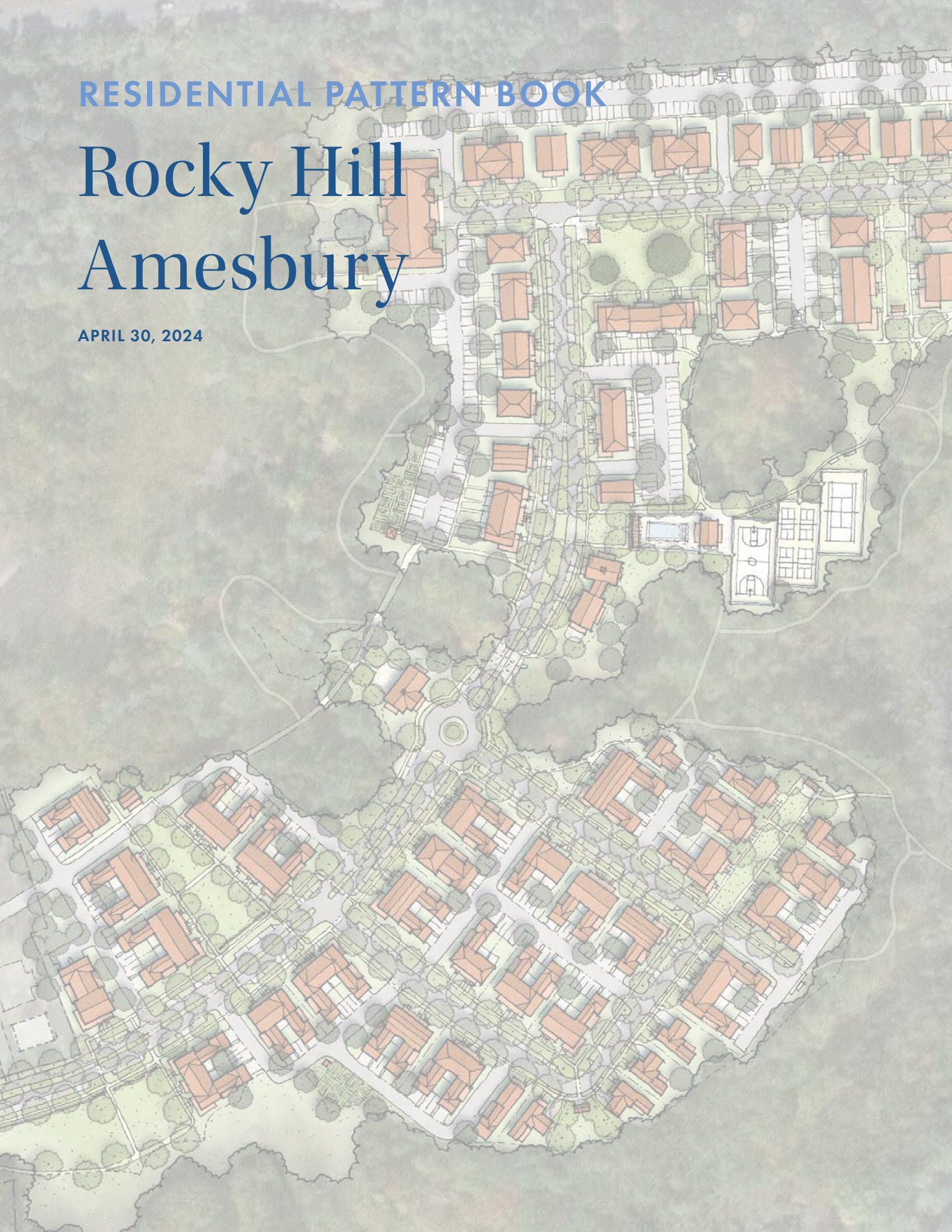
RESIDENTIAL PATTERN BOOK

Rocky Hill Amesbury

APRIL 30, 2024



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SECTION 1

Introduction

These standards and guidelines are a framework for ensuring a high standard of design for Rocky Hill. The focus of these guidelines is on the siting of structures and architectural design elements for residential buildings.

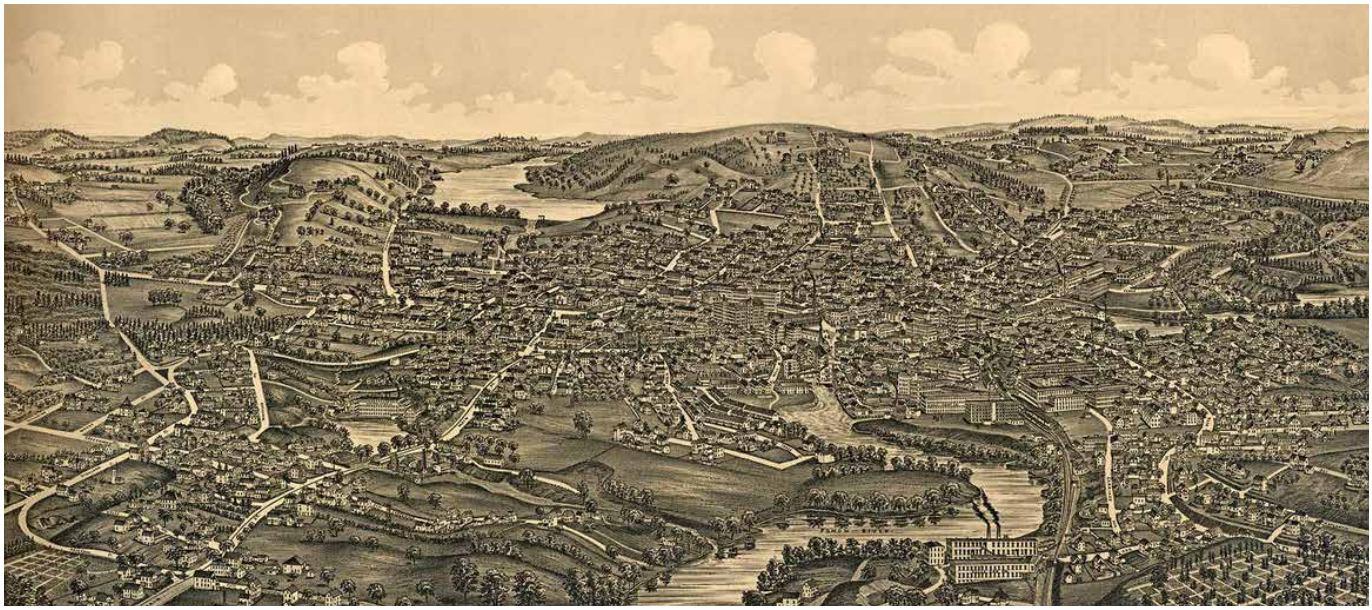
OVERVIEW

Historically, Essex County developed as a series of compact village centers. The modest farming and fishing communities centered around civic and mill buildings located on creeks and rivers. The adjacent mixed-use centers were surrounded by compact residential districts a short walk away.

As a whole, Amesbury is scaled with traditional forms and proportions and is set up to provide a variety of settings and levels of activity. The center of the community is the most active with a mix of commercial, civic, and residential uses. The center is surrounded by compact residential neighborhoods clustered together in between natural features. This historic pattern should be continued to avoid the sprawling nature of auto oriented development that became briefly prominent in the mid-20th Century.

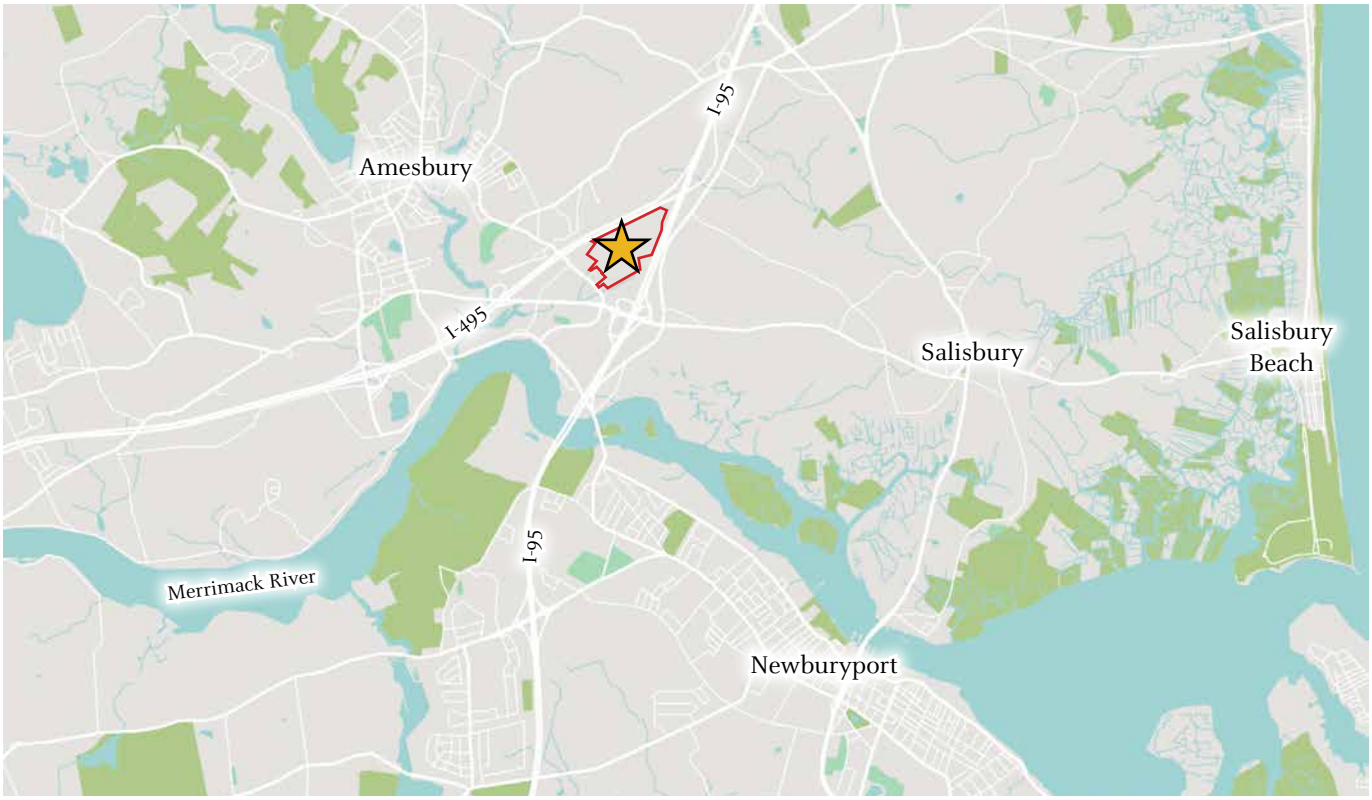
New development within Rocky Hill should respect this existing context through its form, materials, and patterns. Elements of design will vary by building and building type. Careful consideration of the setting of a site within its context will be important to establishing the overall character of each area and the neighborhoods within.

These standards and guidelines are intended to be an essential guide for owners, builders, designers, and others who will be contributing to the development and growth of Rocky Hill. The guidelines provide architectural direction that is largely traditional in nature. Preservation of the local vernacular through design and materials is fundamental to Amesbury's character. The intent of these guidelines is to provide an understanding of the local context of traditional Essex County and typical patterns of historic communities so that contemporary design can be incorporated effectively.



Amesbury Aerial Circa 1890

LOCATION



The series of parcels that have been assembled for this project have long been referred to as the "Golden Triangle". The triangular form is due to its being situated at the confluence of interstates 95 and 495, with a series of neighboring properties along Elm Street forming its third edge. There is one location where the site does touch Elm Street, and as such this will serve as the primary access point to the new community.

The site is roughly a mile and a half southeast of the core of Amesbury. A portion of the site is actually in the adjacent town of Salisbury, but the upland areas where development is focused are all within the City of Amesbury. The site historically has included a mix of residential and agricultural uses but is a prime opportunity for redevelopment given its proximity to services, needed infrastructure, and transit options.

NEIGHBORHOOD VISION

The proposed community at Rocky Hill is conceived of as two connected neighborhoods, with a civic center at their intersection where the existing wetlands create a natural pinch point. The overall community has been laid out considering principles of traditional neighborhood design:

- **Connected Network of Streets and Blocks:** Neighborhoods are organized as a network of walkable streets and blocks including shared rear lanes for parking and service needs.
- **Walkability:** Sidewalks, tree-lined streets, and places for resting and gathering are essential in residential neighborhoods.
- **Diverse Housing Types:** Provide a range of housing types to serve the needs of a wide range of households and incomes.
- **Local Character:** In order to seamlessly connect to the larger Amesbury community, the new development shall include details, materials, and patterns based on the local vernacular.
- **Access to Open Space:** Preservation of open space and access to a variety of public spaces shall be available to all residents and visitors.

SOUTH NEIGHBORHOOD

The South Neighborhood includes a mix of single family detached, semi-detached, and attached homes. The goal is for this neighborhood to create a transition from the village scale of the existing uses along Elm Street back to the more moderate density of the North Neighborhood further into the site.

A series of community green spaces and shared amenities are distributed throughout the neighborhood. Visitors to the community are welcomed by a park at the entry. There is also a formal South Village Green flanked by residential units with an amenity as it's focal point as well as several other smaller pocket parks and community gardens. A roundabout is included at the transition to the North Neighborhood which is fronted by the South Club House.

Each home in the South Neighborhood includes dedicated, off-street parking for the residents, typically to the rear of the homes, with additional parallel parking spaces provided on street for visitors.

NORTH NEIGHBORHOOD

The North Neighborhood includes a mix of small scale multifamily buildings including stacked flat/townhouses, 6-unit manor houses, 12-unit walk-ups, and corridor buildings. The stacked flat/townhouses and 6-unit manor houses inhabit the zone closest to the South Neighborhood, with the 12-unit walk-ups and corridor buildings mostly comprising the northernmost edge along 495.

As with the South Neighborhood, a series of community green spaces and shared amenities are distributed throughout the neighborhood. The North Village Green is located at the center of the neighborhood, with other smaller parks and community gardens arranged at the various other edges of the neighborhood.

Parking in the North Neighborhood is included as a combination of shared parking lots behind the residential buildings intended for residents and on street parallel parking spaces in front for visitors.

RESIDENTIAL BUILDINGS

As a residential community, the scale and character of the homes themselves will largely contribute to the feel of the neighborhoods. As a general rule, the standards and guidelines that follow are largely intended to create a new neighborhood that fits into the predominantly historic character of the best residential neighborhoods of Amesbury.

Given Amesbury's history extends all the way back to the late 17th century, the full gamut of historical New England styles are likely on display somewhere in town, including Georgian, Adam, Greek Revival, and the later Colonial Revival styles. Any of these would be appropriate reference points here.

However, additional consideration must be given to also address current building practices, building codes, and available building materials. As such, the following design guidelines are grounded in the patterns of the more historic styles balanced against the realities of building new homes in the 21st century.

CIVIC BUILDINGS & AMENITIES

While the residential structures help establish the "fabric" of the neighborhoods, civic buildings provide for shared spaces that need to be conveyed as having a more civic stature.

From a neighborhood design perspective, these structures have generally been located adjacent to or within shared green spaces and/or at highly visible locations that often provide terminated vistas. Several smaller structures are distributed throughout the plan, but the primary club and pool houses have been concentrated around a civic core located at the transition between the two neighborhoods.

From an architectural design standpoint, as civic structures these buildings should also include a more elevated level of design to help them stand out from the residential fabric. This should include applying a greater attention to detail, higher quality materials, and massing and proportions that are more civic in nature.

SECTION 2

Site Configuration and Site Elements

This section will address how buildings and other elements are placed on the site. Buildings shall be sited to reinforce the traditional patterns found in older neighborhoods. How the building relates to the street, its neighbors, and the land all contribute to the shaping of public space and give identity to the neighborhoods within Rocky Hill.

Street Design

Residential streets should help reinforce the traditional character of the surrounding neighborhood. An emphasis on walkability should be reflected by appropriate travel lane widths in combination with the inclusion of sidewalks, street trees, on-street parking, and furnishings. Additional traffic calming measures will include the treatment of the main thoroughfare as a boulevard, complete with a roundabout, and the inclusion of bulb-outs and minimal curb radii at all internal intersections.

GUIDANCE

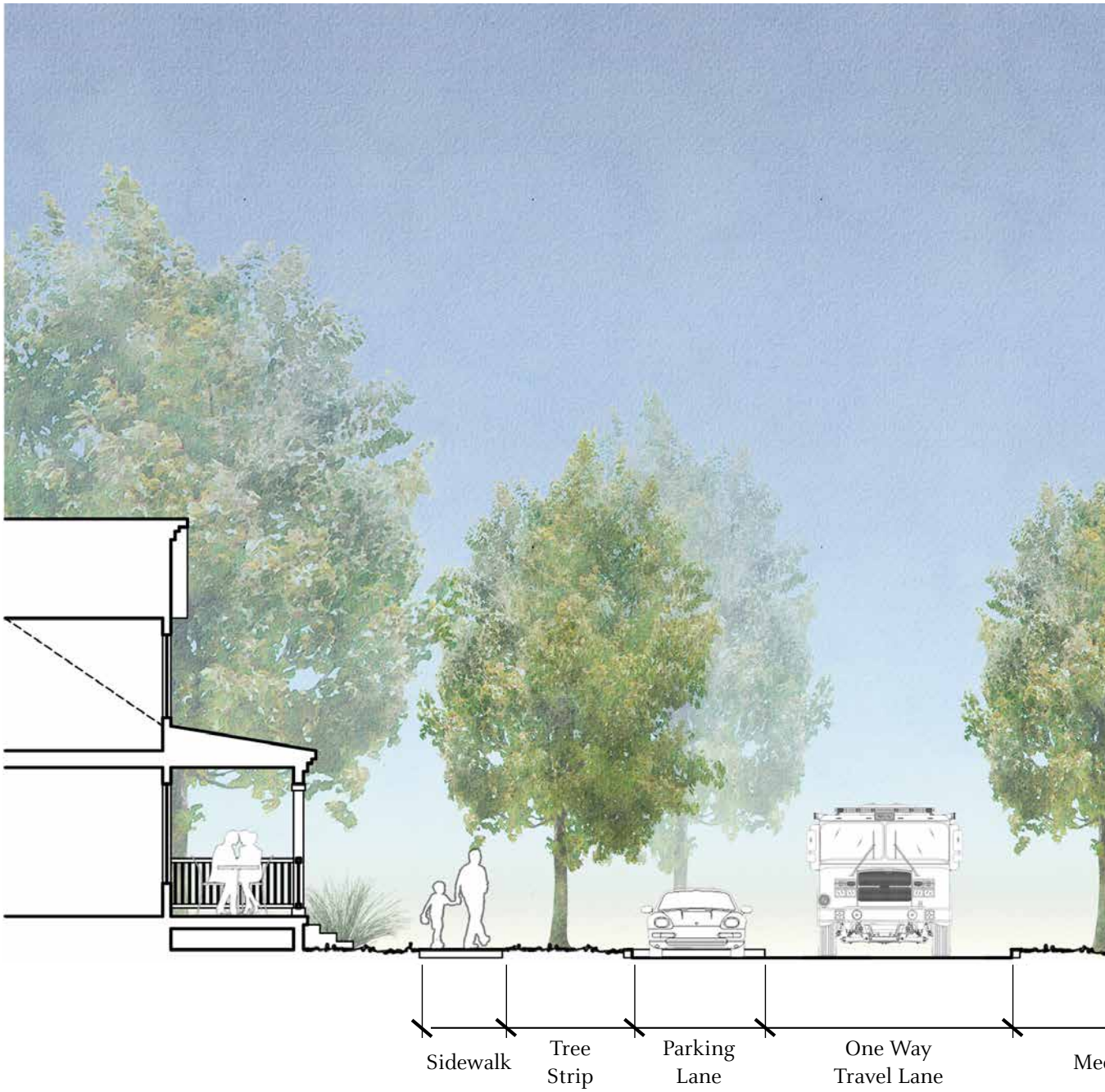
- Lane widths shall be as narrow as feasible along residential streets to keep traffic speeds low.
- On-Street parking is encouraged where possible for convenience and to provide a comfortable distance from passing traffic for pedestrians.
- Tree planting areas shall be the appropriate width to allow for long-term viability of street trees.
- Trees shall be placed at intervals to provide consistent tree canopy at mature height.
- Public sidewalks shall be a minimum of 5′ to allow for pedestrians to walk side-by-side.

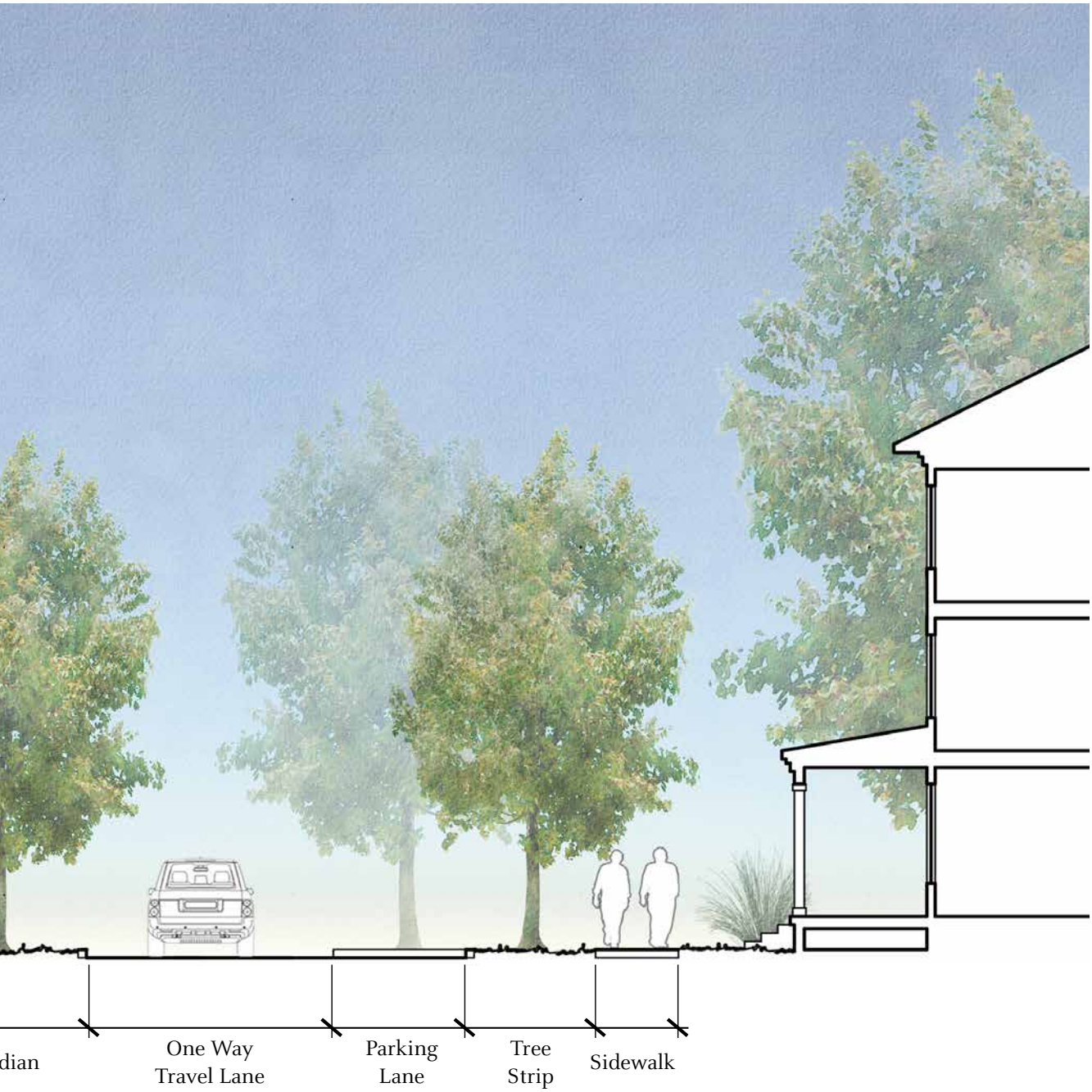
STREET NETWORK

The South and North Neighborhoods include an interconnected network of typical street types that seek to balance the creation of a walkable community with service and emergency access needs.

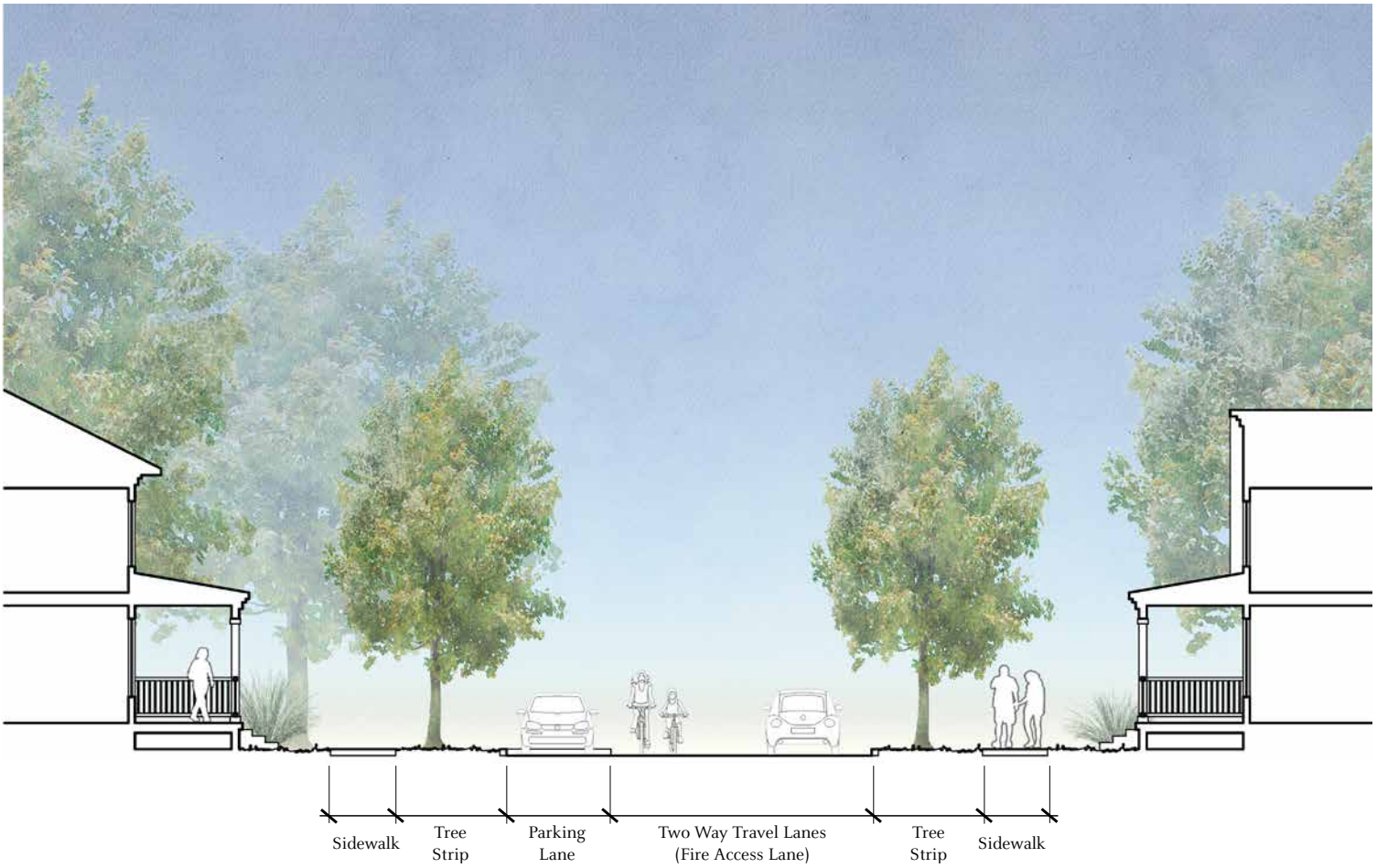
- **Boulevard:** The primary spine connecting the main entry to the civic core of the neighborhood will be a boulevard that includes a tree-lined median dividing the two primary travel lanes. On-street parking is included whenever adjacent to residential structures.
- **Neighborhood Streets:** The remaining streets are intended to be low-speed and low volume streets with sidewalks and tree planting strips on both sides of the street, on-street parking typically on one side of the street, and two way travel lanes.
- **Parking Lanes:** Most blocks feature shared parking lanes to the rear that provide access to parking and service needs, limiting the visual impact these needed uses have on the boulevard and neighborhood streets.

Boulevard

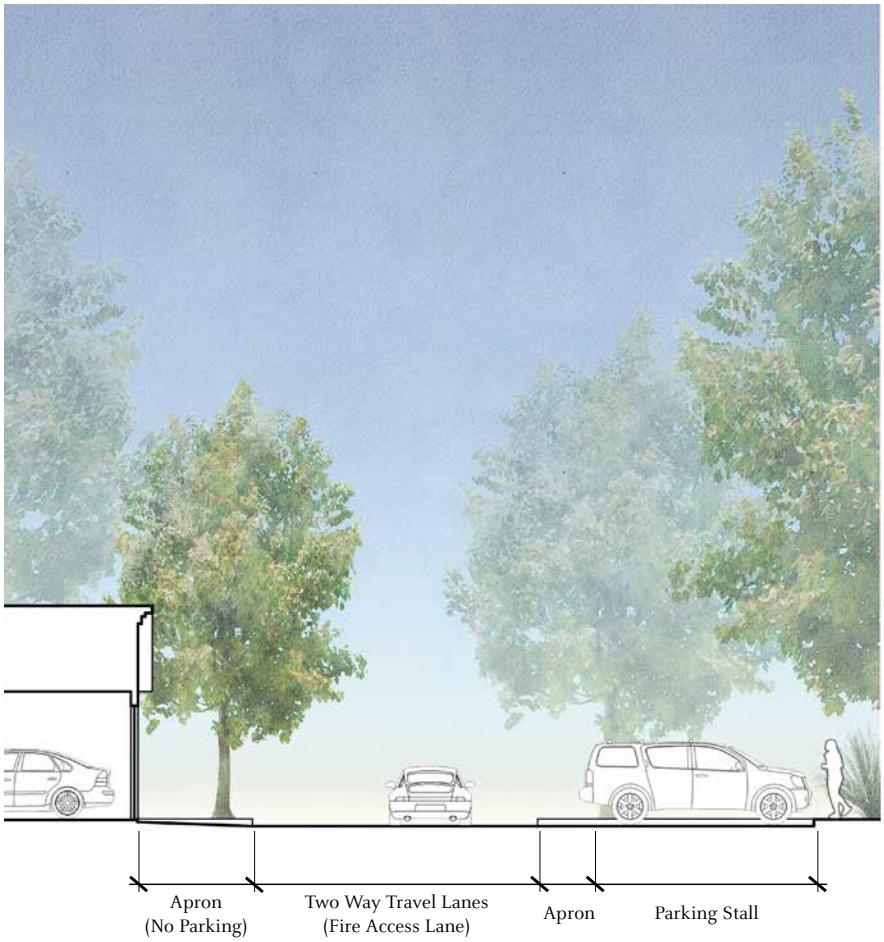



dian
One Way
Travel Lane
Parking
Lane
Tree
Strip
Sidewalk

Neighborhood Streets



Parking Lane



Terminated Vistas

Terminated vistas are an important method of adding aesthetic appeal to a community. Having prominent buildings or civic structures centered at the end of streets or long views adds inherent grandeur to the space. The detailing and composition of the structure shall reflect the elevated role that it plays in organizing and giving hierarchy to the community. Deflected vistas, where streets curve and buildings are visible for long distances, shall also be considered in a similar manor.

GUIDANCE

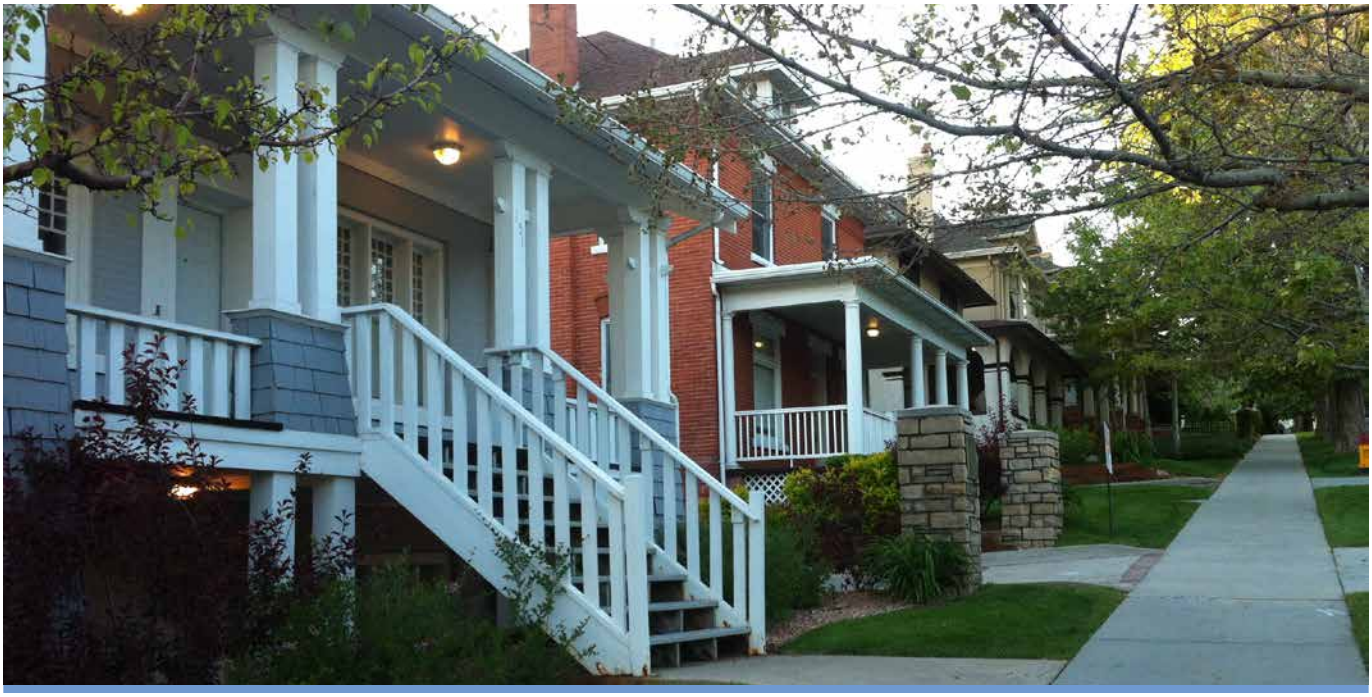
- Center buildings or civic structures where streets terminate.
- Compose buildings to respond to elevated prominence. Include architectural features to enhance grandeur of the structure.
- Structures shall be appropriately scaled to the width of street or open space.
- The distance from which the building is seen shall coordinate with the strategies used to enhance the prominence.

Prominent terminated & deflected vistas are highlighted above.

Attention should be paid to deflected vistas to center buildings on long views.

Views across open space shall also be considered.

Residential Building Placement



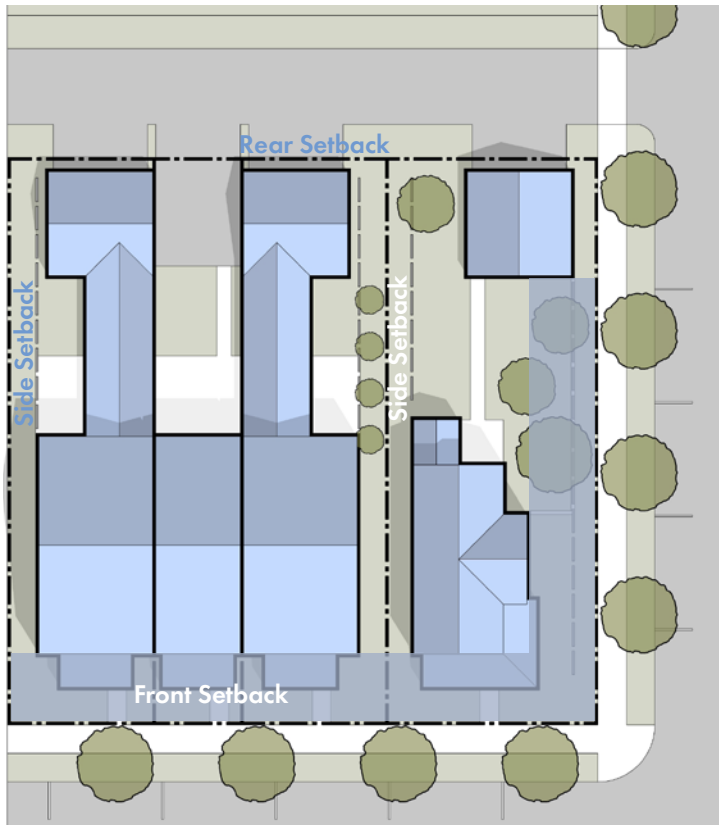
The placement of a building on its lot can help or hurt the character of the neighborhood. A traditional residential site is layered from the public frontage to the private yard. These layers provide a framework for locating the building, parking, and accessory structures.

Principal building anchors the street corner with both sides designed and detailed as primary facades.

GUIDANCE

- Principal structures shall address the street while respecting setbacks and create a continuous edge along the block. Other structures on the site shall frame spaces on the interior of the lot.
- Site structures shall create a variety of public, semi-private, and private spaces.
- Porches and stoops shall be used to help create a transition zone between the public and private spaces.
- On corner lots, both sides of the building facing the street shall be designed and detailed as a primary facade, including fencing & landscaping.

FRONT SETBACK



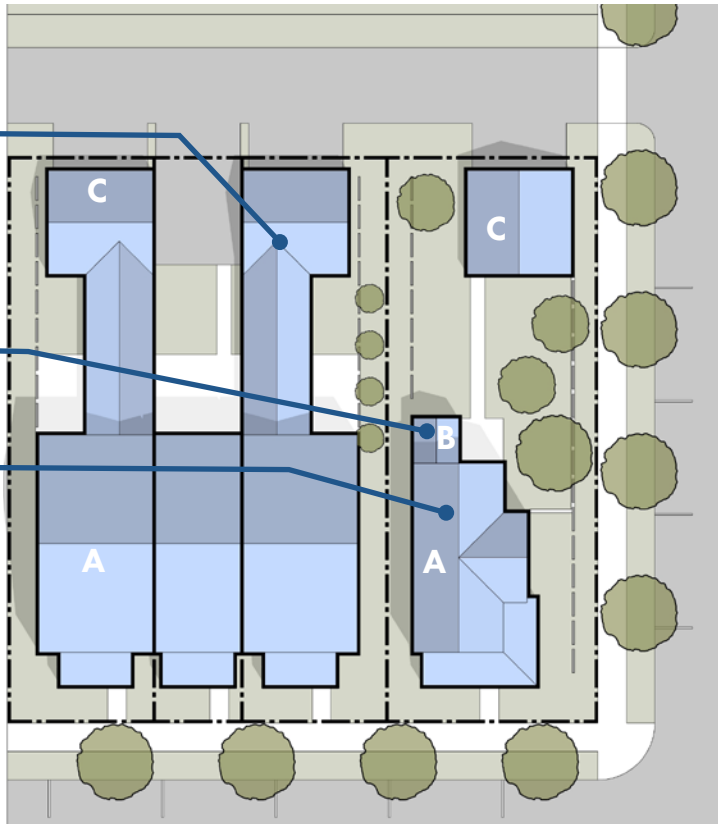
- **Front Setback:** The building entry shall be located in the front setback such that it is clearly visible from the street. Landscaping and fencing can help to define the private frontage.

DEFINING SPACES

Garage located off alley allows narrower lots without garages dominating front facades

Structures frame the backyard for privacy

At corner lots, the principal building anchors the street corner



LEGEND

A. Principal building

B. Back building

C. Outbuilding

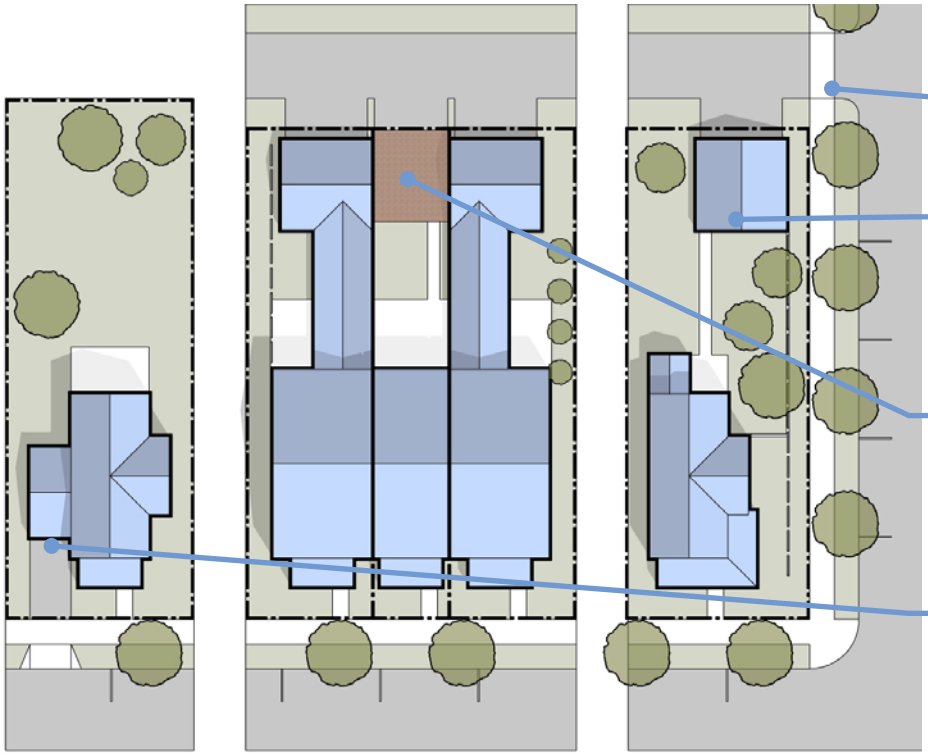
Parking, Driveways, and Outbuildings

Parking on residential lots shall be handled with care so that pavement and vehicles do not dominate the neighborhood. Traditionally, utilitarian structures such as carriage houses and barns were sited away from the main house. These structures were simpler, smaller, and either detached or attached as a secondary mass. Today, garages have replaced these structures and shall be sited in a similar manner. Together with driveways, they shall be designed to create pleasant spaces.

GUIDANCE

- Parking areas and garages shall be located behind buildings. Where parking is exposed on corner conditions, shield parking from view with landscaping and fencing. Parking areas shall not encroach any further than the adjacent building face.
- Alley-loaded garages shall be placed in the rear of the lot; front-loaded garages shall be a minimum of 4' behind the principal building face.
- Any sidewalk crossing the driveway shall be continuous. Change the material of the driveway at the apron to match the prevailing sidewalk material.
- Parking area lighting shall be dark sky compliant and not spill onto adjacent properties.

SITE LAYOUT

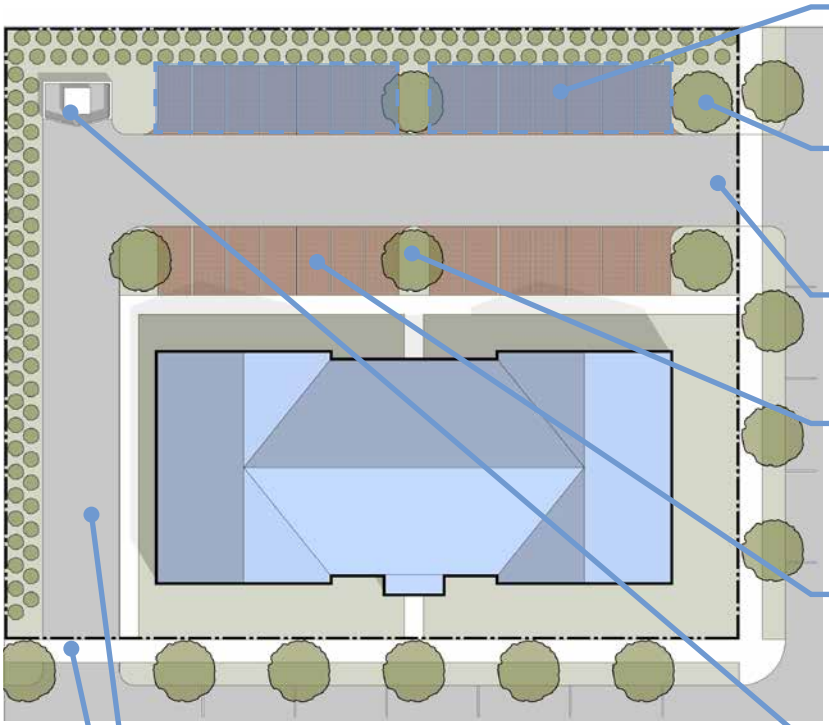


Paving material shall be changed at apron to match sidewalk

Garages & outbuildings shall be set in back of lot, away from street frontage.

Parking areas may be designed using different materials from street paving. Permeable paving is preferred, when possible.

Face of garage shall be set back a minimum of 4' from principal building face



Solar canopies may not be used when visible from the primary boulevard or open space areas.

Landscape and low walls shall screen parking areas. Fencing and low walls shall be 48" high maximum.

Corner lots shall utilize secondary frontage for parking access.

Landscape islands are encouraged in areas with long stretches of parking.

Pervious paving is encouraged in low impact areas breaks up larger parking areas and helps manage stormwater.

Refuse removal areas shall be screened from view with screening compatible to the building design.

Interior lots shall use a narrow drive to access parking in the rear.

Sidewalk material shall continue over driveway apron to prioritize pedestrian use.

Site Elements

Site elements must be considered carefully throughout each phase of development. Required utility boxes and mechanical equipment shall be placed away from the public right-of-way to avoid awkward screening where possible. Other elements, such as mailbox clusters and street lights, shall be in a similar style to the buildings to allow them to blend into their context or even become an amenity.

GUIDANCE

- Accessory buildings shall be designed to be cohesive with the rest of the neighborhood.
- Mechanical & utility equipment shall be hidden from public view and screened with fences, site walls, and landscape where permissible.
- Gang mailboxes for multi-family buildings shall be located within civic amenity buildings.
- Mailboxes for single-family shall be located in decorative structures or individually mounted where feasible.
- Lighting shall be pedestrian scale and no brighter than needed.

- Building outdoor lighting shall match the period of and compliment the building. Entry lights shall be mounted within the siding and not on the door trim. All light fixtures shall be dark sky certified or compliant and designed to provide the minimum illumination recommended in the current edition of the IESNA Lighting Handbook.

- Street lights shall be decorative in shape, scale, and finish with detailed and articulated treatments for the base, post, fixture, and crown.

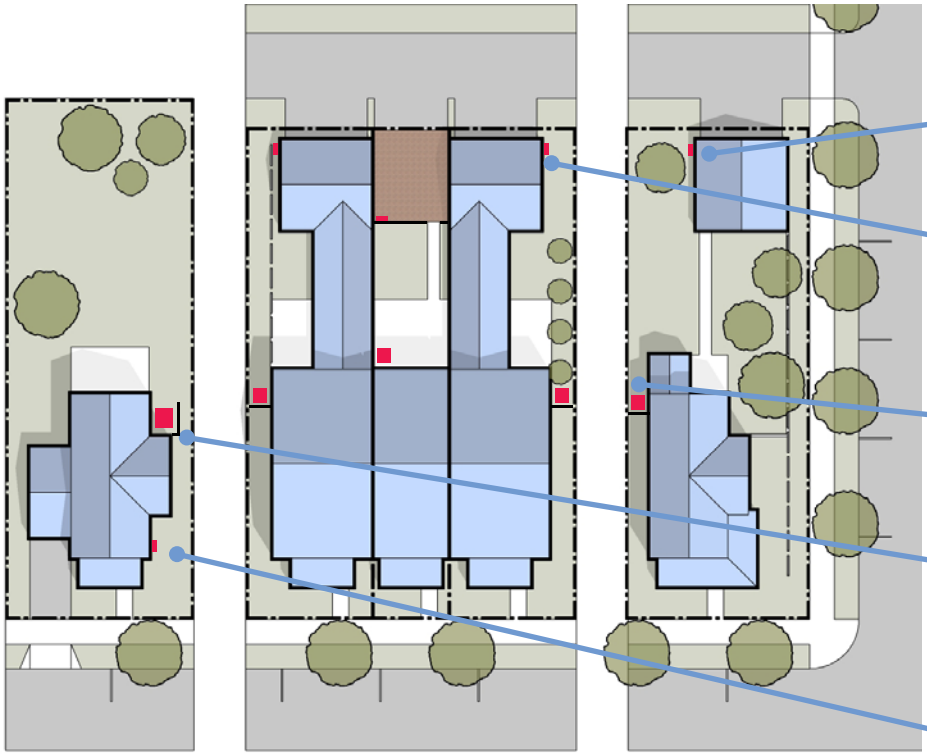
Exterior fixtures shall match building style.

Examples of light pollution reducing street lights that enhance their environment and contribute to the overall sense of place.

Place mechanical & utility boxes in alleys and parking areas away from the main public right-of-way.

Place street lights at corners to utilize decorative posts for street signs.

UTILITY LAYOUT



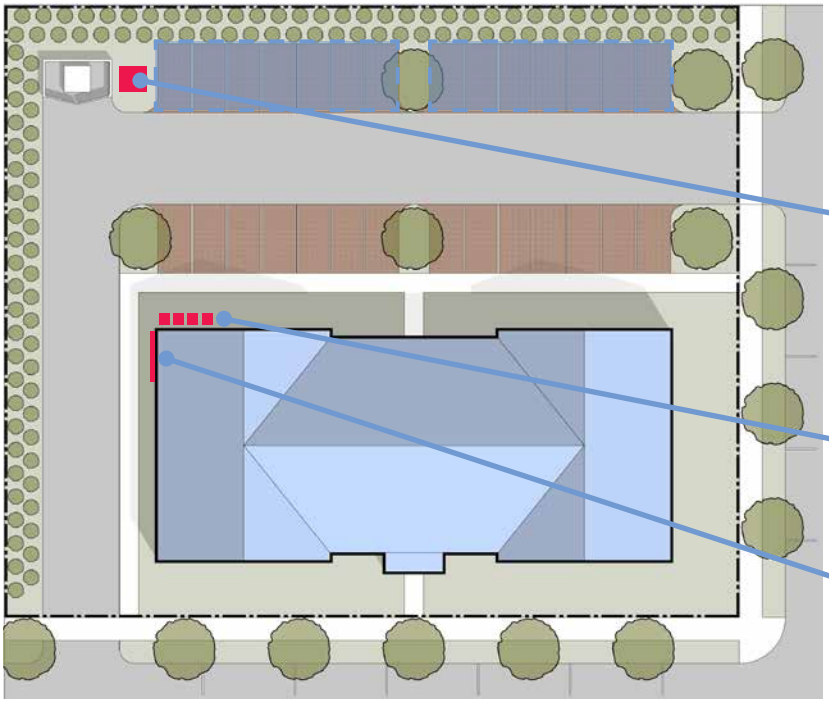
Place utilities on inside lot line of corner lots

Utilize alleys to place utility meters out of site while providing access for utility companies

Locate mechanical units on inside lot line of corner lots

Locate & screen mechanical units away from public view

Where alley placement is not viable, place utility meters on the side of buildings



Larger utility boxes shall be located away from public view. Co-locate with other back-of-house services where possible.

Mechanical units shall be placed away from public view

Utilities shall be placed on interior lot lines away from public view

SECTION 3

Traditional Scale and Massing

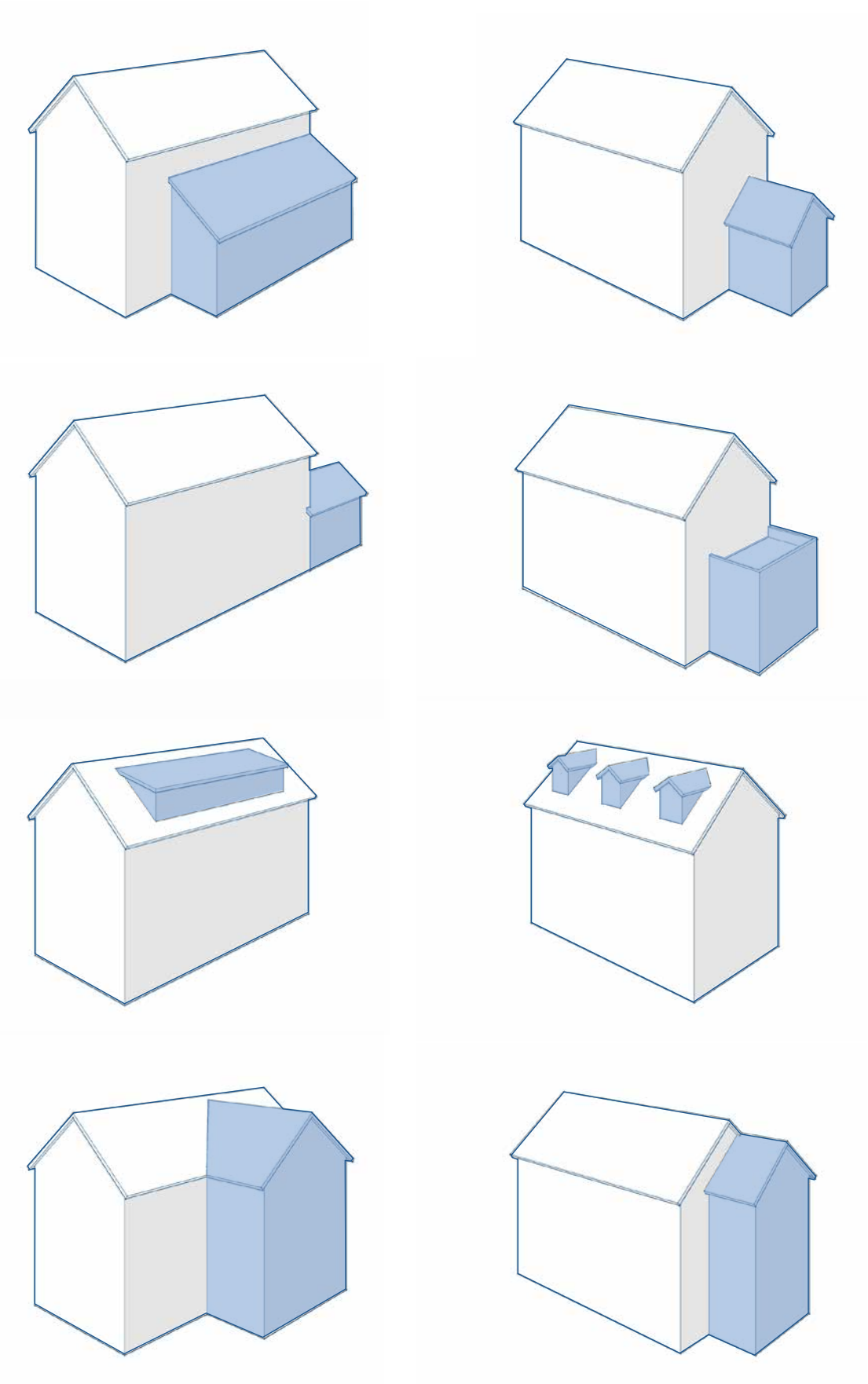
The following set of standards and guidelines are intended to illustrate basic principles of form, composition, material, and detail. These principles are most often overlooked in contemporary residential construction.

Primary and Secondary Massing

Traditional buildings are composed of simple volumes that evolve over time to accommodate the needs of current and future generations. A building shall have a primary volume with additional forms that defer to the mass of the primary building. Complexity and interest occur with the grouping of structures at the scale of the street or neighborhood rather than within a single building or lot.

GUIDANCE

- Massing shall have harmonious proportions and proper detailing can make even a basic form elegant.
- Additions and secondary volumes to the primary mass shall defer in scale, form, and proportion to the primary or original volume.
- Accessory structures on the site, such as sheds or garages, shall respect the design of the primary structure.
- Multi-family massing shall be broken down through varying heights in roof forms and utilizing secondary elements. Forms, such as a u-shape, can break up the bulk of a building from the street and provide access to open space.



Examples of the transformation of a simple primary volume with a succession of secondary volumes.

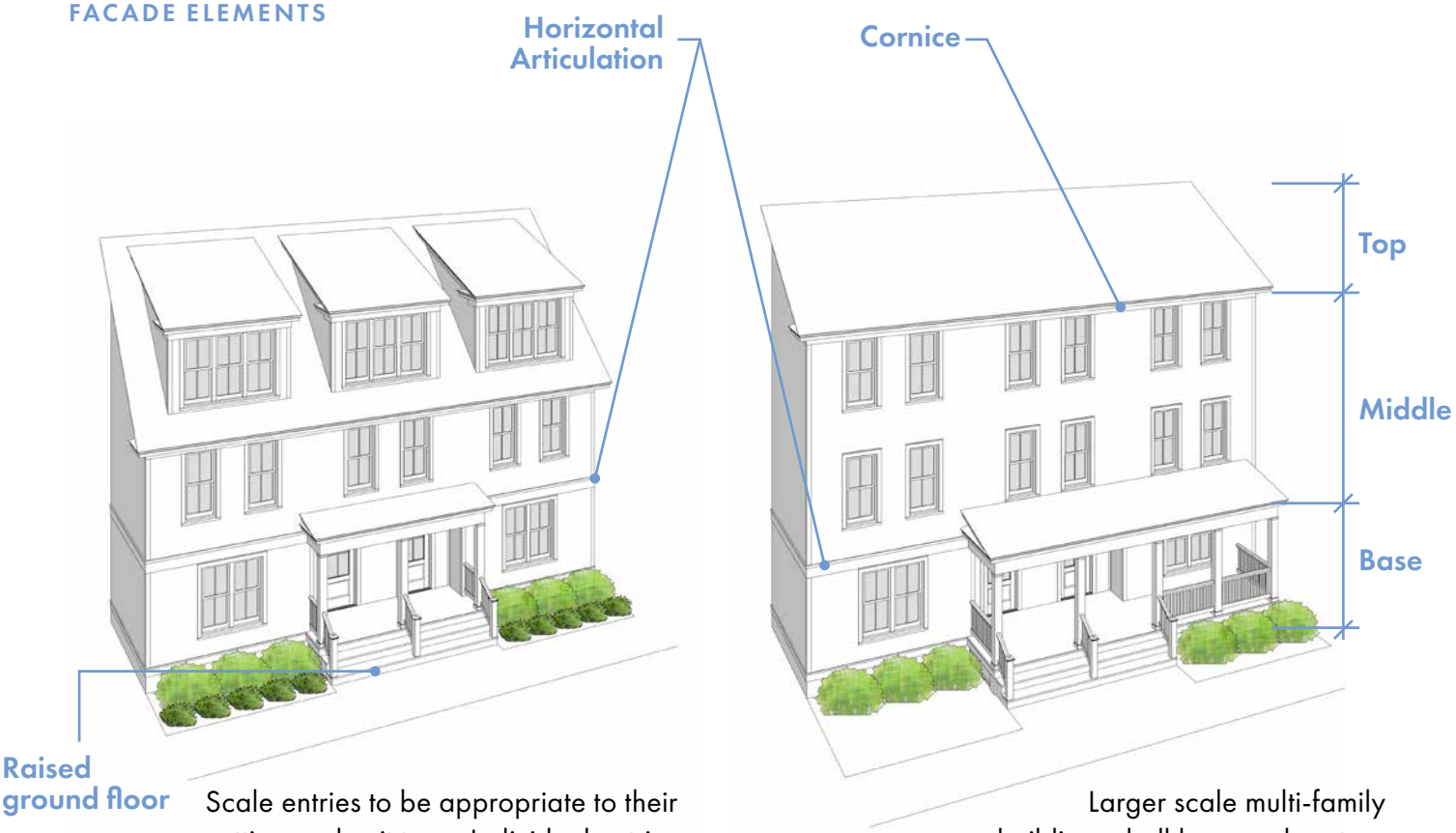
Multi-Family Building Scale

Multi-family buildings should employ many of the elements of traditional residential construction. Keep the massing forms simple. Provide articulation with architectural details, window groupings, and building breaks to allow the form to break down to a scale in-keeping with traditional residential neighborhoods.

GUIDANCE

- Multi-family buildings shall share the same architectural character and scale as the surrounding neighborhood.
- Large buildings shall be designed to break up mass and reduce scale using vertical and horizontal articulation.
- Vertical articulation may include bay windows, columns, pilasters, mullions, regular repetition of window patterns, a break in the building plane, or a recessed entry.
- Flat roof buildings shall have a cornice and a minimum 18" parapet to shield rooftop equipment from view.
- Buildings shall have a clear base, middle, and top to break down the scale of taller buildings.
- For ground-floor units, the height of window sills shall be appropriate to the building setback from the sidewalk to ensure privacy for residents. Raising the ground floor elevation provides an additional level of privacy.

FACADE ELEMENTS



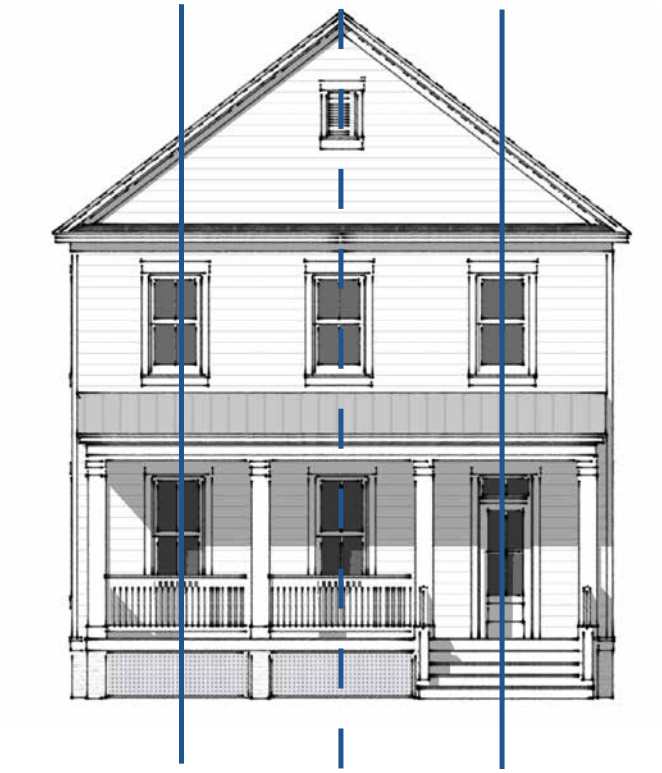
Scale entries to be appropriate to their setting and unit type. Individual entries can help to break down the scale of a multi-family building to fit into a primarily residential context and neighborhood.

Larger scale multi-family buildings shall have a clear top, middle, and base.

ARTICULATION

Articulation is not limited to changes in the building plane, but includes repeating window patterns, pilasters, and bay windows.

Facade Arrangement & Balance

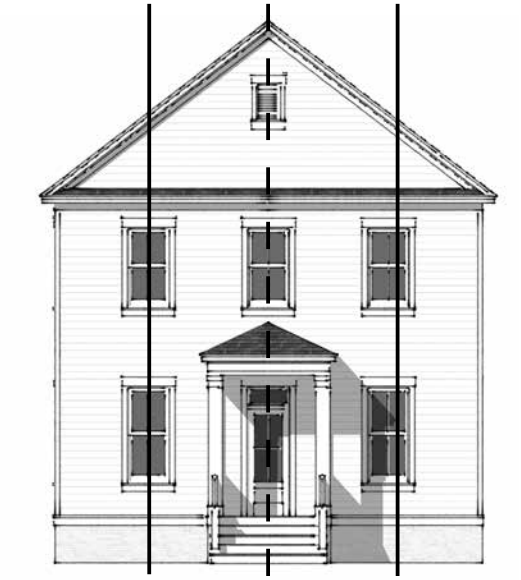


Traditional buildings feature a balanced composition. The front facade in traditional architecture was a carefully arranged composition. Balance is achieved by bilateral symmetry, where one side is the mirror image of the other, or by an asymmetrical composition where larger elements are countered with smaller ones. The center of balance was typically at the front entry, which was the focal point of the building.

GUIDANCE

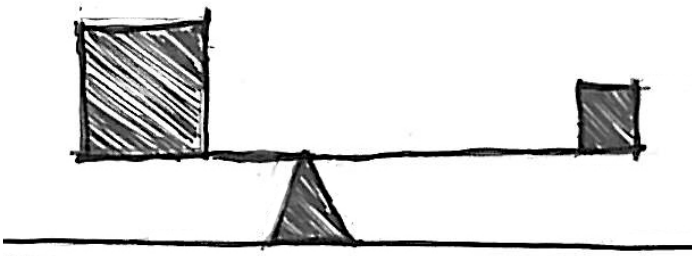
- Balance may be achieved through bilateral symmetry or asymmetrical arrangements.
- The center of balance on the front facade frequently coincides with the front entry to emphasize the door as a welcoming element.
- Elements framing the front door are often symmetrical even in asymmetrical compositions.
- A composition is balanced when all its parts are designed with respect to one another and to the whole.

BILATERAL SYMMETRY



An elevation can have bilateral symmetry about a central axis with windows and doors ordered to reinforce the symmetry of the primary volume.

ASYMMETRICAL BALANCE



An elevation may also have an asymmetrical composition, but the openings, massing elements, and roof forms maintain a proper sense of balance.

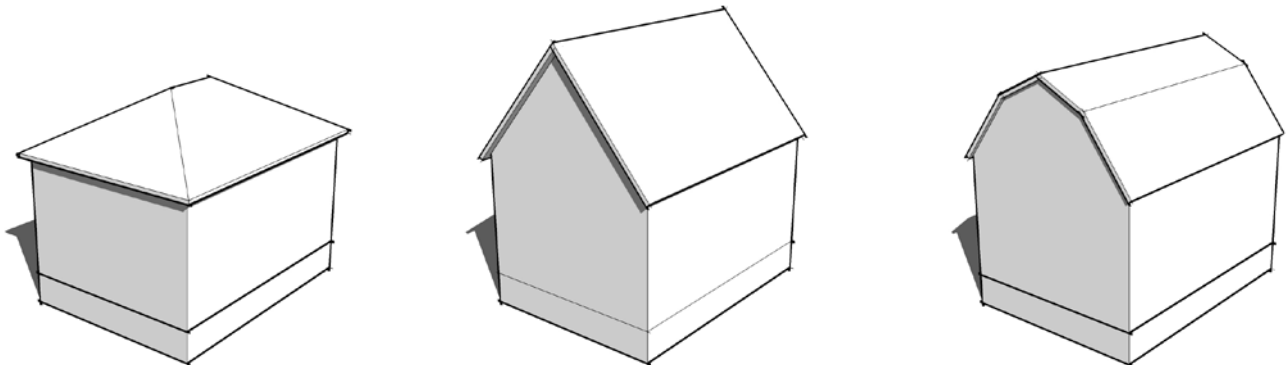
Roofs and Dormers

Simple pitched roofs are most efficient at shedding water. Roofs in traditional neighborhoods are typically simple pitched roofs designed to efficiently protect the building and shed water. Integrating dormers to pitched roofs provides fresh air and natural light to spaces under the rafters. Dormers are integral to the building composition and must be designed and detailed using principles that apply to the whole building.

GUIDANCE

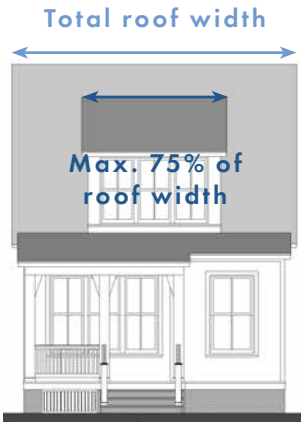
- Depending on the prevailing style, pitches may vary from 6:12 to 12:12. Dormers shall have a minimum pitch of 4:12.
- Flat roofs on residential buildings are restricted to large multi-family buildings.
- Generally, a single dominant roof form is clearly legible, with the roofs of secondary volumes deferring in scale to the main body of the building.
- Gable, hip, or shed roofed dormers are permitted and are encouraged to be habitable. It is not permitted to build on top of the roof, creating a false dormer.
- Dormer windows and eaves shall be scaled to account for added mass of dormer to maintain equal "visual height."

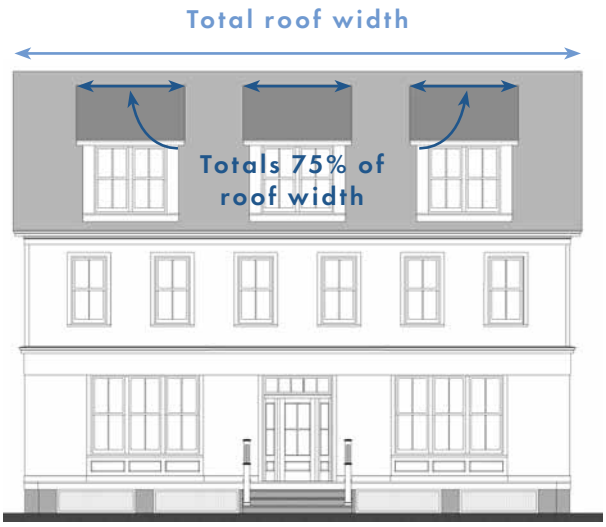
ROOF FORMS



Traditional roof forms include hip, gable, and gambrel style roofs.

DORMERS





Dormers shall not exceed 75% of the roof width and shall be recessed at least 12" from the eave. Dormer windows shall be smaller to look proportional to the main windows.

Step the dormer back from the eave of the building.

Dormers and their eaves scaled in proportion to the main windows.

SECTION 4

Building Elements and Materials

The following set of standards and guidelines are intended to illustrate building elements that contribute to the overall character of a building and its surrounding context. Each individual element contributes to the whole building composition and shall be designed to the standard of care described in this section.

Foundation Walls and Piers

Foundations are structural elements that transfer the weight of a building to the soil. Strong and durable materials are traditionally used to support the building weight and resist moisture damage. Masonry walls form a strong base for traditional buildings. Piers are used to support columns at unconditioned structures, such as porches.

GUIDANCE

- Fieldstone and brick foundations are most common in traditional architecture. Though modern construction may not allow these materials to be used for structural purposes, they are encouraged to be used as veneers over concrete block or poured concrete foundations.
- Concrete foundations shall be faced with masonry or finished with paint, plaster, or similar material.
- Piers shall be no less than 16″ x 16″, shall match the foundation material, and align with the columns above. The column and its base shall not be larger in width than the pier.
- Space between piers shall be filled with lattice to conceal framing while allowing for air circulation to prevent rot.

FOUNDATION WALLS

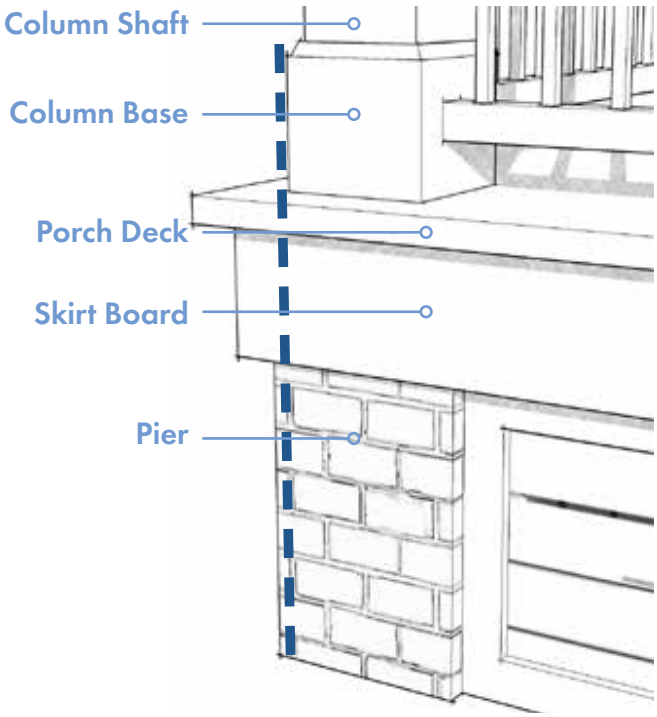
Parge finish on foundation.

Decorative traditional brick foundation.

Left and right: Stone foundations can vary in color and style.

FOUNDATION PIERS

Wood lattice panels in a horizontal and vertical orientation between porch foundation piers.



Wall Materials

Exterior walls express the volume and structure of a building. The exterior finishes reveal something about the structure of a traditional building. Masonry walls were typically solid and the brick or stone was both the structural wall and finish material. On the other hand, wood framed structures were a light weight skeleton on which wood sheathing and clapboard or cedar shingle was clad for stability and to keep out the elements.

GUIDANCE

- Exterior walls shall utilize a consistent material throughout a major building form.
- Changes in material shall only occur between major building volumes and with great attention to detail.
- Exterior facing elements, like chimneys, shall be faced with brick, stone, or stucco that extends to the ground. The cap shall be simply detailed.
- Clapboard siding shall be horizontally oriented, smooth finish, and have a 4 to 6 inch exposure.
- Vertical board and batten siding is prohibited.
- Shingles shall have bottom edges aligned with uniform exposure.

- Shingles may be left to weather naturally, pre-finished, or painted.
- Brick shall be molded for the most historic appearance with colored mortar to appear aged and no more than 3/8" wide.
- Concave or weather struck mortar joints are encouraged to shed water properly.
- No more than two materials shall be used on each distinct building above the foundation level.

Traditional cedar shingles with bottom edges aligned and left to weather naturally.

Smooth sawn clapboard with small exposure and with an overlap and reveal to help shed water.

Roof Materials and Equipment

Roofs were traditionally finished with cedar shingles or sheet metal. Asphalt shingles were developed at the turn of the 20th century and quickly replaced original roofing materials. They have become traditional in their own right. Modern equipment can detract from the traditional character of a building. Elements such as skylights, vents, antenna, and satellite dishes shall be used only when absolutely necessary. When doing so, incorporate with care to shield them from public view.

GUIDANCE

- Asphalt shingles shall be architectural.
- Membrane roofing shall only be used on flat roofs where not visible.
- A range of gray and tan shades varying from light to dark are encouraged as shingle colors.
- Skylights, roof vents, and rooftop equipment shall not be visible from the public way.
- Skylights and equipment shall blend with the roofing color.
- Skylights shall have a flat profile.
- Metal roofs shall only be used on secondary roof forms, porches, and canopies.
- Metal roofs shall be vertical standing seam only with a minimum vertical rib height of 1-3/4”

Neighborhoods typically feature architectural shingles in a range of colors.

Metal roofing is common on low pitches over porticoes, porches, and bays.

Split cedar shakes are appropriate as a roofing material.

Skylights with low profiles are an unobtrusive way to let daylight in.

Solar Panels

Solar panels are an important feature in lowering energy costs and reducing greenhouse gas emissions. Solar panels shall be placed on the rear roof plane when feasible depending on solar orientation. Panels shall be arranged in a rectangular formation to blend into the roof plane compared to a staggered edge formation.

GUIDANCE

- Solar panels facing the primary boulevard or open greens spaces are not permitted.
- Solar panels on street facing roof planes shall be the same orientation and in a rectangular grouping to avoid staggered edges. They shall integrate with the roof color. A solar skirt may be required to hide any visible equipment.
- Solar panels, both integrated and mounted, shall have a consistent, rectangular formation.
- Solar shingles shall be consistent in color with the entire roof to integrate seamlessly.

A consistent, rectangular formation of panels blends into the roof plane.

Integrated solar panels can reduce visibility on forward facing roof planes.

Solar shingle roofs shall have a consistent finish across the entire roof.

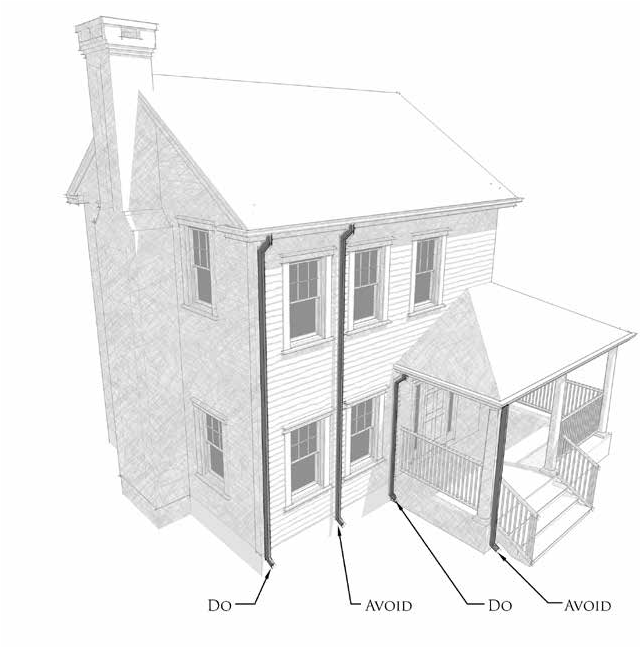
Eaves, Gutters, and Downspouts

Eaves express the transition between a pitched roof and wall. Traditionally, the eave overhang was used to shed water away from the exterior wall of the building. Gutters, flashing, and downspouts all contribute to shedding water away from a building as well. These systems shall be designed to either integrate with the building or enhance the style of the building using decorative materials.

GUIDANCE

- Open or boxed eaves shall be used.
- Where the eave requires a return at a gable end, the eave shall be continuous at the corner and centered over the corner board. The flashing on the top surface shall not be visible and no greater than 1:12 pitch.
- A continuous cornice at the gable end requires no return detail, but the top surface shall be no greater than 1:12 pitch.
- Ogee gutters must be treated as crown molding at the eave and shall return with the eave or entablature at corners or gable returns.
- Downspouts shall be located at interior or exterior corners.

GUTTERS AND DOWNSPOUTS



Avoid downspouts in locations where they may add additional mass to columns and architectural features.

Copper can turn gutters into a decorative feature.

EAVES

A continuous cornice at the gable end eliminates the gable return condition.

An eave with exposed rafter needs no return.

Residential Entry Doors

Entry doors make a first impression to a guest entering a home. The front door is traditionally the focal point of the front facade, so that it is obvious and welcoming. Since the entryway is approached, and perhaps even touched the most, detail and quality materials are incorporated for close inspection. A porch or canopy is common to provide shelter.

GUIDANCE

- Doors shall be constructed of vertical stiles and horizontal rails with solid or glazed panels.
- Primary residential entry doors shall be wood or high-quality painted or through-color fiberglass. Secondary entry doors may be wood, fiberglass clad, or metal clad.
- Door style shall be appropriate to the architectural style of the primary structure.
- Sidelights and transoms shall be used where appropriate
- Porches, porticoes, and canopies are recommended to provide shelter. See *Building Entries* section for more detail.

Wood doors provide a warm, traditional look.

Fiberglass doors are able to mimic the finish of painted wood doors, while resisting the potential for dents and rust with metal doors.

Entry doors can offer a place to include a splash of color.

Door style shall match the architectural style of the building.

Garage Doors

Garages are the modern version of a traditional barn or carriage house. The garage doors shall take design cues from traditional barn and carriage house doors to integrate with the character of their surroundings. Garage doors require strict attention to prevent the garage from undermining the character of the place it inhabits.

GUIDANCE

- Garages facing the public way shall have a single door no wider than 10', or 8' if there are multiple garage doors.
- Transom lites in the topmost bay of the door may be used effectively to increase the verticality of the composition.
- A small canopy or trellis may be used to create a shadow line over the doors and improve the scale of the elevation.
- Overhead doors shall have hardware that indicates a traditional swing or sliding function.
- Garages shall always be designed in harmony with the architectural style of the primary building or buildings.

Above and Right: Garage doors that use vertical proportions are more appealing and reduce the visual width of the door. Two doors with transom windows along the top bay of the door help achieve vertical proportions.

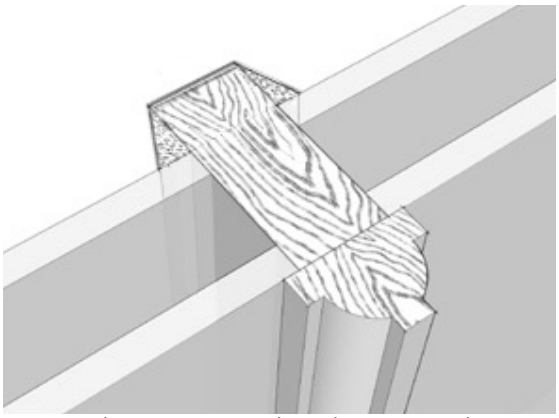
Windows and Muntins

Traditional windows functioned to let in light and air while allowing views from the building. Historically, the size of glass was limited, and muntins allowed larger expanses of glass openings than could be readily produced in a single sheet. Vertical proportions of the windows allowed larger glazed areas with the ease of construction of a short header or lintel.

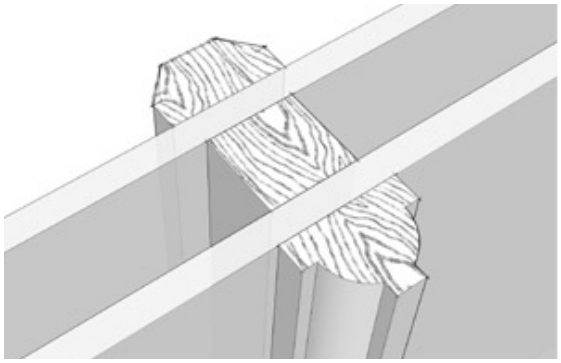
GUIDANCE

- Window shall be double hung or french casement style windows. Square awning windows and fixed horizontal windows may be permitted in certain locations.
- Windows and window lites shall be vertical in proportion. Lite pattern shall match style & period of the structure. 1 over 1 pattern is prohibited.
- Windows shall be clear glazed, except for decorative stained glass.
- All windows shall be simulated divided lite and must include permanent interior and exterior muntins and internal spacer bar between the glazing. GBG (grids between the glass) windows are not permitted
- Muntins shall have a molded profile of at least 7/8" in width.
- Window units shall align vertically between different building levels.

WINDOW CONSTRUCTION

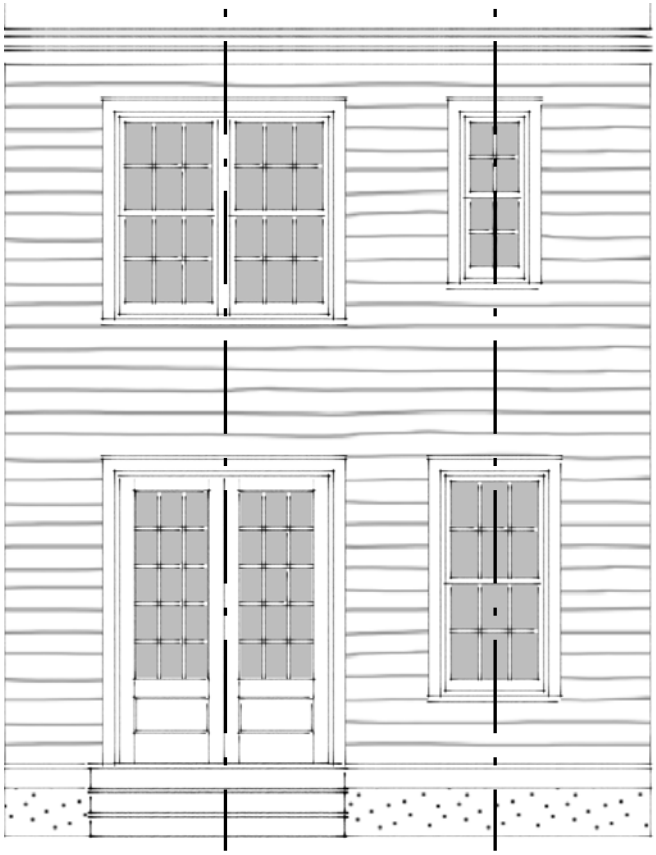


A TDL window, as seen in traditional construction, has true muntins between lites.



A SDL window has permanent exterior and interior muntins and an integral spacer bar.

WINDOW MUNTIN PROPORTIONS



Muntin patterns shall have a consistent proportion throughout all windows, regardless of size. Windows and doors shall align between levels.

MUNTINS

An SDL window has the appearance of a traditional window while providing more energy efficiency.

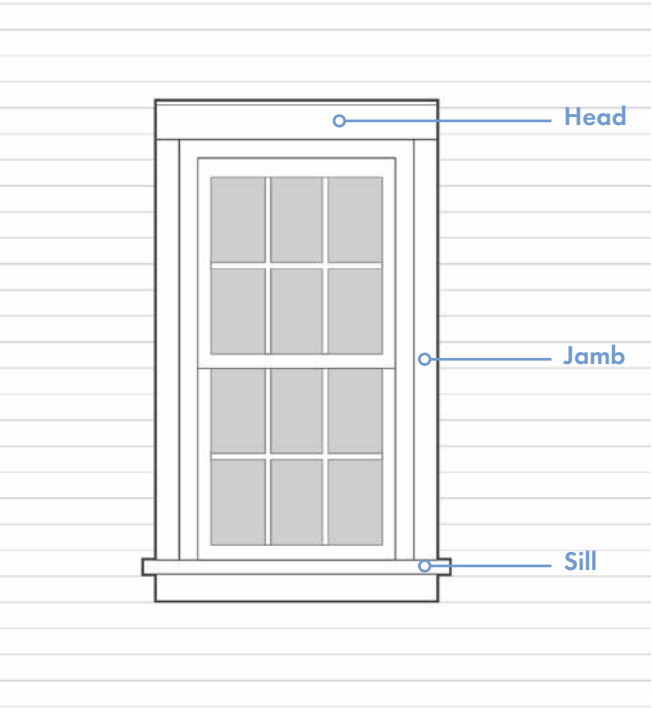
Horizontal windows are permitted in basements, as well as on side and rear elevations where privacy is a concern, such as a bedroom.

Casings and Shutters

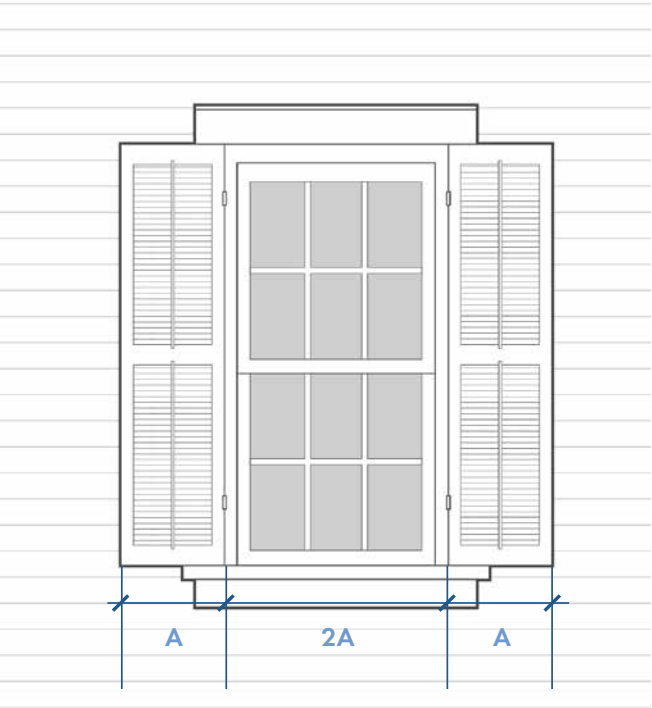
Window and door openings are traditionally trimmed with wood casings to create a neat transition between the opening and wall. Casings project beyond the wood siding or are set within a masonry wall to fill voids between the unit and masonry opening. Shutters attach to the casings and traditionally allowed occupants to control the passage of light, heat, and water into or out of a building. Shutters were designed to be closed in a storm or opened to allow sunlight and breezes.

GUIDANCE

- Head casings may be emphasized by thicker trim and/or additional cap trim.
- Ganged windows shall have a vertical mull that is wide enough for its own casing, a minimum of 2.5 inches wide. This mull expresses the windows as two distinct vertical units with structure between.
- Casings shall be thick enough to ensure that the casing is proud of siding to fully receive the ends of beveled siding or shingles.
- For masonry walls, casing shall be set within the walls to fill voids between the unit and masonry opening.
- Shutters shall be sized to match the window height and half of the window width. They may be paneled or louvered with louvers pointing down when open.
- Shutters shall be mounted with wrought iron hinges and closure hardware to add authenticity.



Casings, composed of a sill, jam, and head trim, frame traditional window and door openings.



Each shutter shall be half the width of the window.

Fixed shutters installed to appear operable.

Traditional window casings are set into masonry openings.

Head casings may be elaborated with wider trim or a cap.

Entry Types

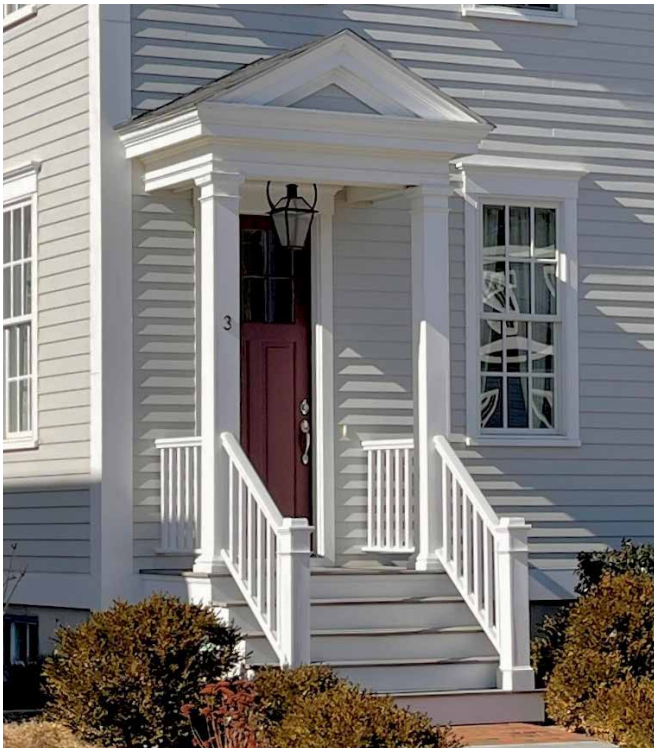
At a neighborhood scale, a variety of building entry types vary the street experience to maintain visual interest. The architectural style of the building can sometimes dictate the entry type. Other times, building typologies inform the entry type. Large multi-family buildings typically have a smaller portico or stoop as a common entry, with individual porches or balconies for units.

GUIDANCE

- Entrances shall be well defined architectural expressions.
- Entry types shall correspond to both the architectural style and building typology.
- Varying entry types on a block face may be used to maintain the rhythm of the street.
- Entry types shall use durable materials since they are the most closely seen and touched areas of the exterior.
- Building entries shall be properly detailed. See Porches & Porticoes.
- For style guidance, refer to the guides noted in Additional Resources

Door Surround & Stoop

Projecting Surround & Stoop



Portico

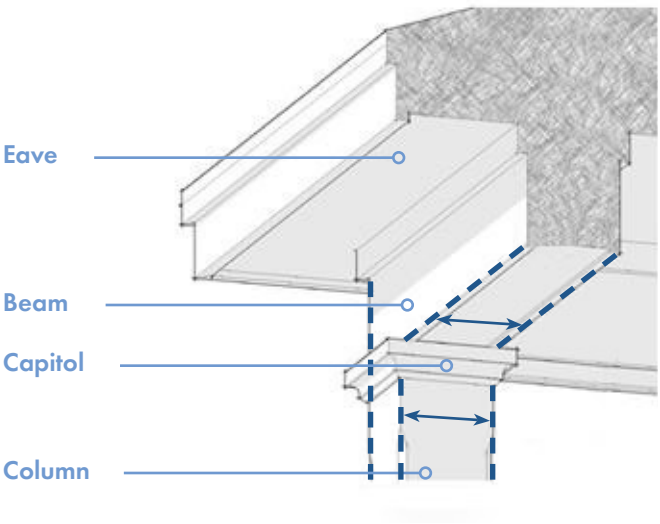
Porch

Porches and Porticoes

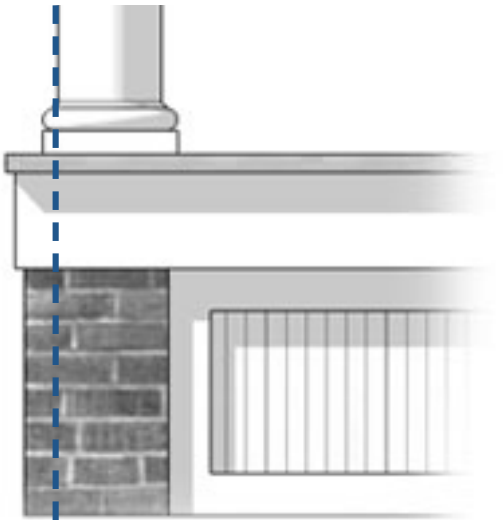
Front porches shelter the entry and create a transition between the public sidewalk and the private residence. When located with small setbacks from the street, front porches enliven the street by creating a place to sit and watch passersby. Well-built porches can enrich the character of the house. The detailing on the columns and beams of the porch can express the style, structure, and formality of the porch and the building.

GUIDANCE

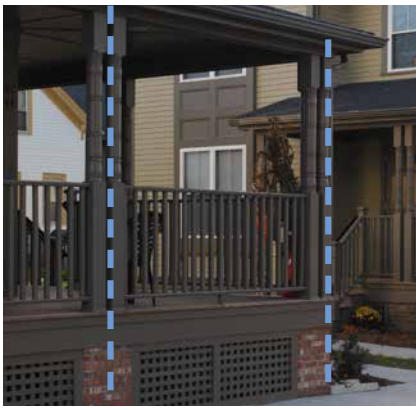
- Covered Porches shall have a minimum depth of 8 feet.
- Front porches shall be arranged to address the most public face of a building and where called for, to address more than one public face.
- The face of the finished porch beam shall align with the neck of the supporting column on both the interior and exterior. Porch beams shall be as deep as the supporting columns are wide.
- Porch columns shall be a minimum of 6 inches square or 8 inch diameter.
- Column spacing shall create a vertical proportion between columns.
- End columns shall align with both faces of the pier, while intermediate columns are centered above and aligned with the front of the pier.



The faces of the column shaft shall align with the vertical faces of the beam and the column and beam width shall be equal.



Porch columns may be inset from the edge of the deck.



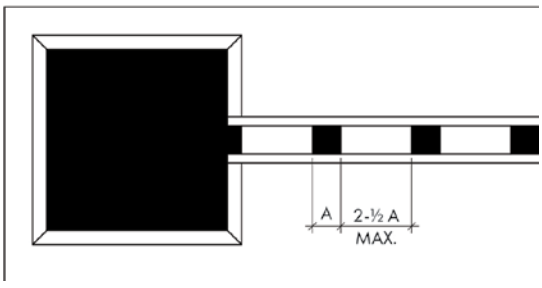
Align columns to the center of the pier face, except at corners, here align to corner of pier.

Properly aligned assemblies appear to provide the correct support to the beam above.

Street life is enhanced by interaction between neighbors on the front porch.

Railings

Railings are sometimes required for safety, but can also help to define the extents of the porch as a usable room. The design of a porch rail can enhance the enclosure and character of the porch.

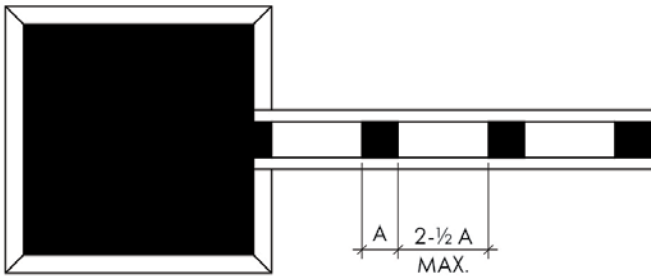


Baluster diagram showing traditional spacing and engaged baluster.

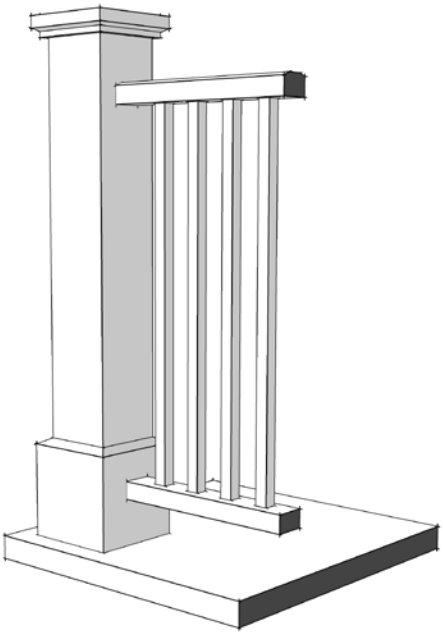
GUIDANCE

- Porch railings and balusters shall be painted wood, composite, and metal, or fiberglass with square or turned balusters set between a top and bottom rail. Vinyl railings shall be limited to upper level porches & balconies on multi-family structures.
- Railings shall be as low as practical to maintain a traditional proportion and allow views over the top rail when seated on a porch.
- Balusters are are encouraged to be traditionally spaced 2.5 diameters apart.
- If a railing is require by code to be greater than 36" tall, it shall have a major rail set at 34" or less, with a less visible upper rail to meet code.
- Cable & glass railings are prohibited.

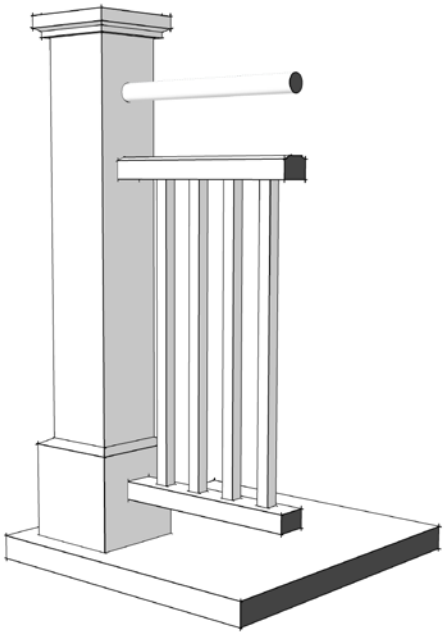
Low porch rails allow views over the top rail when seated.



Baluster diagram showing traditional spacing and engaged baluster.



Traditional railing assemblies are constructed of balusters set between a top rail and a bottom rail.



When code requires, an additional pipe rail shall be located at 36", but the major rail shall be set at 34" or less.

Trim & Detailing

Traditionally, trim was used to make clean transitions between different planes, materials, or around openings. Trim can solve many conditions by sitting proud as an edge for adjacent materials. Trim can range from simple, clean, and functional to elaborate, ornate, and expressive. Minimal dimensions reflect the traditional wood material.

GUIDANCE

- Trim work shall provide neat transitions between materials.
- Trim shall not be less than 5 1/2 inches in width at corners and 3 1/2 inches in width around openings. These dimensions represent typical wood boards used in traditional trim work. Exceptions include shingle-style structures and buildings with classical detailing, where less trim may be appropriate.
- Trim shall be proud of the siding to frame openings and provide a surface into which the siding can end.
- Trim may be stained or painted wood or paintable synthetic material similar in appearance to wood.
- Larger or more decorative trim may be appropriate at building entries or points of prominence.

Trim is used at point of transition, such as between different materials at the foundation, roof, and windows.

Casings are generally wider and more elaborate at the front entry to emphasize the door as a focal point.

Chimneys

Fireplaces are the traditional heart and warmth of a house. Traditional fireplaces were located in the center of the house to provide the primary heat source in the winter. The brick chimney provided a fire-resistant flue for releasing smoke.

GUIDANCE

- Fireplaces may be in the center of the plan or on an exterior wall. Portions of chimneys external to the building form shall be detailed as a traditional chimney. Non-traditional flues and vents may only be used where hidden from the public right-of-way.
- Chimneys shall be built or faced of stone, brick, stucco, or other non-flammable materials. Exposed chimneys shall not be clad in clapboard or shingles.
- Where chimneys are exposed and continue to grade, chimneys shall have a strong foundation that meets the ground and rises vertically or tapers in steps.

Chimneys that extend to grade shall maintain their material character throughout and step or taper to meet grade with a strong foundation.

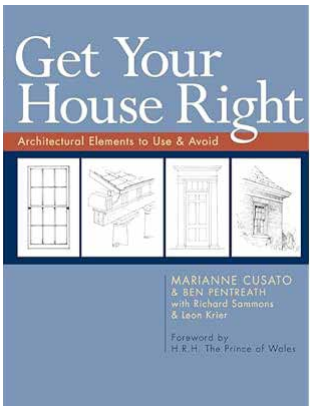
Chimneys may include decorative caps.

FOLLOWING NOT PERMITTED

- "Floating" chimneys that are cantilevered
- Cladding the chimney in the same material used for the building.
- The expression of the chimney to a shed box with a direct vent tacked on to the side of the house

ADDITIONAL RESOURCES

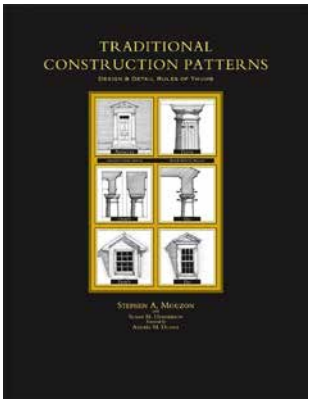
The following resources may be referenced for further information on how to appropriately detail a residential building. In any case where a detail in these resources conflicts with something in this pattern book, the requirements of the pattern book supersede.



Get Your House Right

Architectural Elements to Use & Avoid

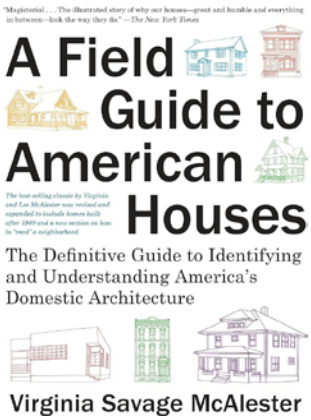
Marianne Cusato & Ben Pentreath



Traditional Construction Patterns

Design & Detail Rules of Thumb

Stephen A. Mouzon & Susan M. Henderson



A Field Guide to American Houses

The Definitive Guide to Identifying and Understanding America's Domestic Architecture

Virginia Savage McAlester