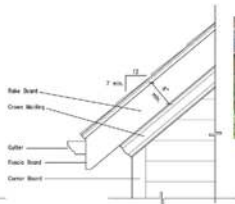
Hipped Roof



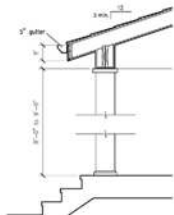
Eaves and Porches



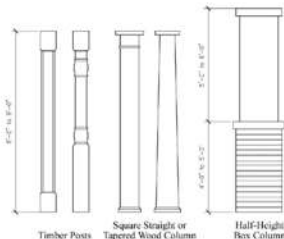
Typical Eave Section



Gable End Elevation



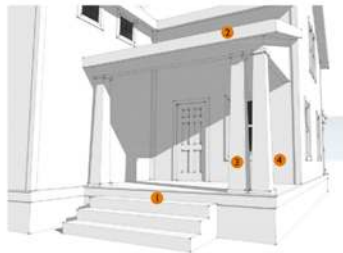
Typical Porch Section



Timber Posts

Square Straight or Tapered Wood Column

Half-Height Box Column



1. Front Porch typically placed within area created by the two wings of the main house.
2. Porch roofs have gable-ends, shed roofs, or hip roofs, typically with 3 or 4 in 12 pitch.
3. Simple, square or round post columns at front porch.
4. Porches can have a simple railing or no rail.

American Vernacular



Windows and Doors



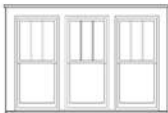
Double Hung
1 over 1



Double Hung
3 over 1



Double Hung
6 over 6



Grouped Double Hung



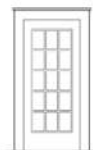
Accent Window



Partial Glazed



Panel Door



Fully Glazed



1. Composition typically characterized by symmetrical arrangement of doors and windows within each wall.
2. Windows typically tall and narrow in proportion.
3. Typical window bay at side facades of house.
4. Accent windows typical at front gable front or side walls.

American Vernacular



Materials, Color, and Possibilities



Materials

Cladding:

Smooth-finish wood, fiber-cement board lap siding, smooth-finish brick

Siding Exposure: 6-8"

Corner boards: 4-6"

Window and Door Trim:

Type: simple 4-6" wood trim

Caps, backband moldings, and aprons under window sills are common

Colors:

Body: can be the same color with frieze; the first and second floors may be differentiated with color.

Trim: white, off-white, or rich earth tones



American Vernacular

History and Character

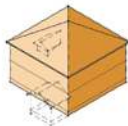
The American Foursquare, popular from the mid-1890's to the late 1930's, was a more plain style of house to the Victorian and other Revival styles popular at the time. Characteristics include a four-sided box in plan, two-and-one half stories tall, dormers and a large front porch. The style incorporates elements from the Prairie School and the Craftsman styles.



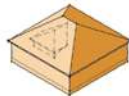
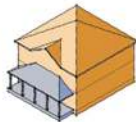
IDENTIFYING FEATURES

1. Low-pitched, hipped roof with wide overhangs
2. Short, square porch columns on massive pier
3. Balanced window placement with off-centered entrance
4. Full width front porch under hipped roof with wide overhangs
5. Full two-story mass, box-shaped
6. Detailing emphasizing horizontal lines

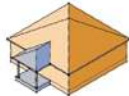
Massing and Composition



2-Story



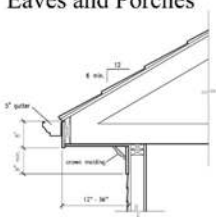
1-Story



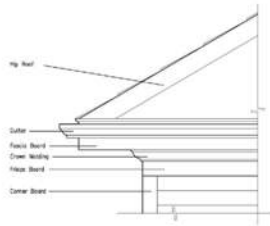
American Foursquare



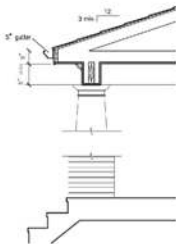
Eaves and Porches



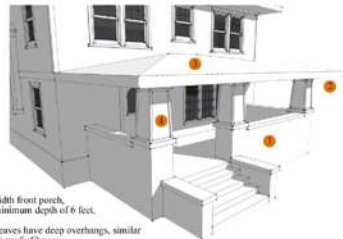
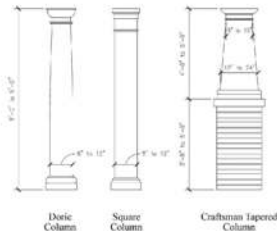
Typical Eave Section



Hip End Elevation



Typical Porch Section



1. Full width front porch, with minimum depth of 6 feet.
2. Porch eaves have deep overhangs, similar to main roof of house.
3. Porch roof typically has hipped roof or front gable-end, with 3 to 5 in 12 pitch.
4. Short, wide, square porch columns on massive pier.



American Foursquare

Windows and Doors



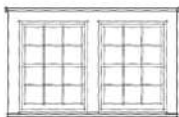
Double Hung
6 over 6



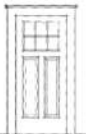
Double Hung
6 over 1



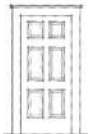
Accent Window



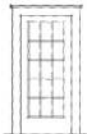
Paired Double Hung



Partial Glazed



Panel Door



Fully Glazed



1. Composition typically characterized by symmetrical arrangement of doors and windows, with front door off-center under front porch.
2. Symmetrical arrangement of windows at all facades of the house.
3. Typical bay windows at side facades of house.
4. Second floor windows typically directly beneath a deep overhanging eave.
5. Third floor attic dormers with accent windows or windows that are similar style of main windows.

American Foursquare



Materials, Color, and Possibilities



Materials

Cladding:

Smooth-finish wood, fiber cement-board lap siding, smooth-finish brick, light sand-finish stucco

Siding Exposure: 6-8"

Corner boards: 4-6"

Window and Door Trim:

Type: simple 4-6" wood trim

Caps, backband moldings, and aprons under window sills are common

Shutters (if used): louvered or paneled and should be half the window width.

Colors:

Body: can be the same color with frieze; the first and second floors may be differentiated with color.

Trim: white, off-white, or rich earth tones



American Foursquare

History and Character

The Craftsman style originated in southern California and was the dominant style for smaller houses built throughout America during the period from 1905 until the early 1920's. Craftsman houses were influenced by the contemporaneous Prairie style and a more relaxed style than the heavily ornate Victorian style of the period. Characteristics include low-pitched, gabled roof with wide eave overhang; 1 or 1-1/2 story bungalow or 2-story heights; integral porches with roofs supported by tapered columns.



IDENTIFYING FEATURES

1. Short, square porch columns on massive pier
2. Full width front porch, contained under main roof
3. Centered dormer with gable or shed roof, or gable-front main roof
4. Grouped windows in asymmetrical but balanced composition
5. Side-gabled roof, one-and-a-half stories in height

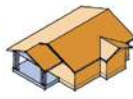
Massing and Composition



Side Gable



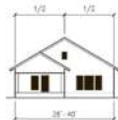
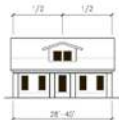
Front Gable



Front Gable



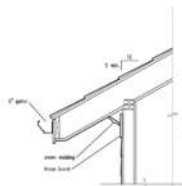
Hipped Roof



Craftsman



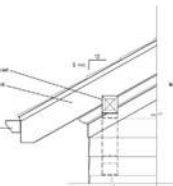
Eaves and Porches



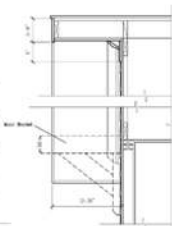
Typical Eave Section



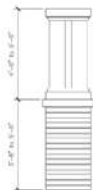
Typical Porch Section



Gable End Elevation



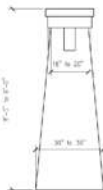
Gable End Section



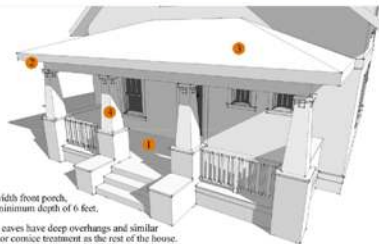
Double Post
on Pier



Tapered Column
on Pier



Full-Height
Craftsman



1. Full width front porch, with minimum depth of 6 feet.
2. Porch eaves have deep overhangs and similar rafter or cornice treatment as the rest of the house.
3. Porch roofs have gable-ends, shed roofs, or hip roofs, typically with 3 or 4 in 12 pitch.
4. Structurally expressive, short columns on piers.



Craftsman

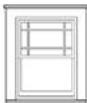
Windows and Doors



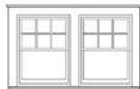
Double Hung
4 over 1



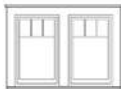
Double Hung
6 over 1



Double Hung
9 over 1



Grouped Double Hung



Grouped Fixed



Accent Window



Partial Glazed



Partial Glazed



Fully Glazed



Fully Glazed



1. Composition typically characterized by an asymmetrical yet balanced placement of doors and windows.
2. Doors are typically under porches, are wide in proportion, and often have transoms or sidelights.
3. Windows typically occur in multiples.
4. Typical accent windows in gable ends occur in triples, small squares or box bay windows.
5. Dormer windows typically grouped together in pairs or multiples.



Craftsman

Materials, Color, and Possibilities



Materials

Cladding:

Smooth-finish wood, fiber-cement board lap siding, smooth-finish brick, light sand-finish stucco

Siding Exposure: 6-8"

Corner boards: 4-6"

Window and Door Trim:

Type: simple 4-6" wood trim

Caps, backband moldings, and aprons under window sills are common

Colors:

Body: can be the same color with frieze; the first and second floors may be differentiated with color.

Trim: white, off-white, or rich earth tones

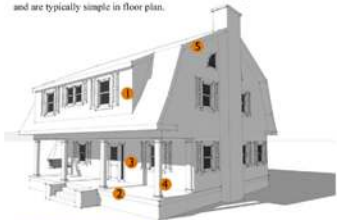


Craftsman

History and Character

The origins of the Dutch Colonial in the America dates back between the 1600s and mid 1800s, and became a popular style between 1890 and 1930 in the northeastern states, particularly New York, New Jersey, and Pennsylvania. This house style is primarily characterized by the gambrel roof form, with or without flaring eaves, and resembles a barn in construction. The Dutch Colonial can often include classical elements, dormer windows, round or quarter round windows in the gambrel ends, and are typically simple in floor plan.

Massing and Composition



IDENTIFYING FEATURES

1. Continuous dormer across front and back of house
2. Full width integrated front porch or under low-pitch shed roof
3. Symmetrical window placement with central entry
4. Classical wooden columns on piers
5. Steeply-pitched side gambrel roof containing a nearly full second story



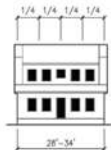
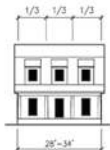
Side Gambrel with Dormers



Front Gambrel with dormers

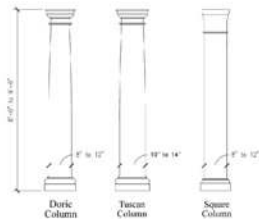
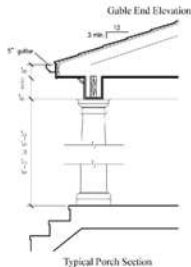


Front Gambrel with Cross Gable



Dutch Colonial

Dutch Colonial



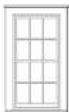
1. Full width front porch under main gambrel roof, with minimum depth of 6 feet.
2. Porch roofs can also typically have a gable-end, with 4 to 5 in 12 pitch.
3. Typical classical column, or simple square or round post columns.



Windows and Doors



Double Hung
6 over 1



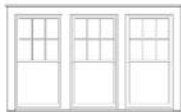
Double Hung
6 over 6



Double Hung
8 over 8



Double Hung
12 over 8



Grouped Double Hung



Accent Window



Partial Glazed/Sidelites



Partial Glazed/
Dutch Door



Panel Door



1. Composition typically characterized by symmetrical arrangement of doors and windows in the front with central entry.
2. Typical continuous dormer across front and back of house with symmetrical window arrangement.
3. Symmetrical or balanced window arrangement at side walls.
4. Typical quarter-round accent windows at gambrel ends.

Dutch Colonial



Materials, Color, and Possibilities



Materials

Cladding:

Smooth-finish wood, fiber-cement board, smooth-finish brick

Siding Exposure: 6-8"

Corner boards: 4-6"

Window and Door Trim:

Type: simple 4-6" wood trim

Caps, backband moldings, and aprons under window sills are common

Shutters (if used): louvered or paneled and should be half the window width.

Colors:

Body: can be the same color with frieze; the first and second floors may be differentiated with color.

Trim: white, off-white, or rich earth tones



Dutch Colonial

History and Character

The Tudor style house became popular in the U.S. during the 1920s and 1930s, and also re-emerged with modified versions in the 1970s and 1980s in suburban homes. The Tudor style was loosely based on its medieval prototype, and often combines Victorian or Craftsman style elements and detailing. Tudor homes are characterized by steeply pitched roofs, prominent cross gables, tall and narrow windows and doors, and can often have false half-timbering and large chimneys.



IDENTIFYING FEATURES

1. Steep roof pitches with cross gables and dormers
2. Balanced window and door locations
3. Massive brick chimney with chimney pots
4. Heavy-timber detailing
5. Roof lines extend below windows at second floor
6. Shallow overhangs, simple detailing

Tudor

Massing and Composition



Cross Gables



*Cross Gables with
Porch Entrance*



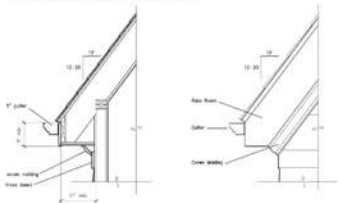
*Side Gable with
Covered Entrance*



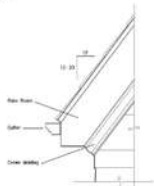
*Front Gable with
Shed Dormers*



Eaves and Porches



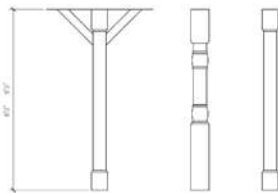
Typical Eave Section



Gable End Elevation



Typical Porch Section



Wood Post
and Brackets



Decorative
Wood Post



Wood Post



1. Porches can be covered within the main structure of the house, or act as a separate feature at the front of the house.
2. Heavy timbering typical at porch supports.
3. Porch roofs have steep roof pitches similar to main house.
4. False timbering, common at gable fronts or shed roof ends.

Tudor



Windows and Doors



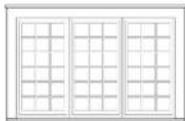
Casement



Casement



Grouped Casements



Grouped Casement



Grouped Fixed with Casement



Accent Window



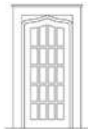
1. Composition typically characterized by an asymmetrical yet balanced placement of doors and windows.
2. Doorways are commonly adorned with Renaissance detailing and are typically arched.
3. Windows are typically tall and narrow with multiple-pane glazing.
4. Windows frequently occur in multiples.



Partial Glazed



Full Panel



Fully Glazed



Tudor



Materials, Color, and Possibilities



Materials

Cladding

Smooth-finish wood, fiber-cement board lap siding, smooth-finish brick, light sand-finish stucco

Siding Exposure: 6-8"

Corner boards: 4-6"

Window and Door Trim

Type: simple 4-6" wood trim

Caps, backband moldings, and aprons under window sills are common

Colors:

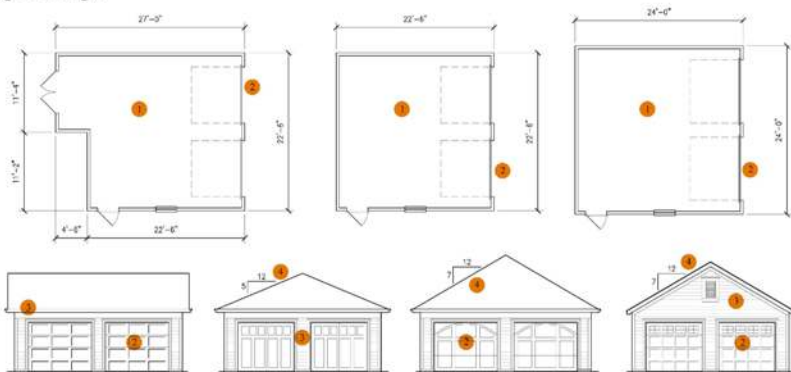
Body: can be the same color with frieze; the first and second floors may be differentiated with color.

Trim: white, off-white, or rich earth tones



Tudor

Garage Design



1. Inside area no less than 400 sq ft, and no more than 600 sq ft.
2. Individual garage doors (2 maximum) shall not exceed 9 ft in width, and shall be wood or metal, and with a panel design.
3. Garages shall have the same exterior materials as the house (siding, trim, and roof material).
4. Roof pitches not to be less than 5 in 12, and preferably should match the main roof of the house.

Garages

1-Story Section

A Porch or Portico is required. Floor elevations shall be a minimum of 24" and a maximum of 36" above grade. The depth of the porch shall be a minimum of 6'.

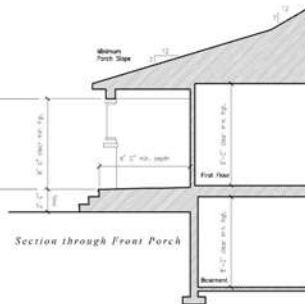
Open porch bases are prohibited. Porch bases shall be continuously skirted with a painted wood lattice panel, masonry, or similar material to the primary building.

Basements shall have a clear height of 8'-0" from the floor slab to the bottom of the joists. This height allows for basement spaces to be finished without compromising the comfort and use of the space. Basements must also be properly ventilated and lit with natural light and meet all applicable local building codes.

The first floor shall have a minimum ceiling height of 9'-0" in order for the house to have a presence at street level. This height also allows for maximum daylight with correctly proportioned windows for interior spaces to feel more spacious.



Partial Street Elevation



Section through Front Porch

Size and Massing



2-Story Section



A Porch or Portico is required. Floor elevations shall be a minimum of 24" and a maximum of 36" above grade. The depth of the porch shall be a minimum of 6'.

Open porches are prohibited. Porch bases shall be continuously skirted with a painted wood lattice panel, masonry, or similar material to the primary building.

Basements shall have a clear height of 8'-0" from the floor slab to the bottom of the joists. This height allows for basement spaces to be finished without compromising the comfort and use of the space. Basements must also be properly ventilated and lit with natural light and meet all applicable local building codes.

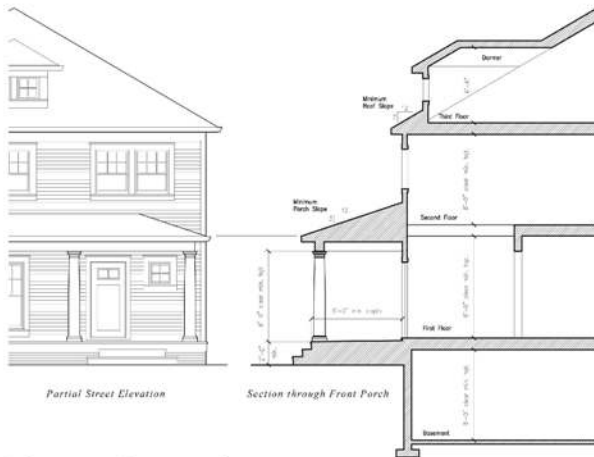
The first floor shall have a minimum ceiling height of 9'-0" in order for the house to have a presence at street level. This height also allows for maximum daylight with correctly proportioned windows for interior spaces to feel more spacious.

The second floor shall have a minimum ceiling height of 8'-0".



Size and Massing

2-1/2-Story Section



Partial Street Elevation

Section through Front Porch

A Porch or Portico is required. Floor elevations shall be a minimum of 24" and a maximum of 36" above grade. The depth of the porch shall be a minimum of 6'.

Open porch bases are prohibited. Porch bases shall be continuously skirted with a painted wood lattice, masonry or similar material to the primary building.

Basements shall have a clear height of 8'-0" from the floor slab to the bottom of the joists. This height allows for basement spaces to be finished without compromising the comfort and use of the space. Basements must also be properly ventilated and lit with natural light and meet all applicable local building codes.

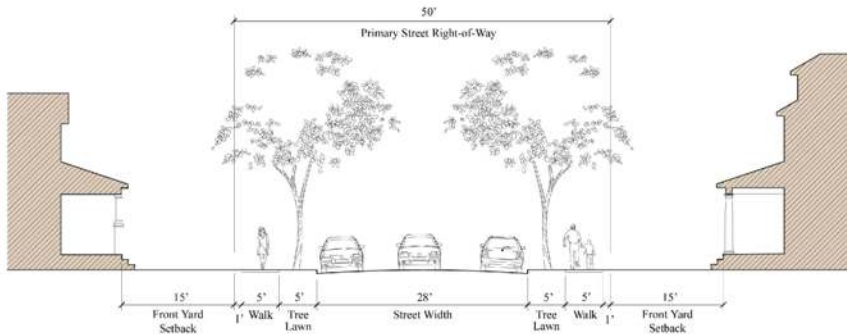
The first floor shall have a minimum ceiling height of 9'-0" in order for the house to have a presence at street level. This height also allows for maximum daylight with correctly proportioned windows for interior spaces to feel more spacious.

The second floor shall have a minimum ceiling height of 8'-0". Dormers at the third level/attic space shall have a minimum head height of 6'-8".



Size and Massing

Streetscape



Lot Layout

Garage Placement

Garages are the only detached structures allowed by these Guidelines. Sheds of any kind are not permitted.

A garage may be connected to the main house. This connection could be an open breezeway, similar to a covered porch (with or without screens) or an enclosed space such as a sunroom.

Garages may also be attached to the house. Attached garages will have to accommodate the grade change between the house floor elevation and garage floor, which may require a slightly larger footprint.

Garage overhead doors must face the alley or be oriented away from the primary street frontage, with the exception of those 50 feet wide front-loaded lots, where vehicular access will be more efficient and practical by facing the primary street.



Detached Garage



Semi-Detached Garage

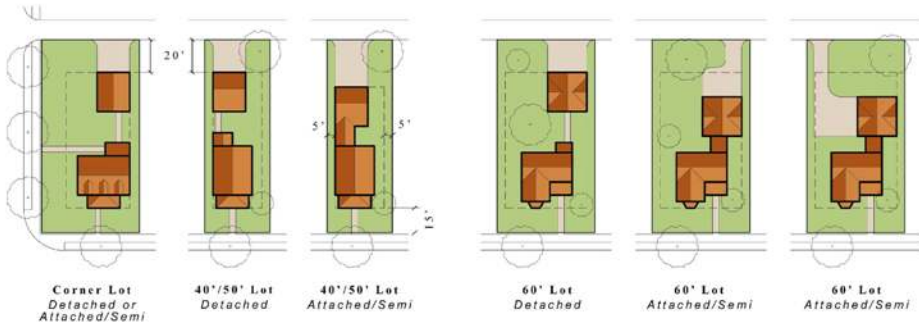


Attached Garage

Lot Layout

Rear Loaded Lots (*Alley Access*)

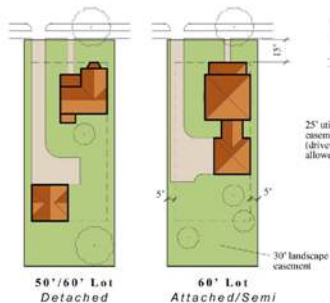
Typical Rear Loaded Lots:



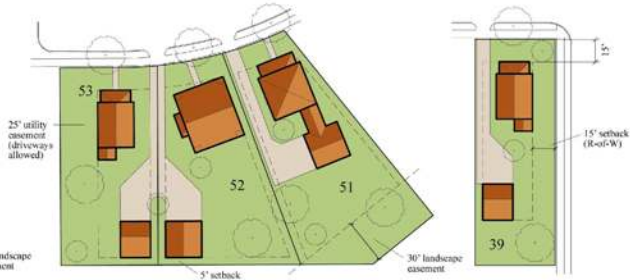
Lot Layout

Front Loaded Lots

Typical Front Loaded Lots:

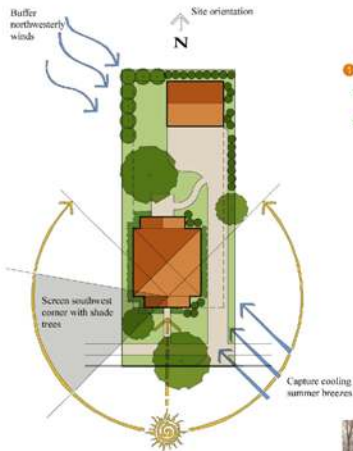


Quigley Place Front Loaded Lots:

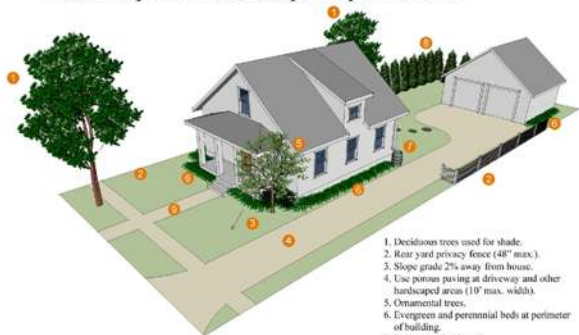


Lot Layout

General Site Considerations



Landscape and Hardscape Improvements



1. Deciduous trees used for shade.
2. Rear yard privacy fence (48" max.).
3. Slope grade 2% away from house.
4. Use porous paving at driveway and other hardscaped areas (10' max. width).
5. Ornamental trees.
6. Evergreen and perennial beds at perimeter of building.
7. Rain collection barrel.
8. Evergreen barriers for blocking winter winds.
9. Front sidewalk (minimum 48" wide).

Landscape Patterns



Landscaping for Sustainability

Landscaping that utilizes native plantings, shade trees, porous concrete or brick paving, rain collection barrels and cisterns, rain gardens and rain chains, and onsite grey water management systems are ways to help a community become sustainable.

The following is a list of sustainable devices and techniques that are strongly encouraged for all residents to utilize:

- Native plantings to reduce watering
- Increased yard planting in place of lawn to reduce maintenance
- Proper shade tree placement to reduce solar gain
- Rain barrels, rain chains, and rain gardens to catch rain water for irrigation
- Grey water retention system for recycling water



Pervious concrete and brick paving aids in percolation of runoff water



Rain barrels collect roof runoff for irrigation



1. Shade Trees and Shrub Plantings
2. Native Plantings
3. Increased Yard Planting
4. Rain Barrel and Rain Garden



Native plantings help support the local ecosystem without irrigation demands

Landscape Patterns



Applications & Materials

Roofing

- Laminated asphalt or composition shingles with a slate pattern or slate (including manufactured slate products)



Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, fiber-cement panels or prefinished aluminum



Gutters & Downspouts

- Half-round or eave profile gutters with round or rectangular downspouts in copper or prefinished metal.



Dormers

- Proportioned to complement the architectural style of the house.

Skylights

- Are permitted on the slope of rear roof only, and must not be visible from the primary street

Cladding

- Smooth-finish wood or fiber-cement lap siding, 6- to 8-inch exposure, or random-width cut shingles
- Sand-molded or smooth-finish brick in Common, English or Flemish bond patterns
- Light sand-finish stucco
- Accent siding may be used to create detail 2nd interest.



Trim

- Wood, composite cellular PVC or polyurethane millwork, stucco, stone or cast stone, 4- to 6-inch

Foundations & Chimneys

- Brick, stucco or stone veneer



Windows

- Painted wood or solid cellular PVC or clad wood or vinyl with brick veneer only, true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (3/4" wide min.)



Doors

- Wood, fiberglass or steel with traditional stile - and - rail proportions and raised panel profiles, painted or stained



Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable.



Applications & Materials

Front Porches

- Required on all homes and must face the primary street. There are a variety of forms and materials permitted depending on the architectural style of the house.



Columns

- Architecturally correct Classical proportions and details in wood, fiberglass or composite materials



Railings

- Milled wood or PVC top and bottom rails with square or turned balusters
- Wrought iron or solid bar stock square metal picket



Porch Ceilings

- Plaster, tongue-and-groove wood/ PVC or composite boards, or beaded-profile plywood.

Porch Steps

- Painted wood, concrete stone or brick

Front Portico

- May be used in lieu of a porch; centered on the house's main entry door



Lighting

- Porch pendant, recessed can or wall-mounted carriage lantern

Rear Yard Fences

- Wood picket, paintable PVC picket, or solid bar stock metal picket
- Considered an extension of the architecture of the house



Front Yard Landscaping

- Plantings are required to follow the same general height guidelines as fences. Landscaping in the front should be no higher than 3'-0" and formal in design. All shrubs should be planted in groups of at least ten (like species) rather than individuals. The only taller plantings permitted in the front yard are small decorative, ornamental or flowering trees.



Address Numbers

- Address numbers must be 3"- 4" in height, and designed as a decorative element that complements the house's architecture. Text should contrast with the background material/ color upon which it is placed. Located along the main street elevation only and be visible at night.



Mailboxes

- Mailboxes must be incorporated into the architecture or otherwise attached to the house.



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LEED. Leadership in Energy and Environmental Design, LEED for Homes
<http://www.usgbc.org>