Architectural Requirements
Do's and Don'ts

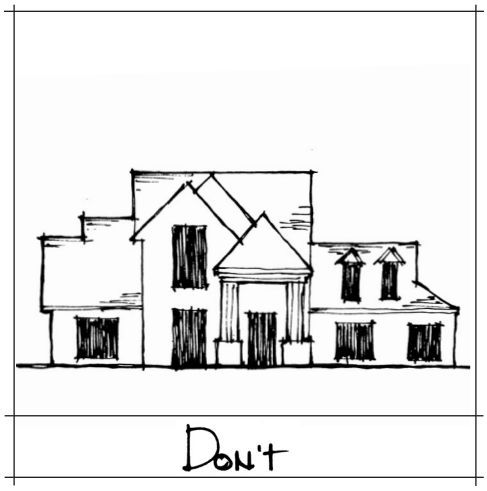
These Architectural Requirements Do's and Don'ts are strictly for the purpose of aesthetics only.

In cases of contradiction with local safety codes, the authorities, or other codes having jurisdiction over the property, these requirements shall be overruled and the Architectural Review Committee shall be notified of such contradiction. In no way does compliance with the Architectural Requirements Do's and Don'ts exempt a structure or building from conformance with all applicable codes (building and/or otherwise). These Architectural Requirements Do's and Don'ts or any approval granted pursuant thereto do not guarantee or imply compliance with the requirements of any authority having jurisdiction over the property or building or any building or safety codes relative thereto.

Furthermore, these Architectural Guidelines or any approval granted pursuant thereto do not guarantee or imply or render any opinion as to the sufficiency of (but not limited to) the engineering design of the structural, mechanical, or electrical systems of the proposed improvement(s).

Exterior Massing Principles

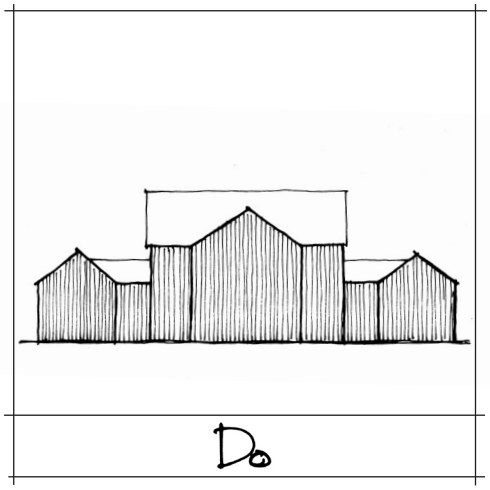
Simple ordered massing with bilateral symmetry.



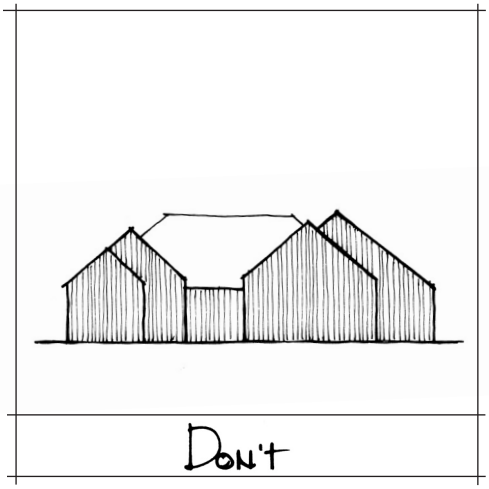
Complex chaotic massing lacking symmetry.

Most traditional styles of architecture are based on the simple massing of a limited number of volumes. Far to many houses built today attempt to create "style" by grouping together a jumble of volumes creating a sprawling mass of unrelated objects.

Order of Exterior Massing



Well ordered symmetrical massing indicating entry and the most important spaces inside.

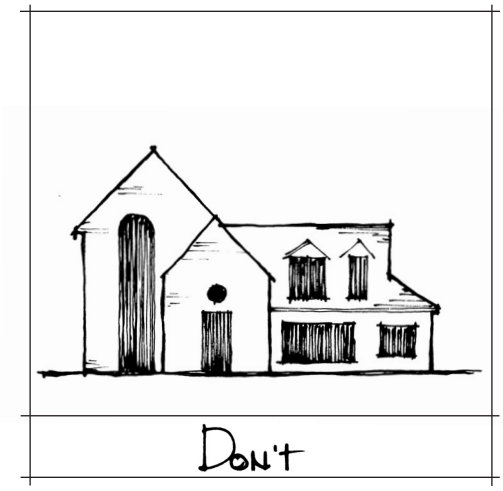


Massing provides no clear point of entry.

The massing of a building should be composed in a clear hierarchical fashion. It should provide the viewer with a clear understanding of where to enter the building, as well as where the public and private spaces may occur. Often the massing is arranged symmetrically around the entry. Even when not entirely symmetrical, the hierarchy of the massing should reinforce the point of entry.

Simple Pattern of Similar Openings

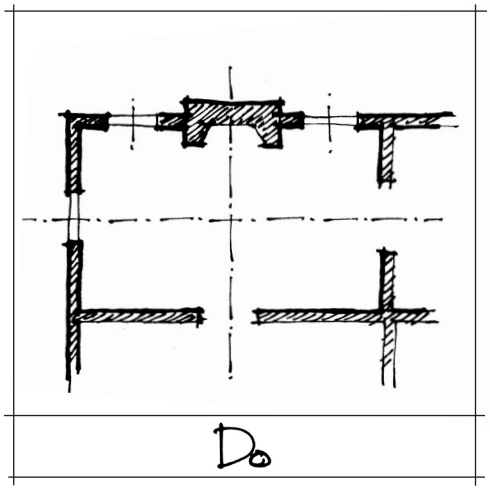
Simple window pattern helping to organize the facade.



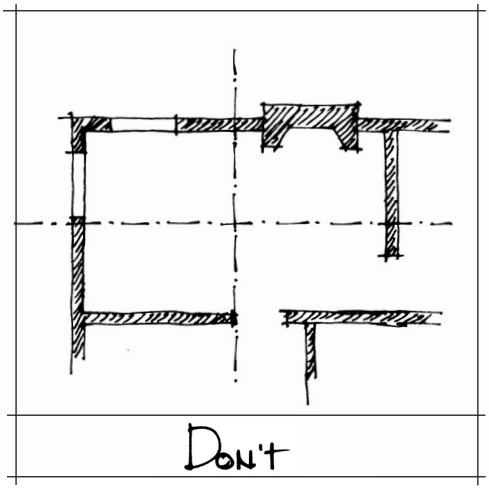
Unrelated series of dissimilar windows.

A simple pattern of similarly sized openings helps create an ordered facade that is pleasing to the eye. The openings in the building on the left not only provide a clue as to how the interior is laid out but also provide structure for the facade. The rational planning of the inside reflected on the outside.

Rational Arrangement of Space



Rationally laid out well proportioned space.



Irrational planning produces chaotic space.

Rationally laid out and well proportioned spaces provide the backbone for a meaningful and well ordered building. There are many proportioning systems used in architecture. One of the most influential is a proportion that occurs in nature, the Golden Mean. This proportion is a ratio of approximately 0.618 to 1. The use of this and other proportioning systems combined with good design invariably creates buildings that are pleasing to the eye.

Appropriate use of Overlapping Gables

Do

Overlapping gables appropriate for the style.

Don't

Overlapping gables for the sake of overlapping gables.

Contrary to popular belief, having lots of overlapping gables does not equal having lots of "style". Some styles, such as the craftsman style, make good use of overlapping gables but in limited number. Many of the traditional house styles use only a few gables in the entire structure, let alone overlapping gables. In any case there should be a distinct reason to add a gable, such as a porch or entry way that extends beyond the main roof.

Multiple Roof Slopes

Do

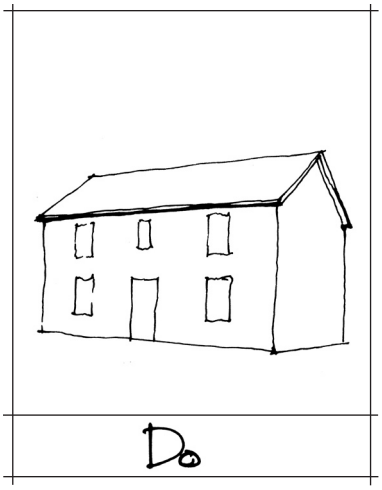
Consistent roof slopes.

Don't

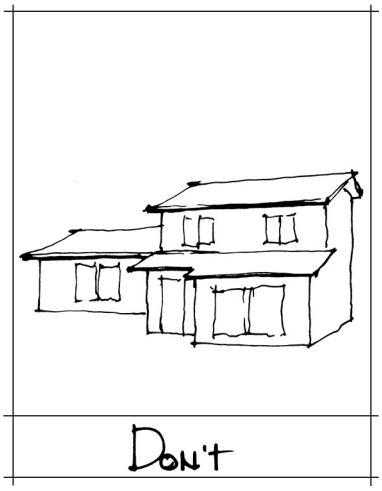
Multiple unrelated roof slopes.

The relationship of major roof slopes should be kept as consistent as possible. Although some deviation may be required, it is best if all slopes are within 10% to 20% of each other. Ancillary roof slopes can deviate more, but should be appropriate to the style.

Continuous Eaves



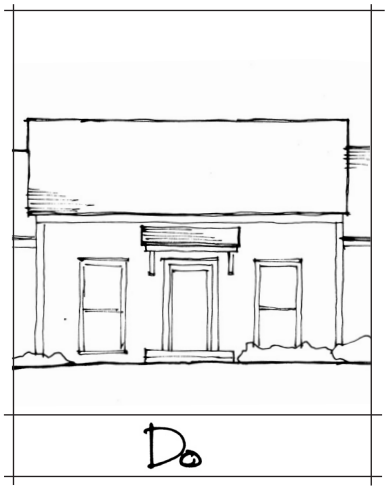
Clean, simple eaves



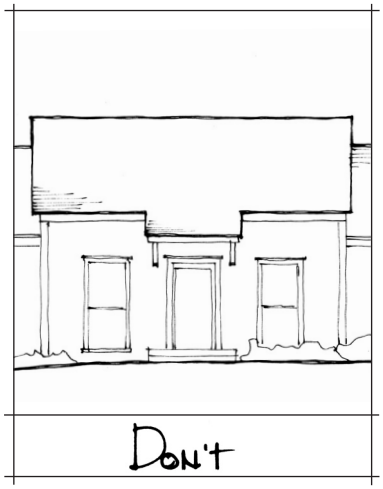
Discontinuous eaves.

Eaves should be left as continuous as possible. There should be a distinct reason to break the continuity of the eaves such as a chimney, secondary wing, etc.

Secondary Roofs / Roof Extensions



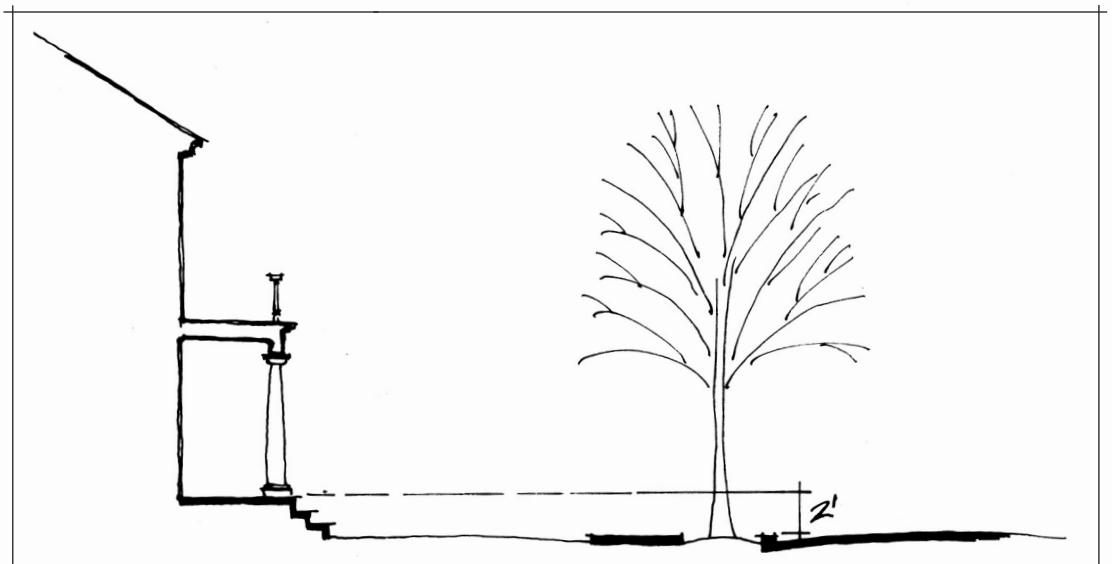
Secondary Roof.



Roof Extension.

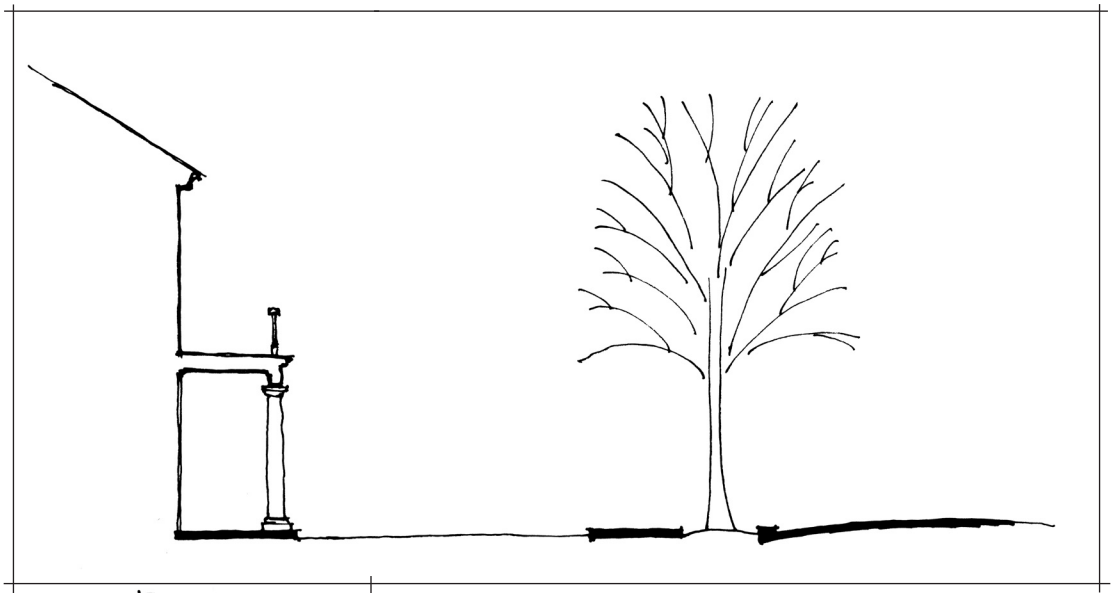
When there is a need to cover a stoop, bay window, etc., a secondary roof should be used in place of a roof extension. The secondary roof should be detailed in the same manner as the primary roof yet be completely discontinuous. This provides for a more continuous eave.

Finish Floor Elevation to Frontage Relationship



Do

Finish floor elevation is at least 24" above the highest frontage elevation.

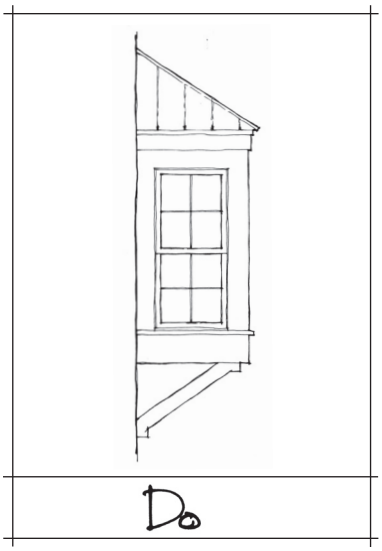


Don't

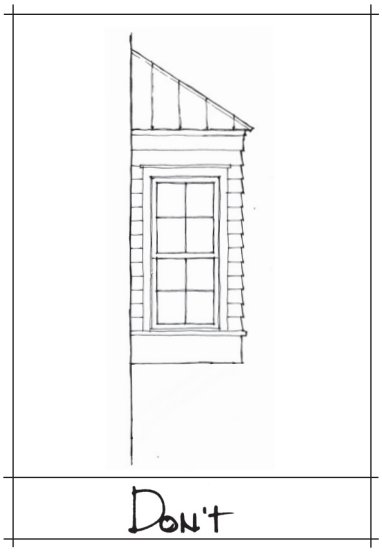
Finish floor elevation is level or below the street.

Having the finished floor elevation located at least 24" above the highest frontage elevation results in several distinct advantages. First, positioning the house in such a way reinforces the visual hierarchal order of the streetscape, with the house above and the street below. Second, looking up from the street, a house positioned as such will have a commanding presence on the site, even if the house itself is relatively small. Third, the difference in elevation gives people on the porch a sense of security, of being in a semi private space separated from the street. However, it does not stop interaction with people passing by on the sidewalk. Creating places of comfort while providing the opportunity for social interaction fosters enhanced security and a stronger sense of community.

Proper Bay Window Design



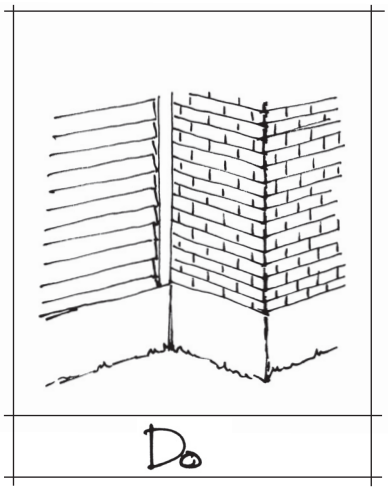
Bay window with full jamb casing and support brackets.



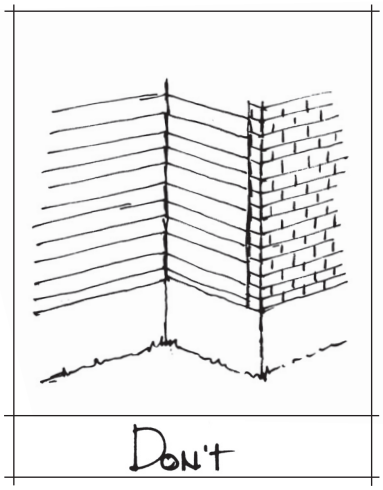
Bay window with narrow jamb casing, slivers of siding, and no support brackets.

In most cases, bay windows should be constructed using a single jamb casing which extends from the edge of the window to the corner of the bay. Often a thin sliver of siding is paired with narrow window casing instead of using a single wide window casing, causing the bay to look ill conceived. As a general rule, siding should not be used if it's width is not at least one and a half times its exposed face. Bay window assemblies should either extend to the ground or be supported by appropriately sized support brackets.

Vertical Material Joints



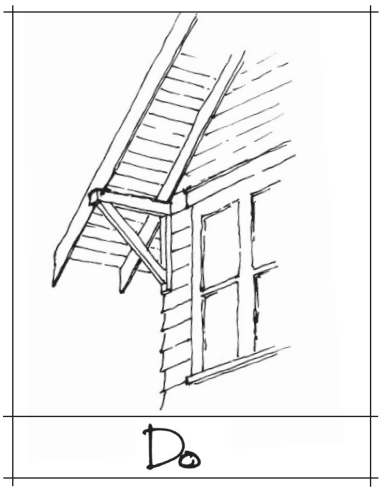
Inside Corner termination.



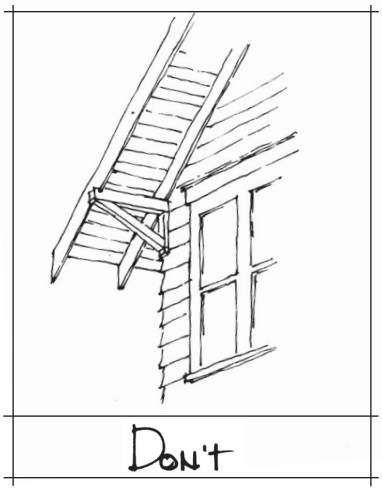
Outside corner termination.

To enhance vertical proportioning, heavier materials such as brick and stone should generally be used on the lower sections of buildings, with lighter materials occurring above. Vertical joints between dissimilar materials generally do not occur in traditional architecture with the exception of additions to existing buildings. If vertical joints are unavoidable, they should not be used on outside corners as this makes a material, such as the above brick in the don't scenario, look inappropriate.

Vernacular Bracket Design



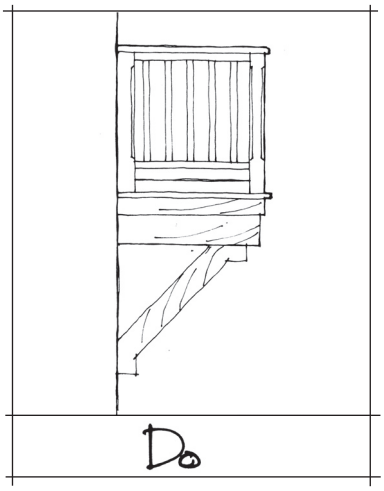
Properly designed bracket.



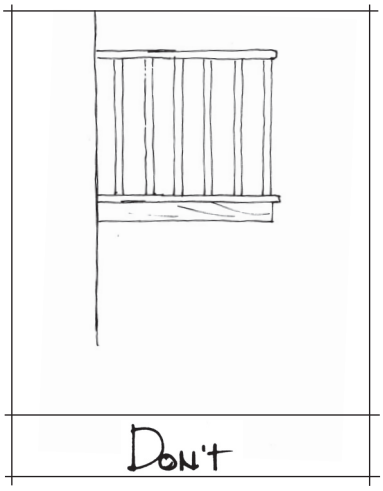
Flimsy bracket.

Brackets supporting the overhanging rake are common on craftsman style houses. The horizontal leg of the bracket typically extends slightly beyond the barge rafter. The height of the bracket should be at least equal to, if not greater than, its depth. Brackets and barge rafters should be mahogany, Spanish cedar, or re-dried .40 saturation treated lumber. For brackets and modillions on classical buildings, reference *The American Vignola.*

Balcony Proportions and Detailing



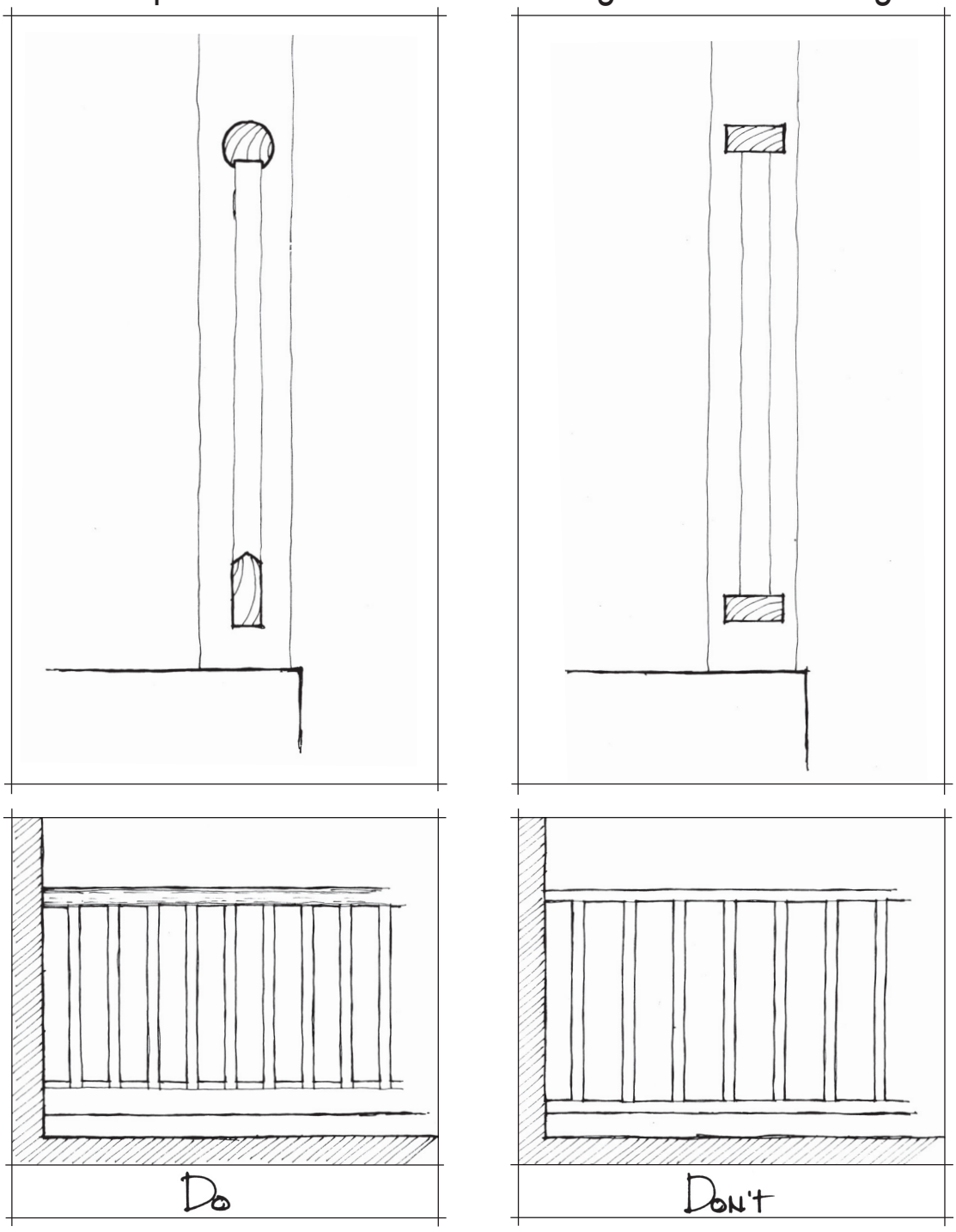
Well proportioned balcony supported on brackets.



Flimsy, unsupported balcony.

Balconies, first and foremost, must be perceived as being structurally sound, regardless of their actual structural requirements. Balconies should generally be no deeper than three feet and always be supported by brackets. Balcony railings should have a top rail that is easily graspable, and a bottom rail that is above the floor. Balusters should be appropriate to the style of the house and spaced according to applicable codes.

Proper Railing Design

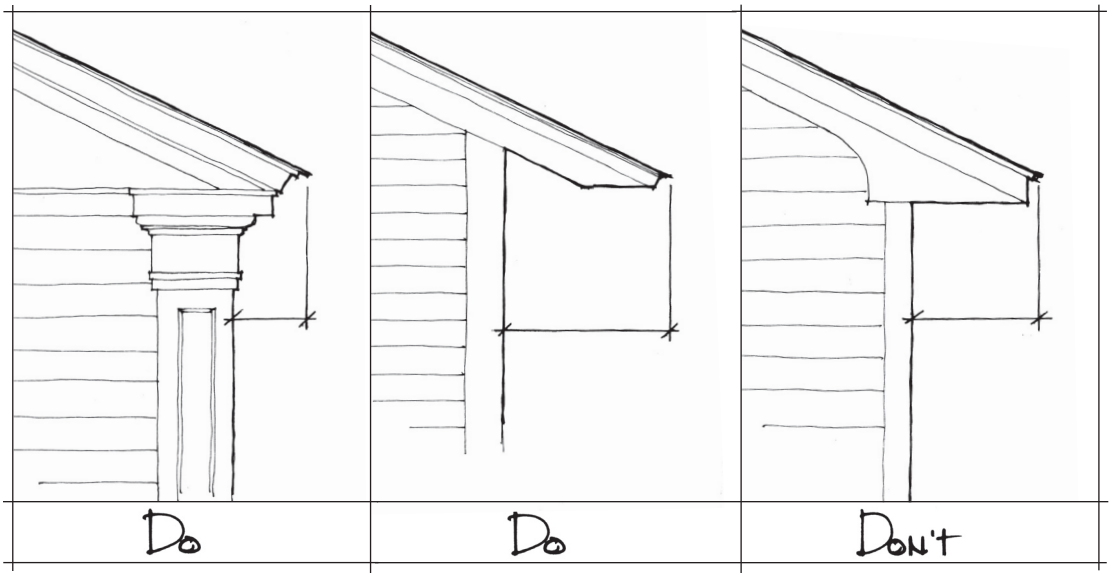


Properly designed railing.

Improperly designed railing.

Wooden railings should be constructed using a millwork handrail and a vertical bottom rail, see above left example. The bottom millwork rail should be held off of the flooring approximately 3", and its top edge pitched. A mid span support under the bottom rail should be added as necessary. Top and bottom rails shall be centered on the spindles, boards, or pickets. The spindles should generally be a minimum of 5-1/2" on center, but the openings between the spindles shall comply with applicable building codes. Special railing designs and iron railing designs may be submitted for approval to the Architectural Review Committee.

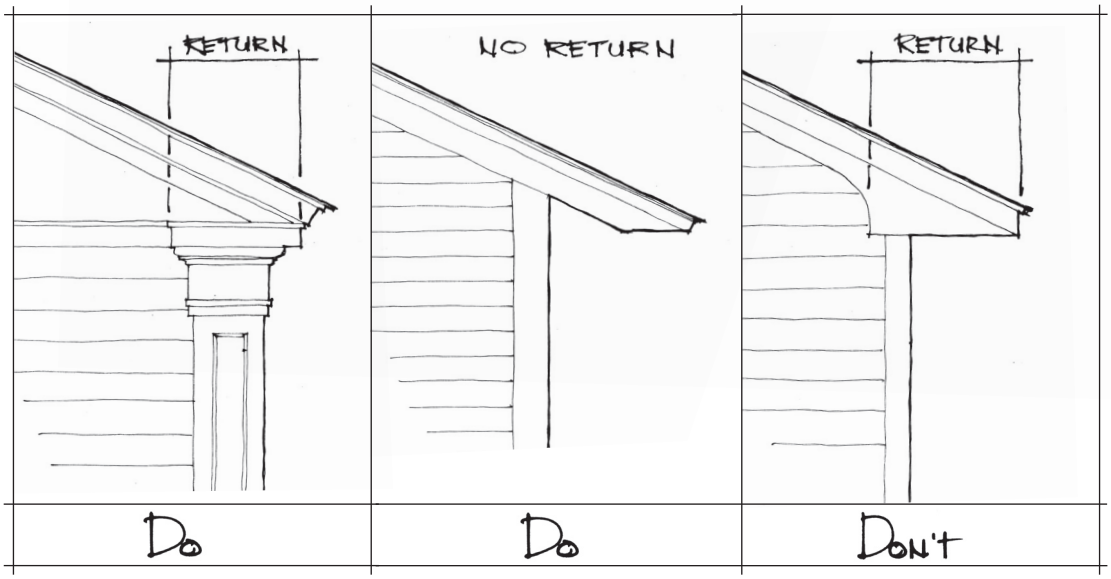
Appropriate Roof Overhangs



Classically styled overhang. | Typical vernacular overhang. | Boxed in tract home overhang.

There are many acceptable roof overhang conditions. The particular condition used should be appropriate to the style of the house. Classically styled houses typically have fully enclosed eaves with narrow projections. Vernacular houses typically have open eaves and a larger overhang. Unless using a very specific style large overhangs should never be enclosed.

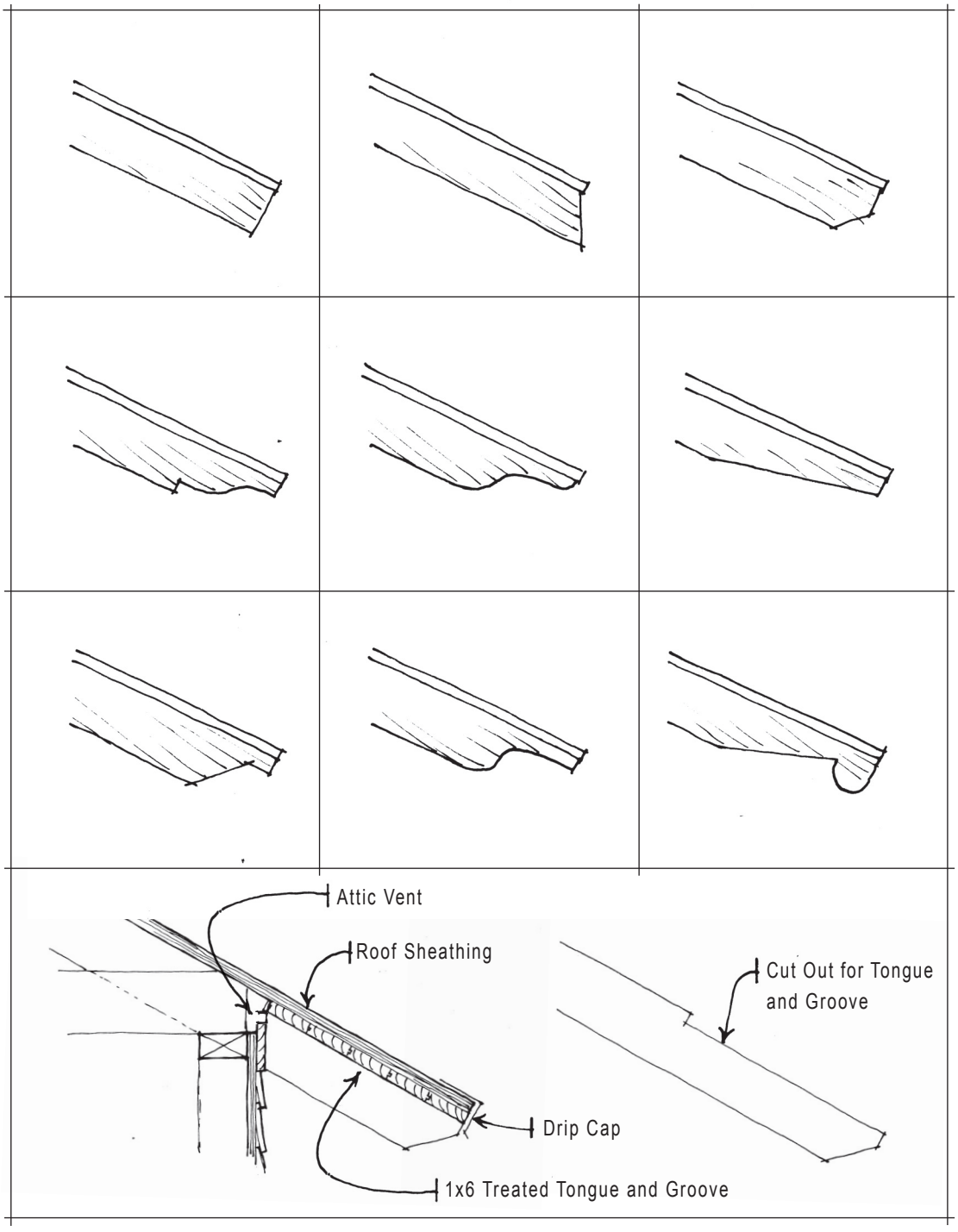
Appropriate Eave Returns



Classically styled eave return. | One of many vernacular eave conditions. | "Pork Chop" eave.

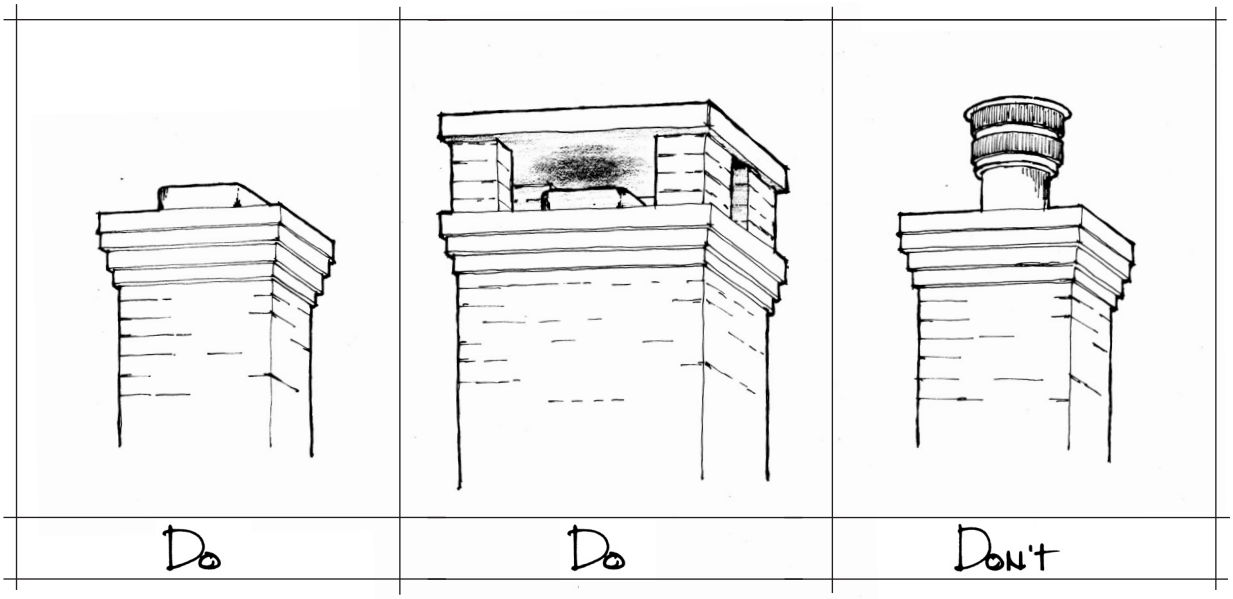
Eave returns on classically designed houses should be constructed so that the fascia wraps around the corner and terminates into the wall. The eave return cap should have a minimum (1 in 12) slope, so that it is not seen from below. Returns often do not occur on vernacular styled houses. The eave condition should be appropriate for the particular style being used. "Pork Chop" eaves should never be used. This is a ranch house detail that never occurs in traditional architecture.

Appropriate Open Rafter Tail Design



Open rafter tails are extremely common on traditional houses, especially vernacular styles. The Three rafter tails at the top of the sheet are by far the most common designs. The rafter tails below them are additional acceptable designs. Alternative rafter tails can be submitted to the Architectural Review Committee for consideration. Rafter tails should be selected based on their compatibility with the style of the house. Soffits at exposed rafter tails shall be 1x6 tongue and groove boards let into the top of the rafter tails with the roof sheathing passing over to the drip cap to allow for sufficient roof nailing thickness.

Brick, Stucco, or Stone Solid Masonry Chimneys with Clay Tile Flues



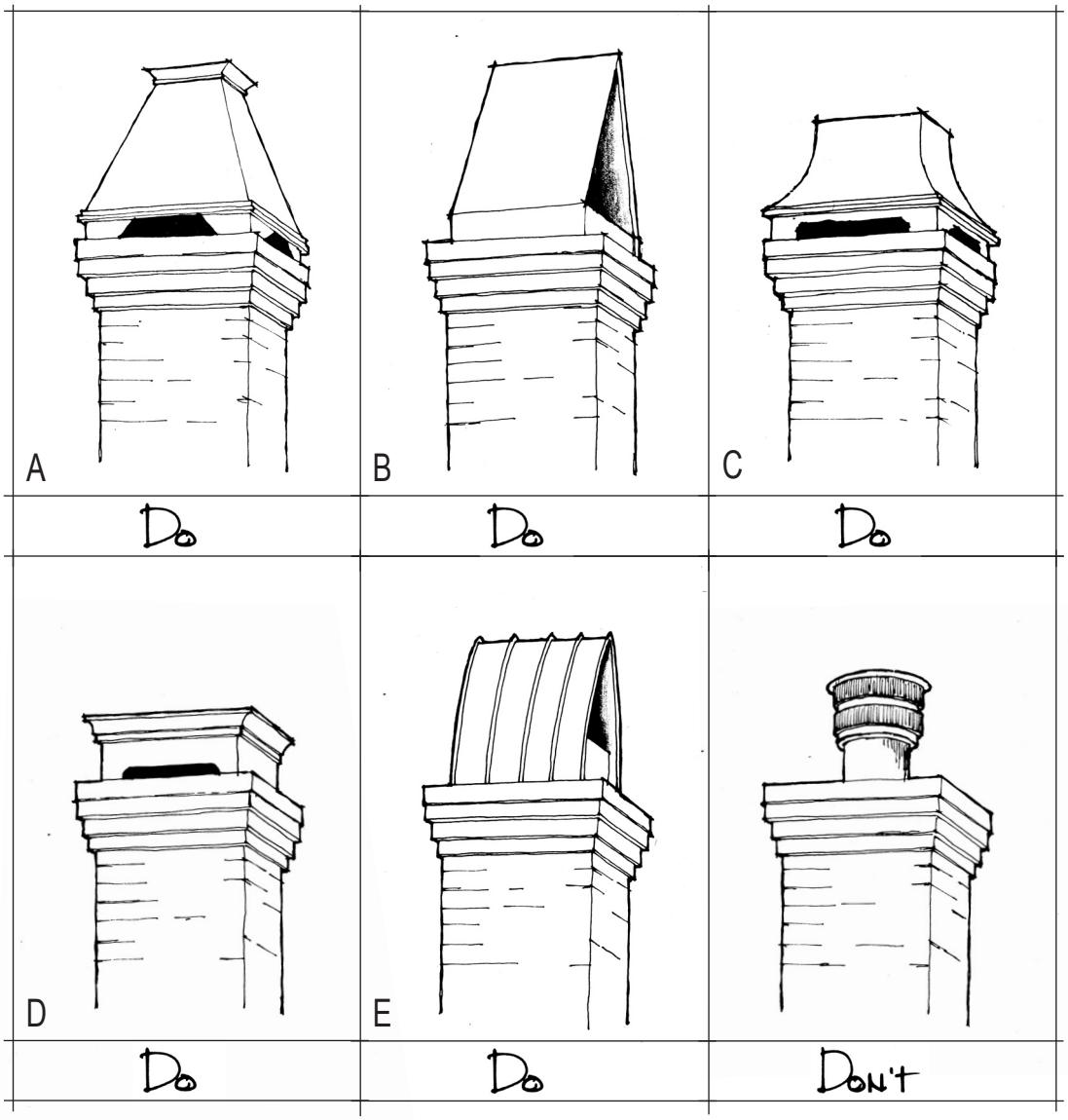
Solid masonry chimney with clay tile flue.

Solid masonry chimney with clay tile flue and stone cap.

Solid masonry chimney with exposed metal spark arrestor.

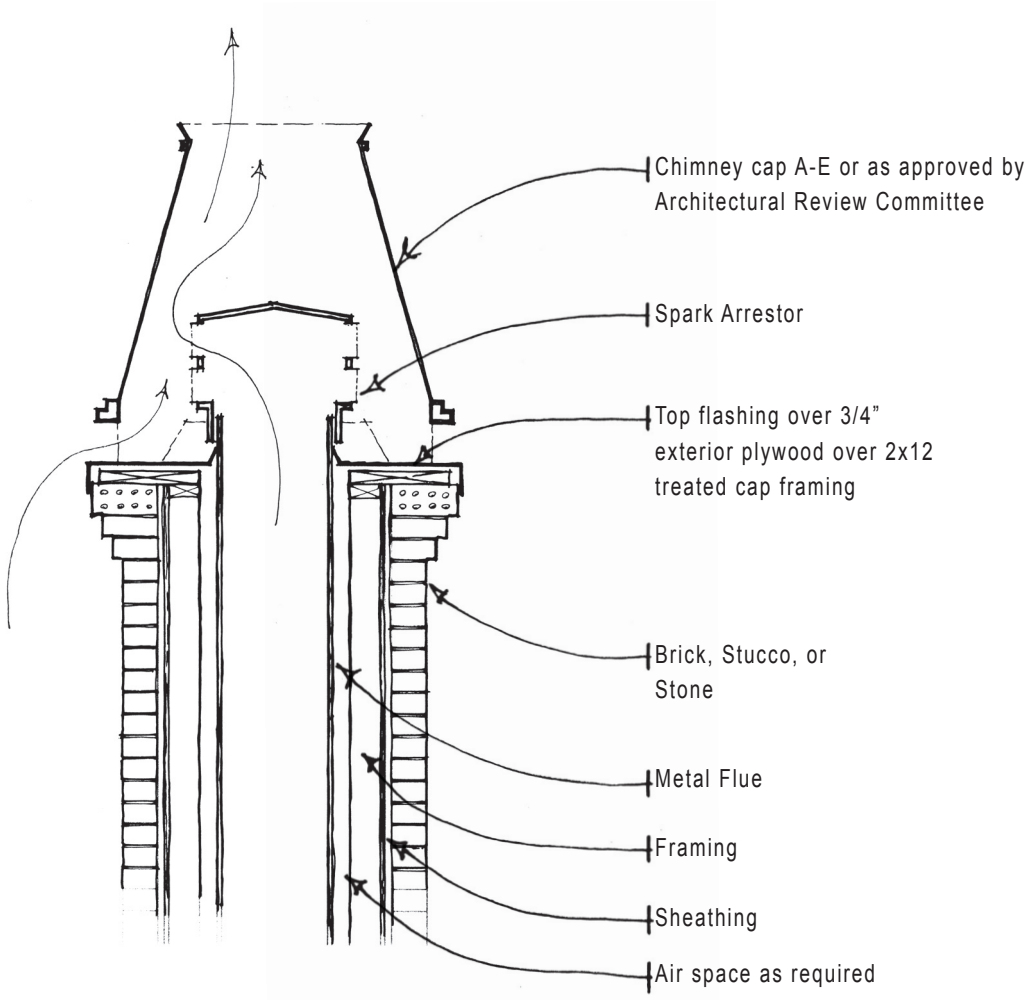
Above are two acceptable examples of termination designs for solid masonry chimneys with clay tile flues. Metal spark arrestors and other utilitarian metal hats will not be acceptable. There are hundreds, if not thousands of traditional solid masonry chimney designs. We encourage exploration and use of these designs in an attempt to create variety and individuality throughout the development. Alternative solid masonry chimney designs should conform to the basic intent of these guidelines, be appropriate to the style of the building, and be submitted to the Architectural Review Committee for approval. Additionally, solid masonry chimneys can be fitted with any of the metal termination caps indicated in **Brick, Stucco, or Stone Prefab Chimneys with Caps Do's and Don'ts.** Alternative termination cap designs may be submitted to the Architectural Review Committee for review as indicated in the above mentioned section.

Brick, Stucco, or Stone Prefab Chimneys with Caps



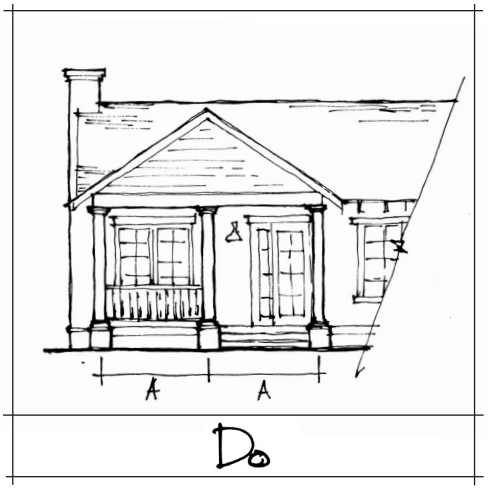
Where a vented prefabricated chimney with flue is utilized in lieu of an actual masonry chimney with flue, the chimney shall have a chimney cap equal to one (1) of the examples (A-E) noted above to enclose the standard prefabricated chimney spark arrester termination cap. No chimney cap shall be repeated next to an adjacent residence and only every fourth (4th) residence shall have one (1) of each design. Thus, the chimney caps throughout the development may have an installed pattern such as A, E, B, C, D, A, E, B, C, D, etc. In instances where more than one (1) chimney is built on a single residence the same chimney finial top design shall be utilized. The material utilized on the chimney cap shall be the same as the roof flashings (i.e. copper, natural galvanized, or zinc). Because of it's long lasting qualities, copper as opposed to galvanized steel is a better material for chimney caps. Due to high temperatures experienced by chimney caps, all metal chimney caps should be constructed using mechanical fasteners as well as solder where applicable. The above referenced chimney caps may be custom made, or purchased from Slate and Copper Sales Co., 1-814-455-7430, www.slateandcopper.com, 201-203 German Street, Erie, PA 16507. Alternative chimney cap designs and fabrications that comply with the intent of these guidelines may be submitted for review and consideration by the Architectural Review Committee.

Required Prefab Chimney Section

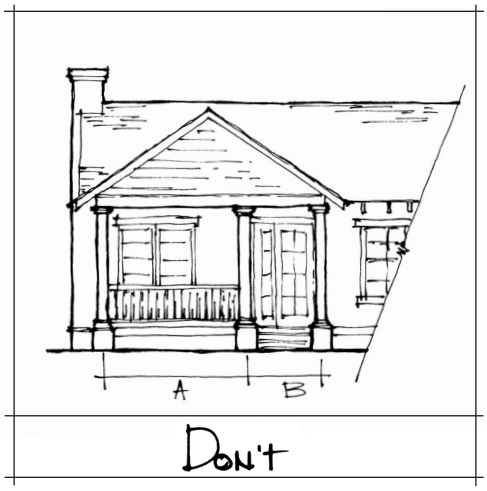


The above prefabricated chimney section is an example of approved chimney termination details. While the veneer is brick in the above section, it simply represents the intent of the overall design guidelines. Stucco or stone veneer may be utilized and the assembly adapted appropriately for these materials. Modifications to the assembly that deviate from the design intent can be submitted to the Architectural Review Committee for consideration.

Logical Placement of Columns



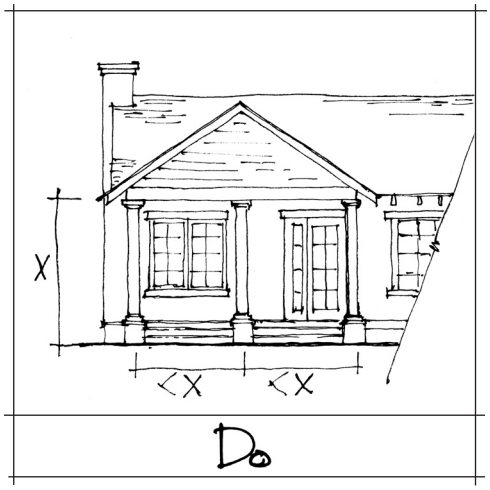
Logical column spacing.



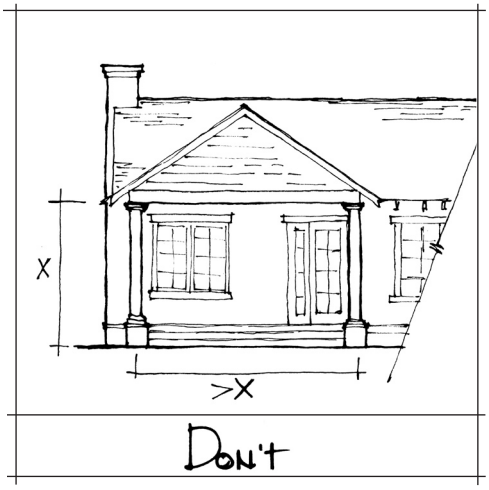
Illogical column spacing.

Columns should be placed in a logical rhythm that reflects the structural purpose they serve. Positioning columns so that they frame a particular element of the building facade cheapens both the columns and the building they are a part of.

Proportioning of Column Spacing



Columns spaced closer than they are tall.

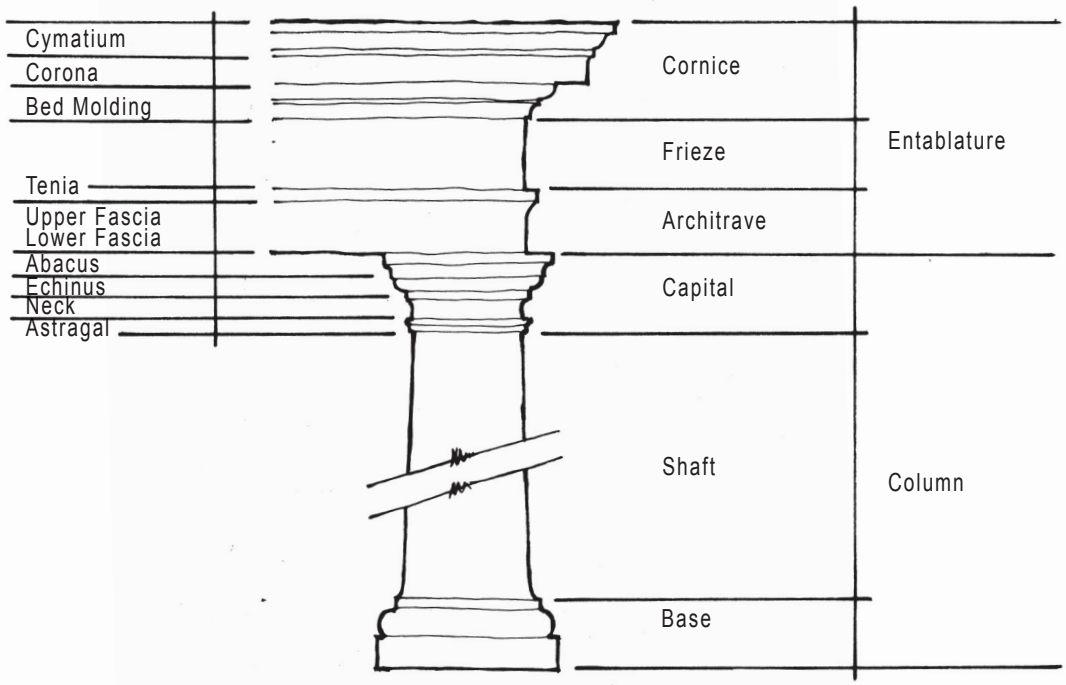


Columns spaced farther apart than they are tall.

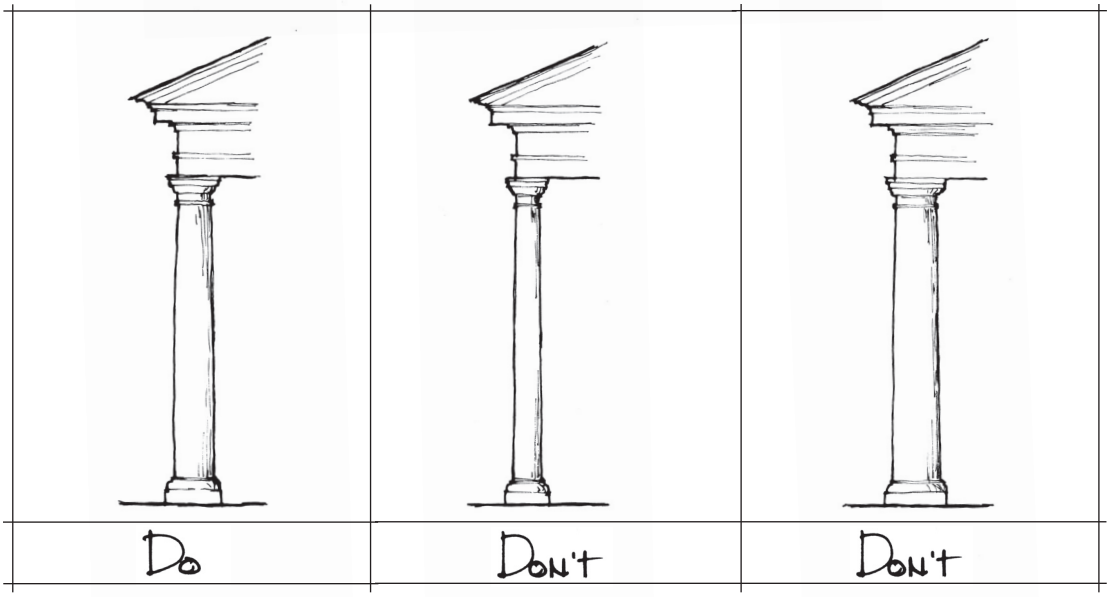
A series of columns should be spaced so that the void space in between the columns takes on a vertical proportion. Spacing columns in this manner contributes to the perception of structural integrity. The column spacing also adds to the vertical proportioning of the house without adding physical height to the structure.

Breakdown of the Tuscan Order

This drawing is provided for entablature and column reference only. The breakdown pertains not only to the Tuscan order, but to other architectural orders allowed by the Architectural Guidelines.



Column Proportioning



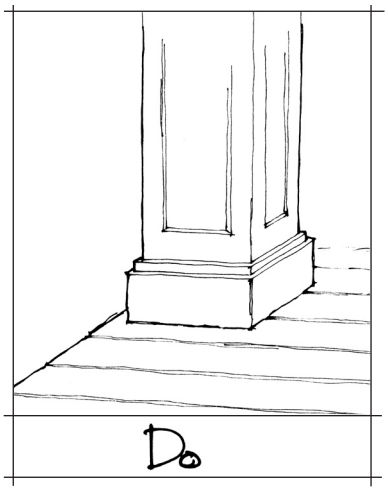
Well proportioned Tuscan Column

Spindly column, too narrow for its height and order.

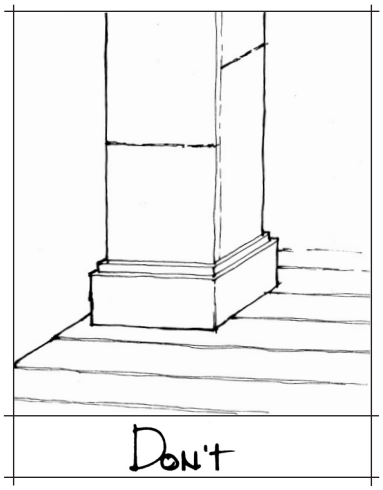
Bulky column, too wide for its height and order.

Classical columns shall be made of masonry, stucco (not EIFS), decay resistant wood or Perma-cast™ type material, and be strictly proportioned according to these guidelines and *The American Vignola*. Vernacular columns should be appropriately proportioned and be submitted and approved by the Architectural Review Committee.

Built-Up Square Columns



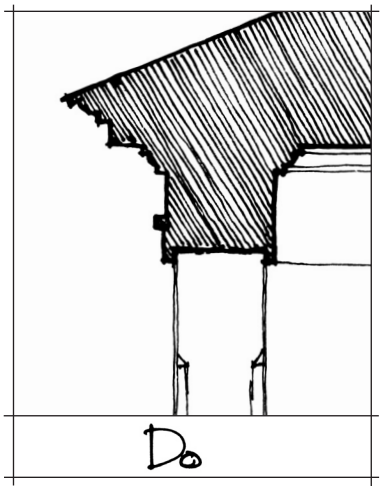
Paneled column using full height members.



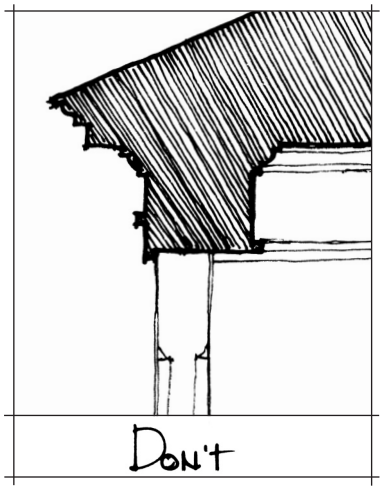
Plywood column with horizontal joints.

Built-up square columns should utilize full height materials. Materials that are less than full height must be joined so that their seams are not noticeable. Plywood should generally be avoided as a surfacing material for columns. The exposed edges of plywood are very hard to finish and plywood can not be successfully joined without creating a horizontal seam. Its use should be limited to column shafts less than 8' in height, and then only when the exposed edges can be covered.

Built-up Beam to Column Alignment Without Capital



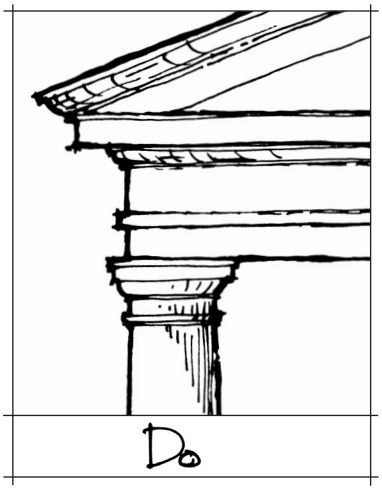
Column fits snuggly into underside of beam.



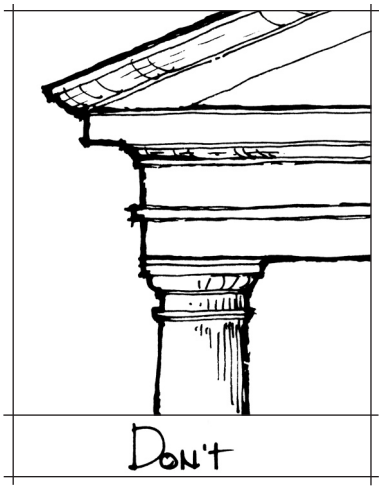
Column sitting awkwardly underneath poorly proportioned beam.

When utilizing columns without capitals supporting a built-up beam, the shaft of the column should be centered under the beam. The inside two vertical faces of the built-up beam, **reference Articulation of Beam Facings Do's and Don'ts**, should fit snuggly against the column. The overall width of the built-up beam should be a reflection of the width of the column plus the combined width of the two vertical beam facings. In instances where a timber beam is utilized in lieu of a built-up beam, **reference Beam Width to Column Width Do's and Don'ts**.

Beam to Column Alignment With Capital



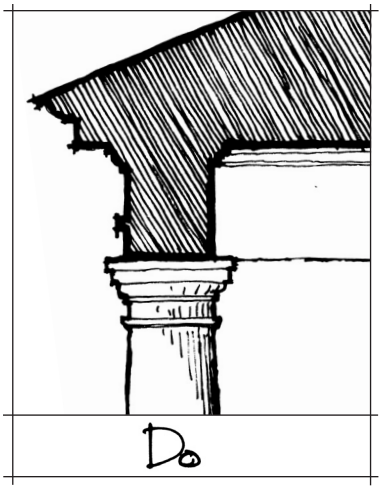
Face of column shaft aligns with face of beam.



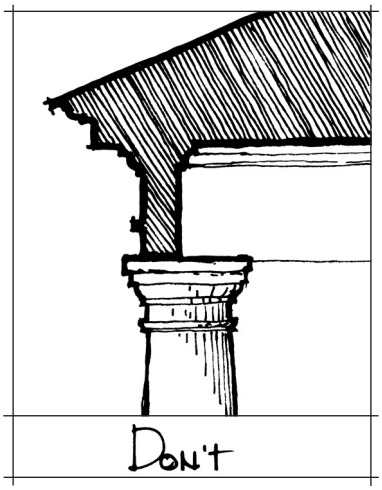
Face of column capital aligns with face of beam.

When utilizing columns with capitals the shaft of the column must align, without exception, with the vertical face of the beam, or entablature. At a corner condition the shaft of the column must align with the face of the beam on both sides of the corner. As the diameter of the column shaft must match the width of the beam it is supporting, **reference Beam Width to Column Width Do's and Don'ts,** it is only logical that the two should be aligned. From a historical perspective the stone column shaft represented a bundle of reeds and the capital was a stylized representation of foliage and was purely ornamental.

Beam Width to Column Width



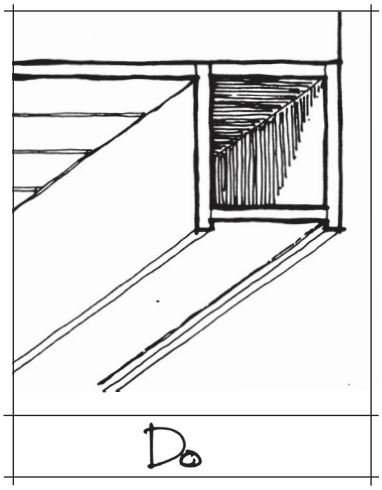
Beam width matches column shaft diameter.



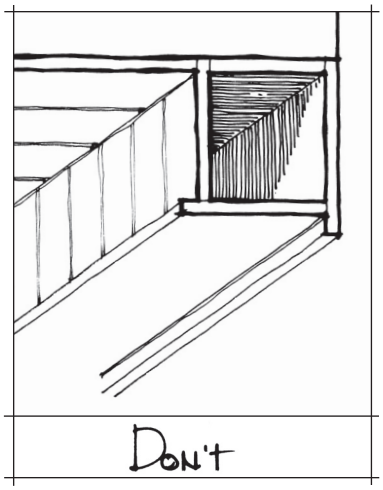
Beam width does not match column shaft diameter.

The width of beams should match the width of the upper most portion of the supporting column shaft regardless of structural needs. An exception to this rule is where a square chamfered column is utilized, **reference Built-up Beam to Column Alignment Without Capital Do's and Don'ts**.

Articulation of Beam Facings



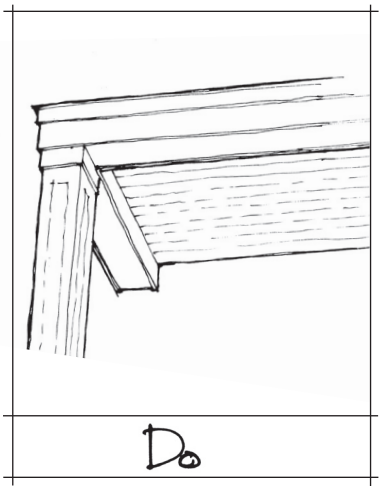
Facing material joints run vertical. Inside and outside facings match. Facing material has horizontal grain.



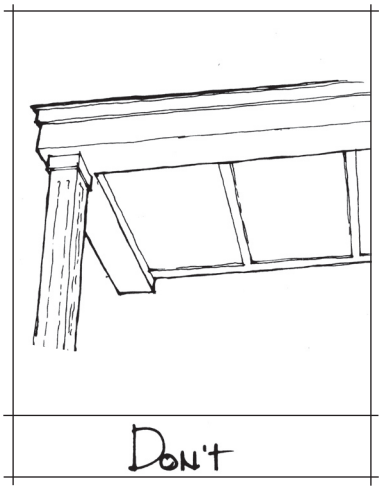
Facing material joints running horizontal and vertical. Inside and outside facings do not match. Facing material is segmented.

Joints between beam facings should only occur on the underside of the beam. A relief of approximately one half inch should occur between the bottom facing of the beam and the two side facings. This relief creates a drip edge on the outside face as well as hiding imperfections in the joining of the facings. The grain of the beam facing material should never run vertical. Horizontal grain in the beam facings reflect the structural nature of the beam.

Acceptable Porch Ceilings



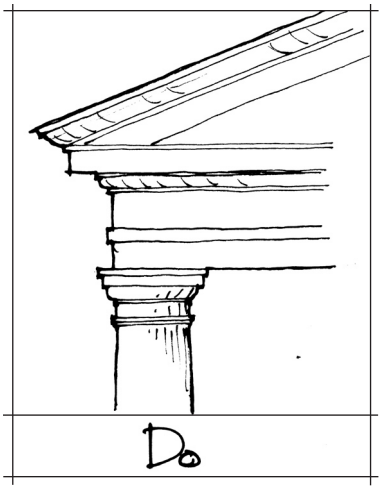
1x6 tongue and groove board ceiling.



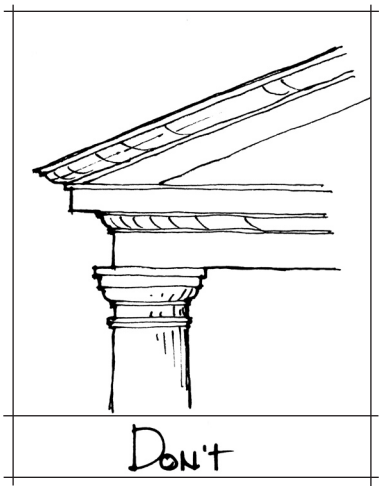
Plywood ceiling with battens covering joints only.

Wooden porch ceilings should generally be constructed using v-groove or beaded 1x tongue and groove boards. If plywood is used, the battens covering the seams should be applied in a regular pattern. Intervals such as 18 or 24 inches on center both directions are acceptable. Battens occurring only at plywood joints will not be acceptable. Porch ceilings are allowed to be stucco only when adjacent to brick or stucco walls.

Entablature Composition



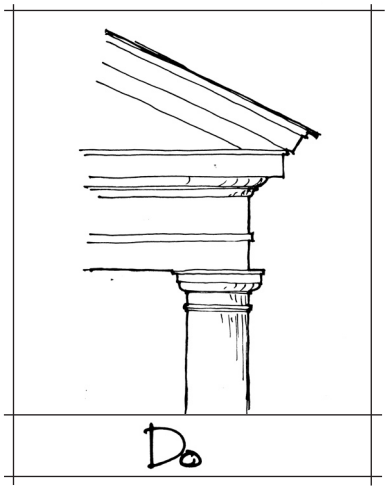
Properly composed entablature.



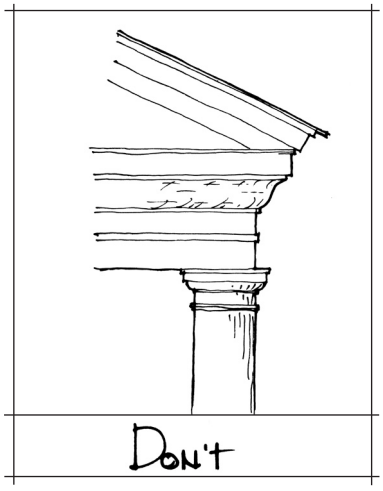
Short entablature lacking proper detail.

In classical architecture, the entablature is a beam member supported by columns below. It is horizontally divided into the architrave (bottom), frieze (middle), and cornice (top). When using one of the classical orders of architecture, the proportioning of the entablature is very strict. However, when used in vernacular architecture, the entablature need only follow these guidelines and be designed with good proportion in mind.

Proportioning of Cornice Molding



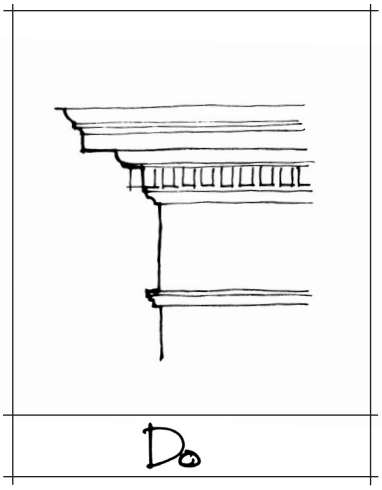
Modestly scaled molding



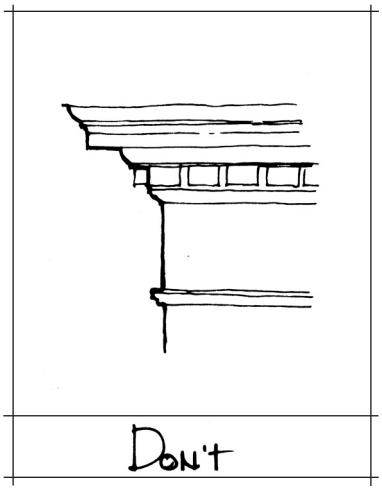
Excessively large molding

The molding beneath the corona of the cornice should be scaled appropriately for the entablature within which it occurs. Each of the classical orders of architecture have a specific ratio for this element, which can be found in *The American Vignola.* In vernacular styles, the bed molding is often of modest proportions similar to the classical styles.

Proper Use of Dentils



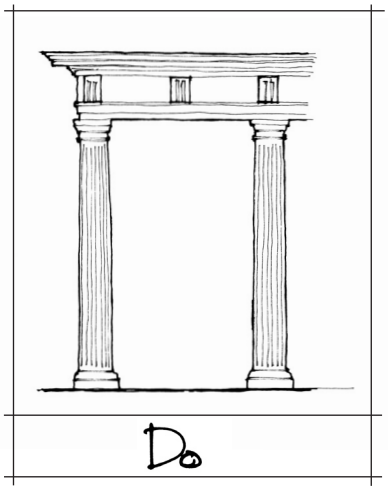
Well proportioned and spaced dentils.



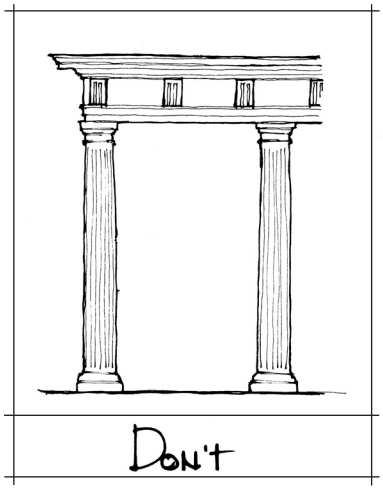
Poorly proportioned and spaced dentils.

Dentils are small rectangular blocks used in the bed mold of a cornice. They are typically as deep as they are wide, and square or vertical in proportion. The spacing between two dentils should be at least the width of half a dentil, and at most the width of a single dentil.

Proper Use of Triglyphs



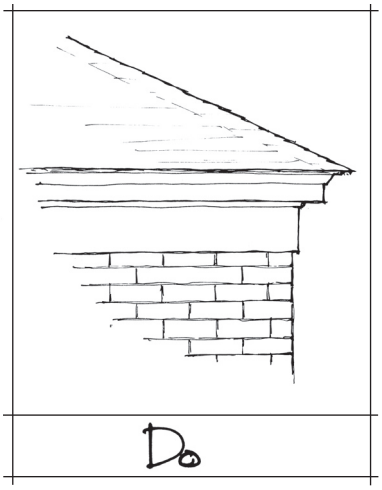
Proper use of triglyphs.



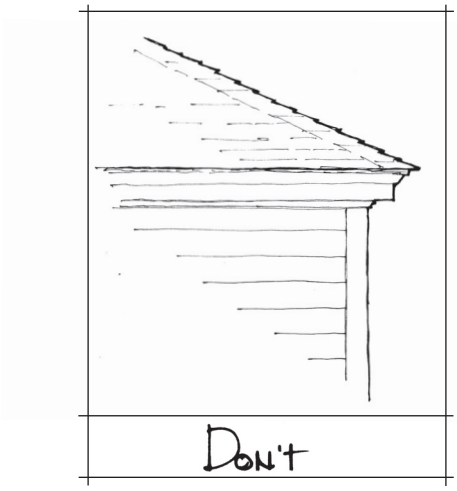
Irrational spacing of triglyphs.

In early times, before stone was substituted for wood in Greek temples, the ends of wooden beams were cut off and ornamented with carved boards forming end caps. These end caps were later incorporated as decoration into the frieze of the Doric order of architecture. Triglyphs are typically aligned over columns and spaced evenly in between, just as beams would be. Triglyphs should always consist of two vertical grooves (glyphs), bordered by two half-glyphs (hence the name triglyph). For further design information reference *The American Vignola.*

Use of Frieze Boards



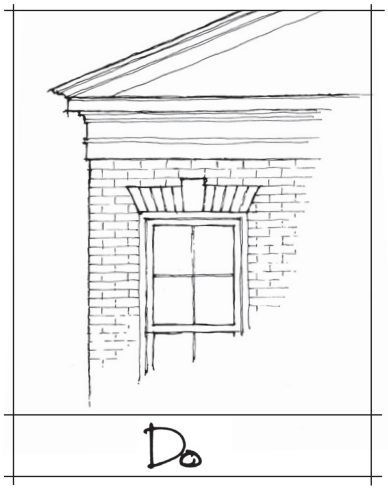
Frieze board terminating brick or siding under fascia.



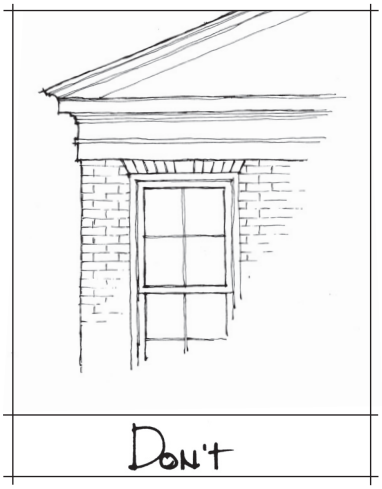
Brick or siding running directly into fascia.

A frieze is used when terminating brick or siding at the fascia. Most architectural styles, from classical to vernacular, employ a frieze. Friezes in highly structured styles should be strictly designed according to the style, whereas friezes in vernacular architecture should be designed with good proportions in mind.

Overlapping Architectural Elements



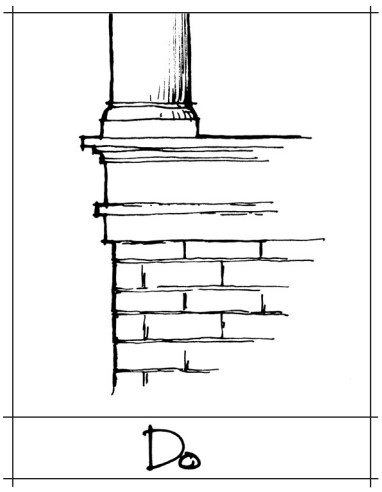
Frieze separated from lintel and keystone.



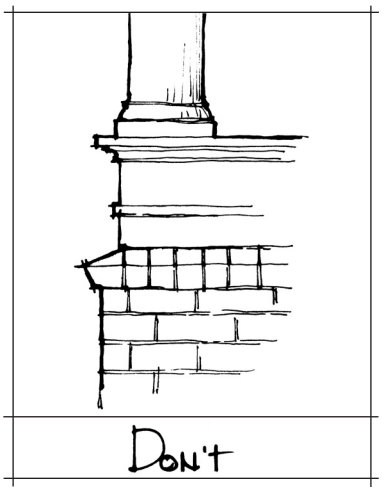
Frieze overlapping lintel and keystone.

Architectural elements such as lintels, arches, cornice work, etc, should never be allowed to overlap one another. While sometimes these elements are allowed to touch one another, overlapping elements always look crowded and poorly designed.

Masonry Foundation Alignment



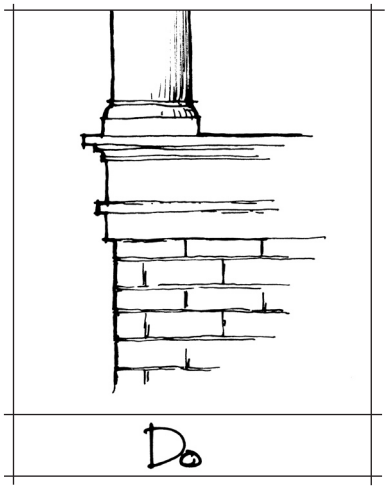
Face of masonry is in line with exterior face of building.



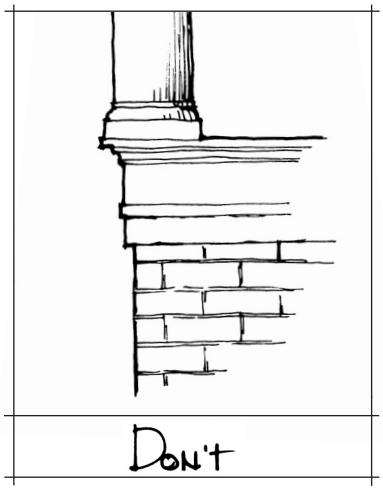
Face of masonry offset and capped by a rowlock course.

Traditionally, houses were constructed on foundation walls of brick or stone. The exterior faces of walls and porches lined up with the masonry foundation walls below. This logical alignment of building elements created the plinth that most of the houses in America were constructed on, excluding solid masonry and masonry veneer houses. Today most traditional foundations are built with concrete block and then faced with brick. This creates an unsightly bulge around the perimeter of the building reducing the brick to applique. This bulge can be eliminated by positioning the concrete masonry units to the inside of the rim joist so that the outside face of brick is aligned with the outside face of the rim joist. The foundation wall is then topped with a wide mudsill spanning both concrete block and brick.

Column Face to Porch Beam Alignment



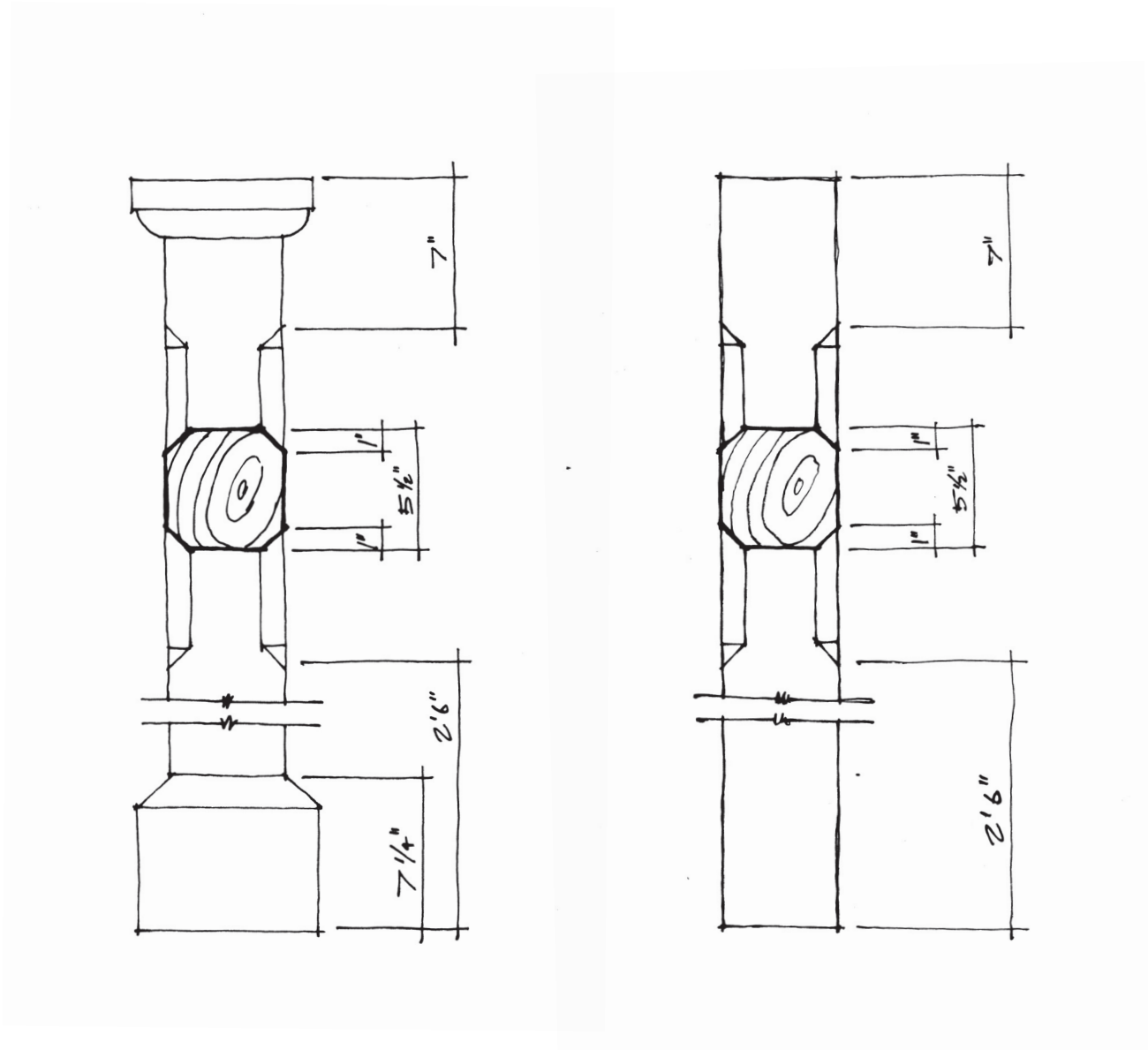
Face of column base aligns with face of porch beam.



Column sitting awkwardly, projecting over porch.

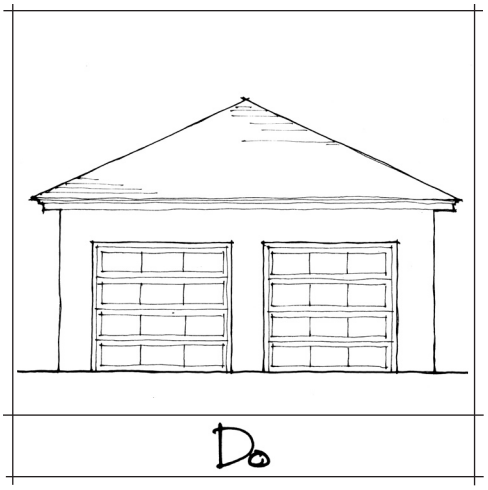
The face of the column base should align with the face of the porch beam, or the foundation below. This placement is not absolute, but the column shaft should never extend past the face of the porch beam. This condition combined with others creates a pleasing perception of the progression of structural forces flowing from the roof down into the ground.

Typical Square Chamfered Column Details



Typical 6" square chamfered column with base and capital, and without base and capital. Larger columns should utilize the same proportioning ratios as the 6" column. As vernacular columns are extremely varied in their design, columns should be based on these guidelines and submitted to the Architectural Review Committee for review and approval.

Garage Door Proportions

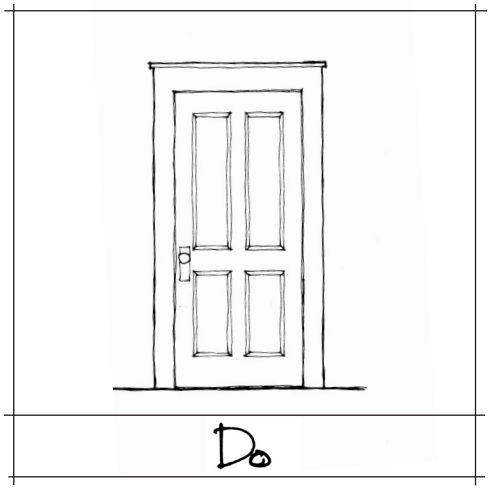


Double doors provide more historic authenticity.

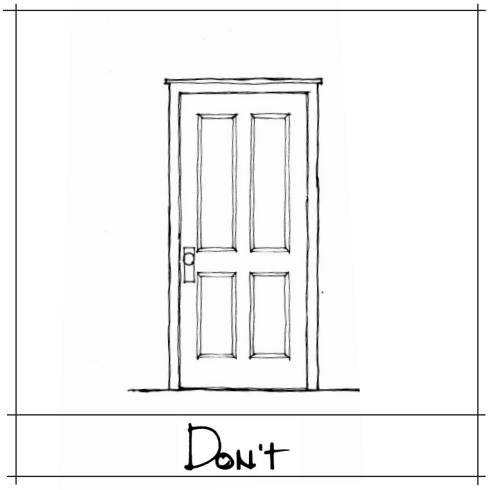
Wide single doors have no historic precedent and are more prone to failure.

Modern garage doors are a descendant of the carriage house doors used in historic buildings. There may have been several bays of doors, but the doors were almost always narrow, providing clearance for only one vehicle. They were constructed in this manner to limit the span of the beam carrying the weight of the building above them. Wide garage doors should only be used with special permission of the Architectural Review Committee.

Entry Door Casing Proportions



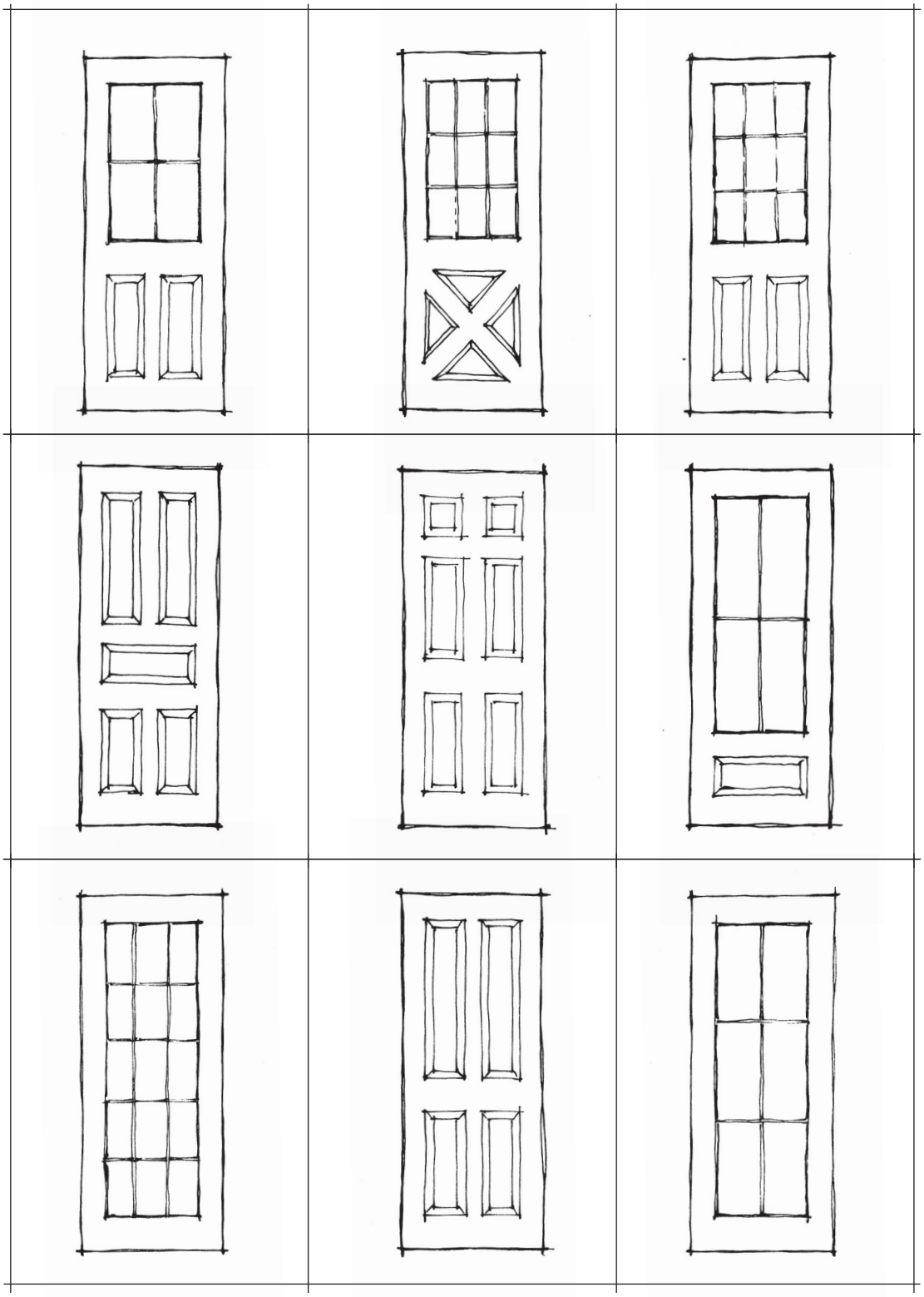
Appropriately sized casings provide distinction.



Diminutive casing makes door look cheap.

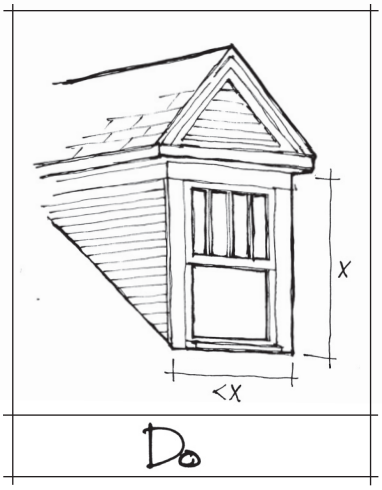
Entry door casings should be wider than the typical 3 1/2" casing found on other openings. The head casing should also be slightly wider than the jamb casing. Casings that are 3 1/2" or narrower do not provide the distinction required of a main entry.

Acceptable Wood Door Designs

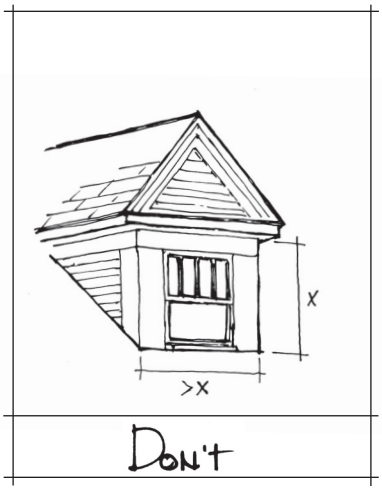


Doors can utilize either flat or raised panels. Only clear glass panes will be allowed. Leaded glass doors are not acceptable. All glass shall be true divided lights with muntins. Alternative designs should be submitted to the Architectural Review Committee for review and approval. Street frontage doors shall be a minimum of 8'-0" tall.

Traditional Dormer Proportions



Vertically Proportioned dormer.



Horizontally proportioned dormer

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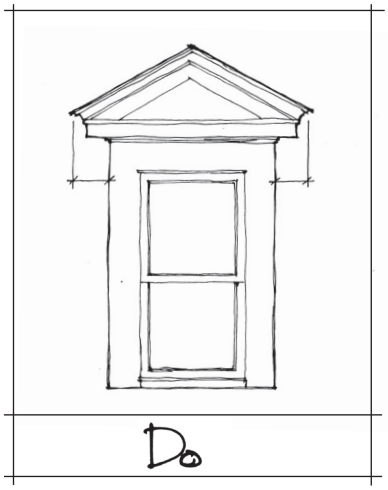
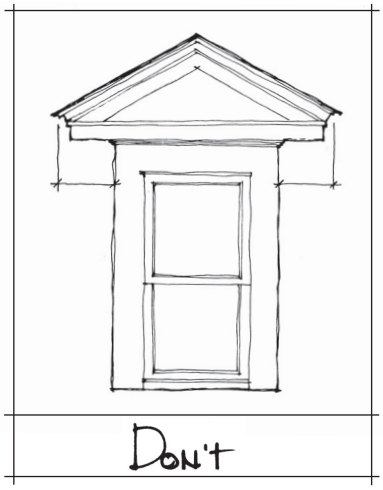
Traditional single window dormers should be either square or vertically proportioned. In relation to windows on lower levels of a house, dormer windows should be slightly shorter in proportion. Jamb casing should be as narrow as possible to enhance the vertical proportion of the dormer and its window.

Dormer Overhangs and Eaves



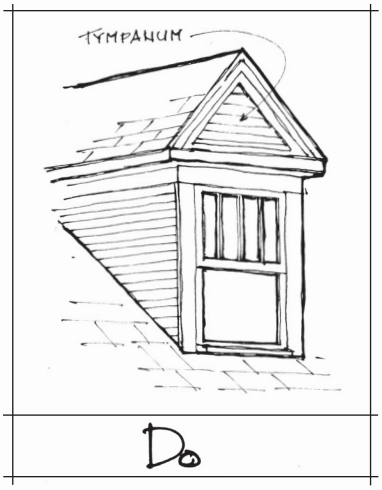
Appropriate dormer eaves.



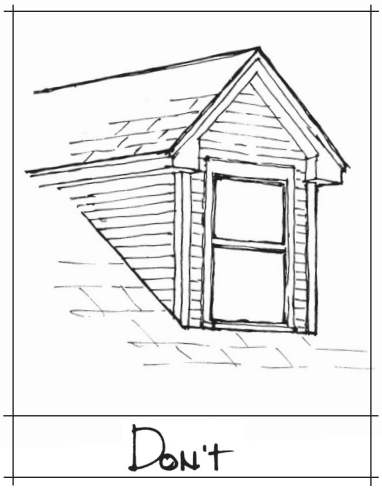
Awkward dormer eaves.

The width of the dormer roof should generally be no more than 25% larger than the width of the dormer body. The design of the dormer roof and eaves should be proportionate to the style of the house.

Appropriate Casing For Dormers



Wide jamb casing creates a substantial dormer.

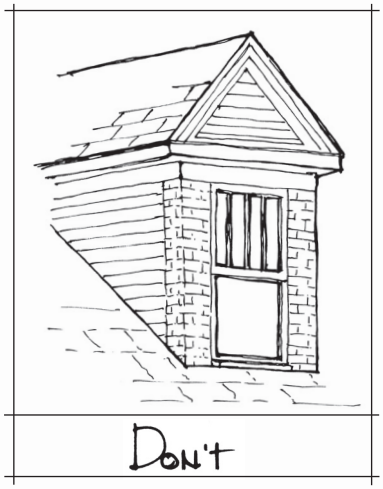


Narrow casing and corner boards creates a cheap dormer.

When trimming out dormers, the practice of using narrow window casing and corner boards with thin strips of siding in between should not be used. Dormer jamb casing and corner boards should be combined into a single piece of casing. This creates an overall casing that is much more pleasing and easier to install. The only time siding should be used above the head of a window is in the tympanum of the gable.

Appropriate Brick Dormer Design

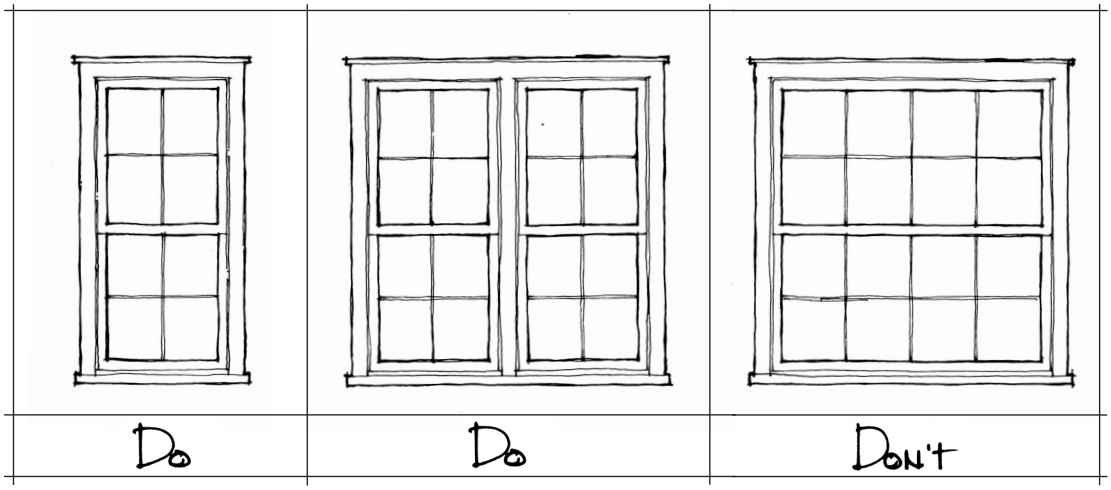
One of several acceptable brick dormer designs.



Improperly designed brick dormer

In structures with exterior brick walls the dormers can be made of brick as well. The brick in the dormers must be in the same plane as the brick of the building wall below, and the brick must form a parapet wall at the face of the dormer. When using brick dormers it is preferable that the primary roof be stopped short where the dormer occurs. This allows the brick wall below to continue vertically past the roof forming the face of the dormer.

Traditional Window Proportions



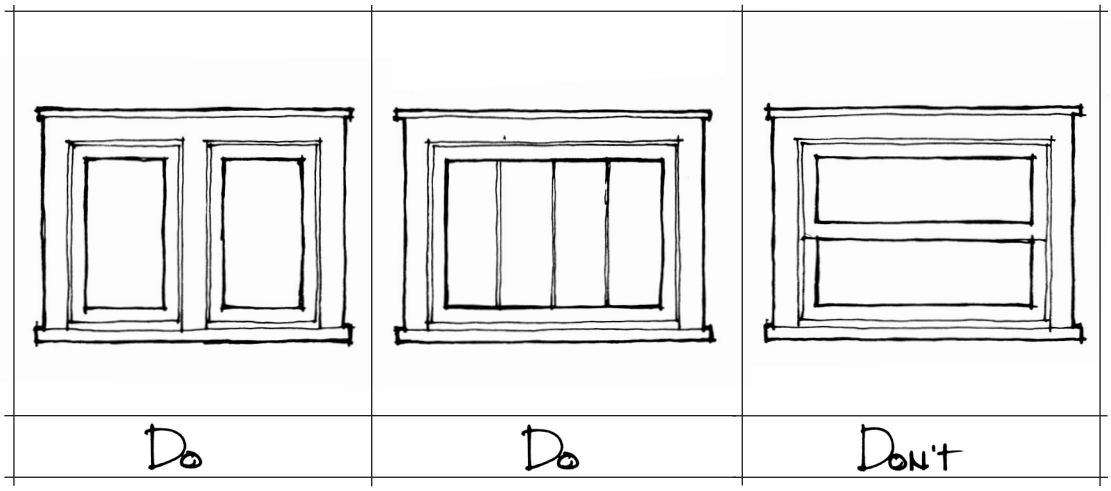
Vertically proportioned traditional window.

Vertically proportioned window unit.

Poorly proportioned horizontal window.

Traditional window proportions were almost exclusively vertical. Even when mulled into groups of windows the overall assembly maintained its vertical proportions. The wider an assembly becomes without strong vertical mullions the more unsound and fragile it appears.

Ancillary Space Window Design



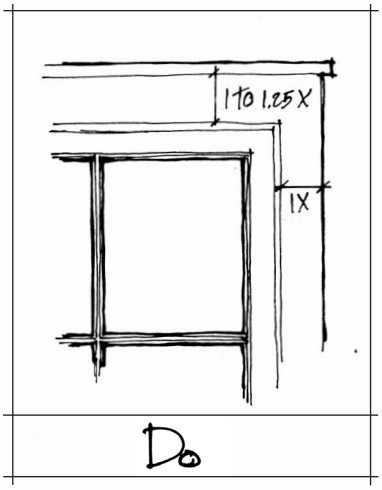
Two vertically proportioned windows mulled together.

Horizontal proportioned window with strong vertical lights.

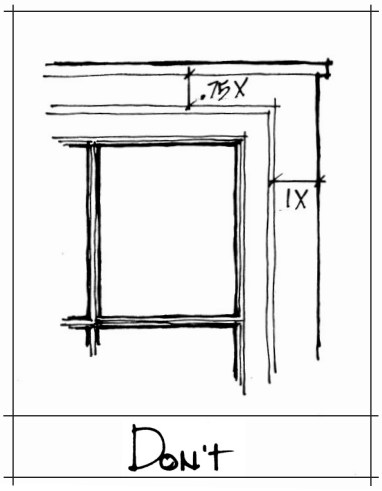
Horizontal proportions look flat and unbecoming.

There are some conditions in modern homes that call for windows that do not fit exactly the historic patterns for window proportions. For these ancillary spaces where a vertical window proportion is not practical, the above two examples are acceptable. Even though the window proportions are horizontal, the lights in the window are vertical and create an overall vertical proportion. These windows should never be used on a principal facade or street frontages.

Window Head Casing Proportion



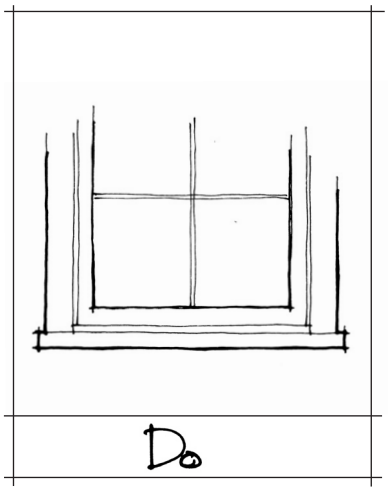
Properly proportioned head casing.



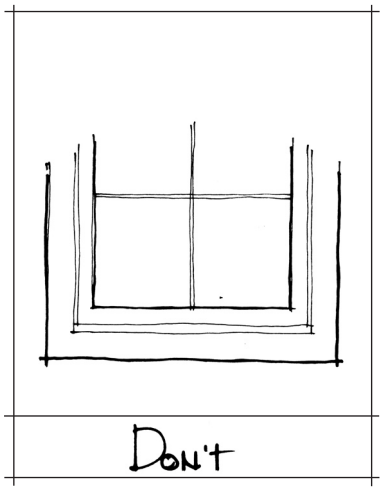
Diminutive head casing.

The casing at the head of a window should be as wide as the jamb casing or slightly wider. It should never be any narrower. The additional width of the head casing gives the window an overall feeling of strength.

Proper Window Sill Design



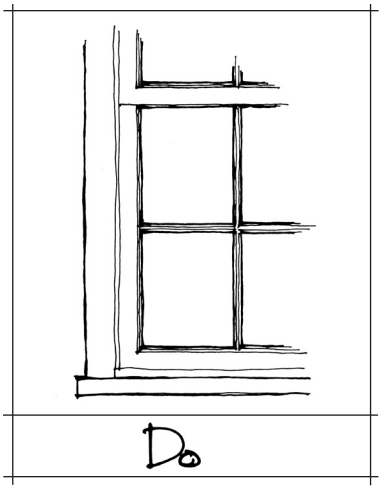
Properly designed sill, extending slightly beyond casing.



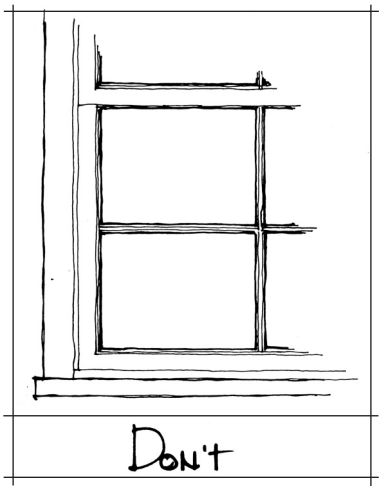
Casing circling window.

A properly designed window sill acts as a base for the window to rest on, firmly rooting it into the facade. Encircling a window with casing results in the perception that the window is floating within the wall.

Window Pane Proportions



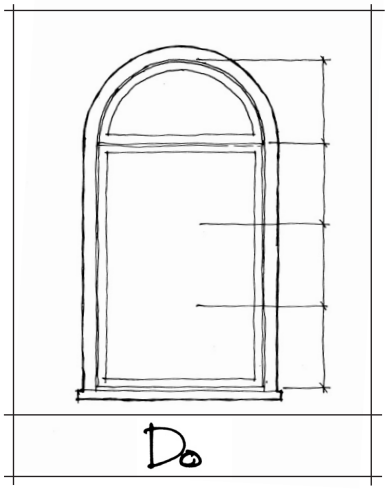
Vertically oriented window pane.



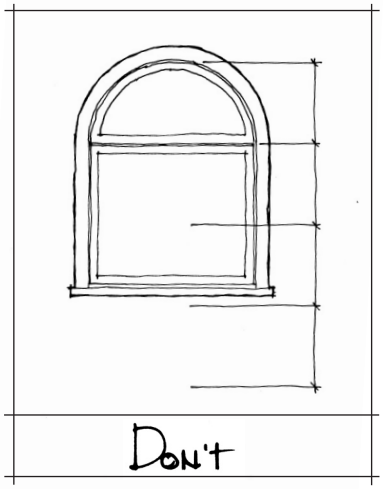
Horizontally oriented window pane.

Individual window panes should always have vertical proportions. They can occasionally be square, but should never be oriented horizontally as they take on an awkward proportion.

Half Circle Window Proportions



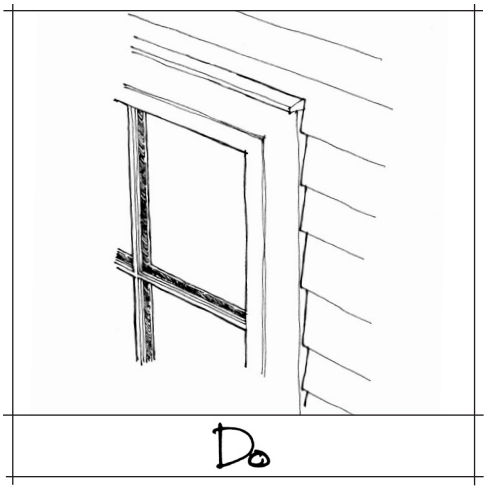
Half circle window with pleasing proportions.



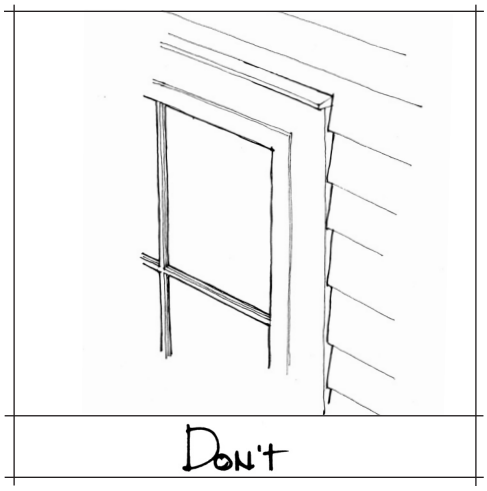
Half circle window with awkward proportions.

A half circle window unit should be proportioned so that the height of the rectangular lower portion is an even multiple of the height of the half circle upper portion. Adhering to this guideline will create a window with pleasing proportions as long as the window does not get so large that it looks out of scale with the surrounding windows.

Simulated Divided Lights



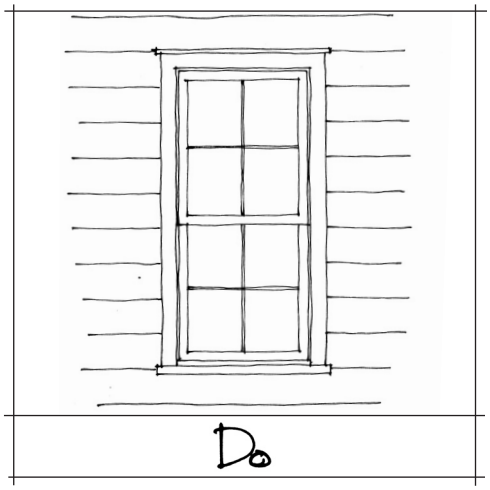
Window muntins with spacers in between appear as if they were solid.



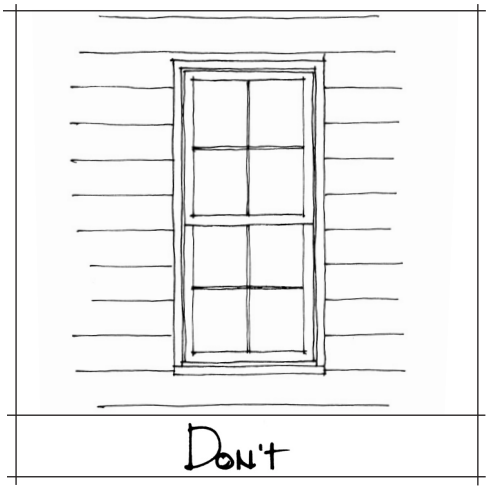
Flimsy window muntins on only one side make windows look cheap.

Small panes of glass used to be joined together into larger windows using muntins. With the advent of larger panes of glass, muntins became obsolete. Even though muntins are no longer necessary, they should still be used. Small panes of glass give the house a proportion and delicacy that is lost with a single large pane. Simulated divided light windows achieve this effect. They are made by adhering a mortise and tenon grillwork to both sides of an insulated glass panel. Between the glass panes, in the shadow of the grillwork, is a spacer that fills the void between the panes. This assembly gives the illusion of a true divided light window while retaining the energy efficiency and cost savings of a single insulated glass panel.

Window or Door Casing with Wood or Stucco Siding



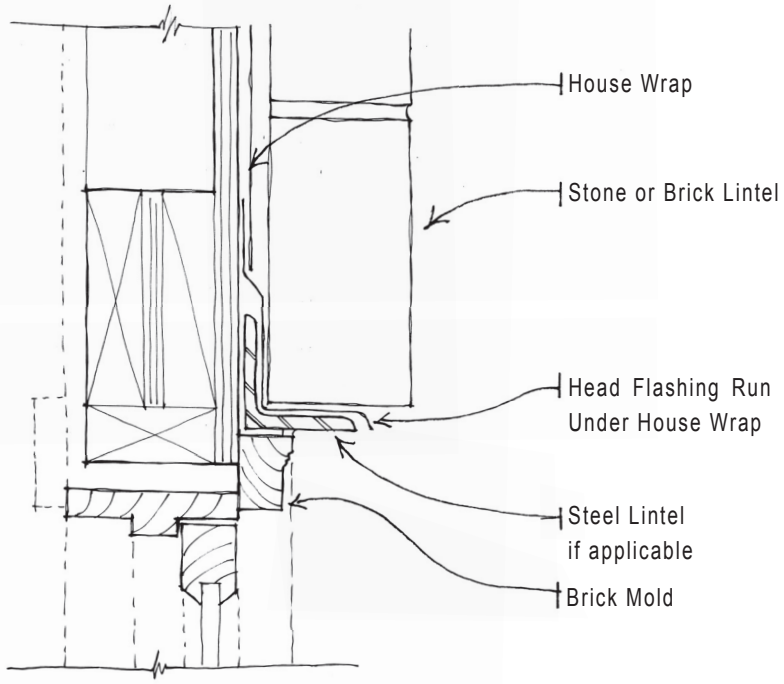
Window or door utilizing appropriately sized casing.



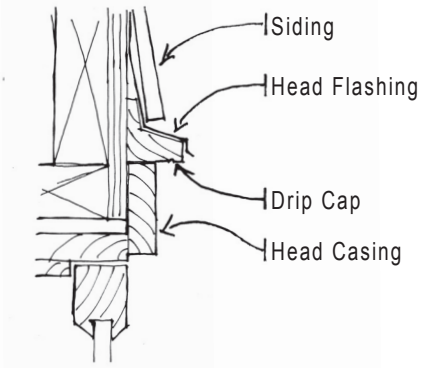
Window or door utilizing narrow casing or brick mold

When siding or stucco is used, windows and doors should always have a casing that is at least 3 1/2" wide. Brick mold should never be used in this situation as it makes windows, doors, and siding material look cheap. Brick mold may only be utilized where the window casing is adjacent to masonry or stone.

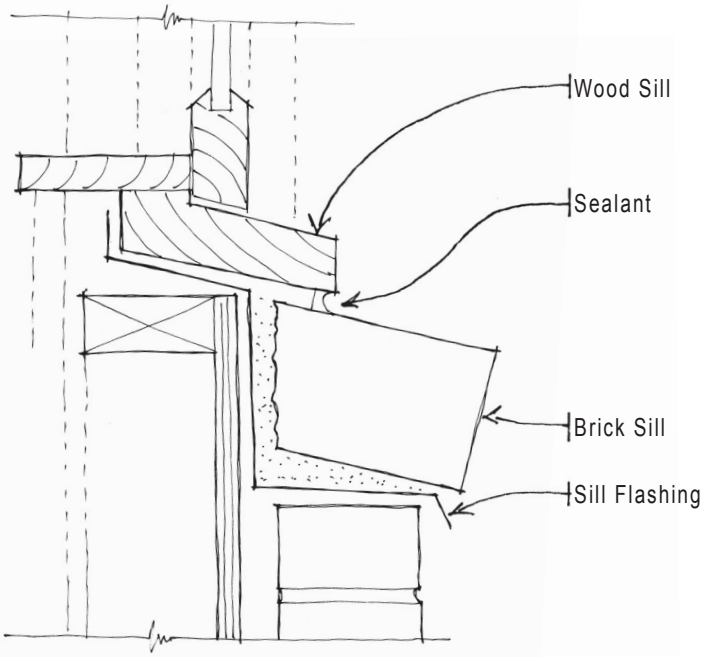
Typical Window Details



Window Head - Brick Veneer



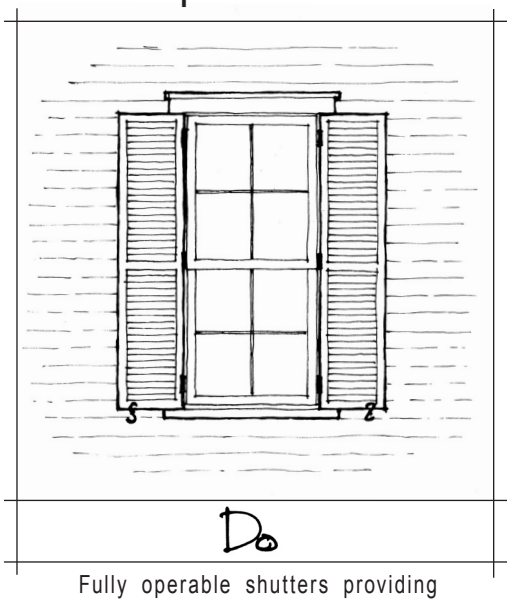
Window Head - Wood Siding



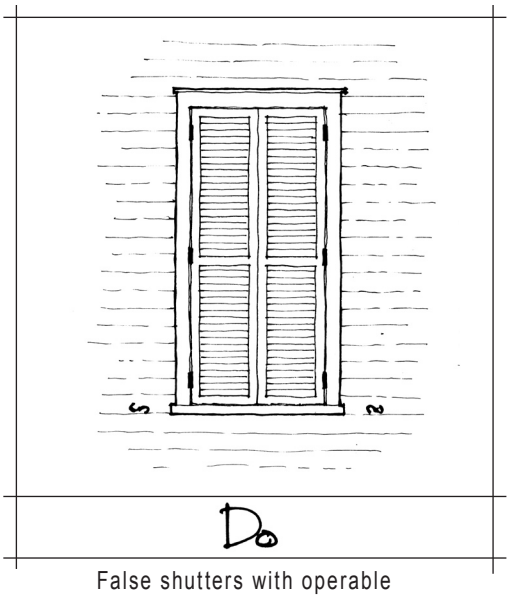
Window Sill - Brick Veneer

The above drawings are examples of approved window sections. Modifications to the above assemblies that deviate from the design intent can be submitted to the Architectural Review Committee for consideration.

Operable and False Shutters

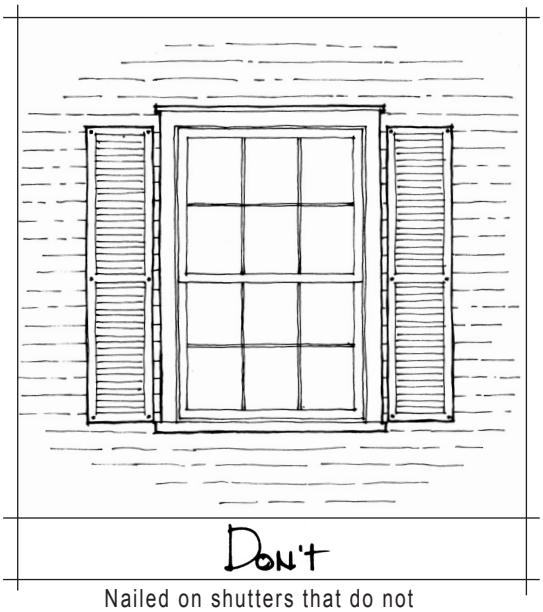


Fully operable shutters providing full window coverage.



False shutters with operable hardware.

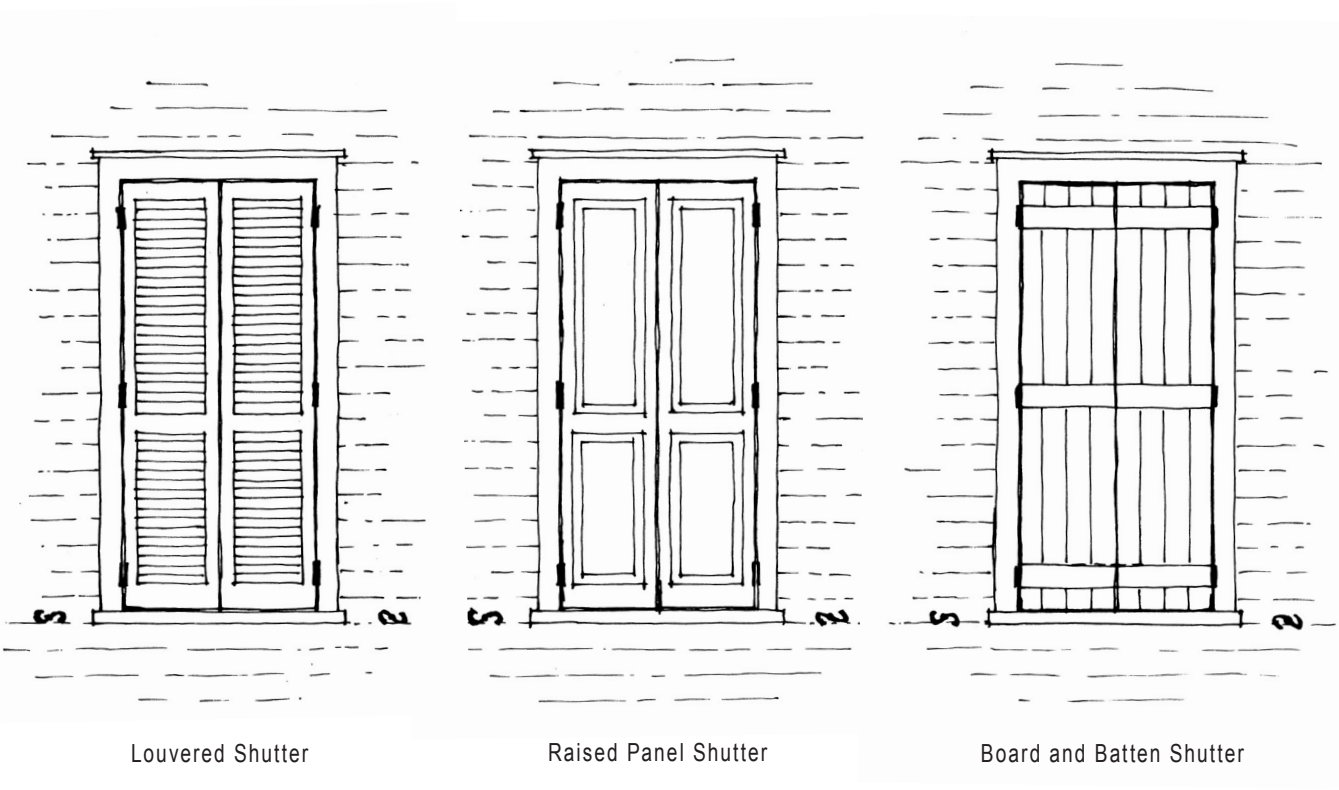
Above are two examples of properly designed shutters. The first is a fully operable pair of shutters complete with hinges and shutter dogs. The second is a false shutter. As a false shutter is used strictly for exterior decoration, there is no window behind it. A false shutter should be installed with a full set of operable hardware, window casing, head drip detail, and false sill in order to maintain a realistic appearance and to be weathertight.



Nailed on shutters that do not provide full window coverage.

Above is an example of an unacceptable shutter design. The shutters have been permanently attached to the siding, stucco, or masonry, and there are no hinges or shutter dogs. These shutters could not possibly provide full coverage of the window even if the shutters could be closed. Shutters designed as such will not be approved. Prior to the use of glass in buildings, shutters were used for climate control and protection. Upon the advent of glass, shutters were still used as above, but were also used to protect the costly glass. Not until recent times did shutters loose their utilitarian value and become strictly applique.

Suggested Shutter Styles



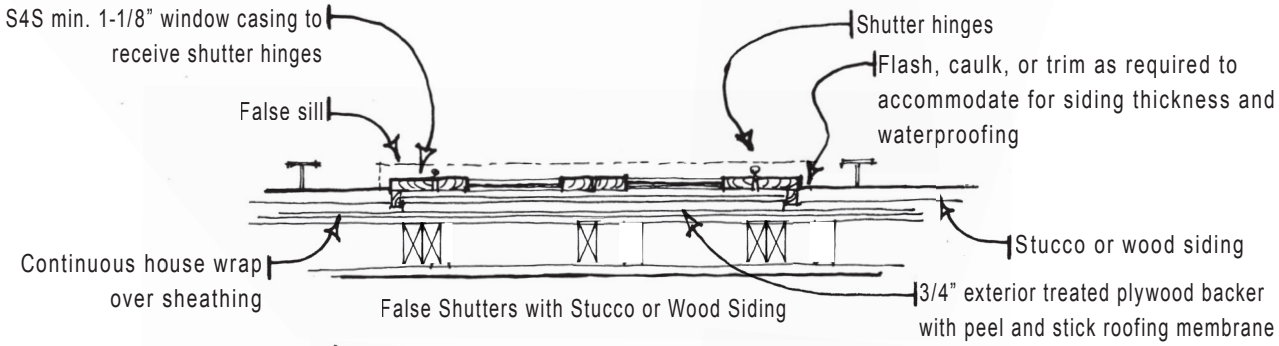
Louvered Shutter

Raised Panel Shutter

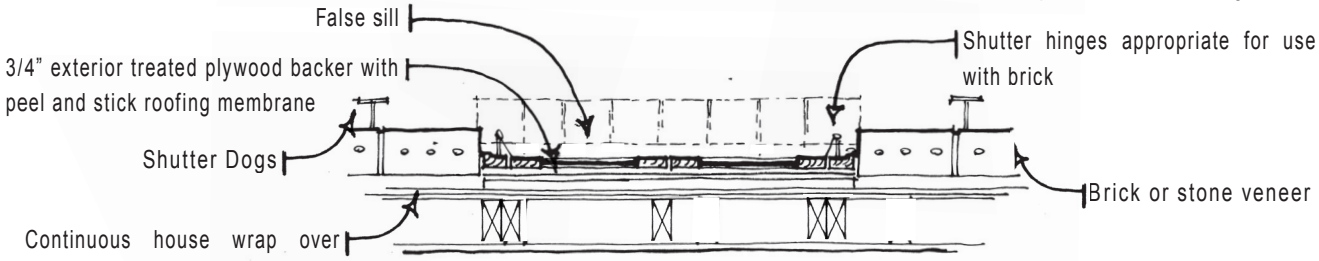
Board and Batten Shutter

Above are three examples of approved shutter styles. We encourage exploration into alternative shutter designs as long as they conform to the intent of these guidelines and are historically accurate. Alternative designs should be presented to the Architectural Review Committee for approval.

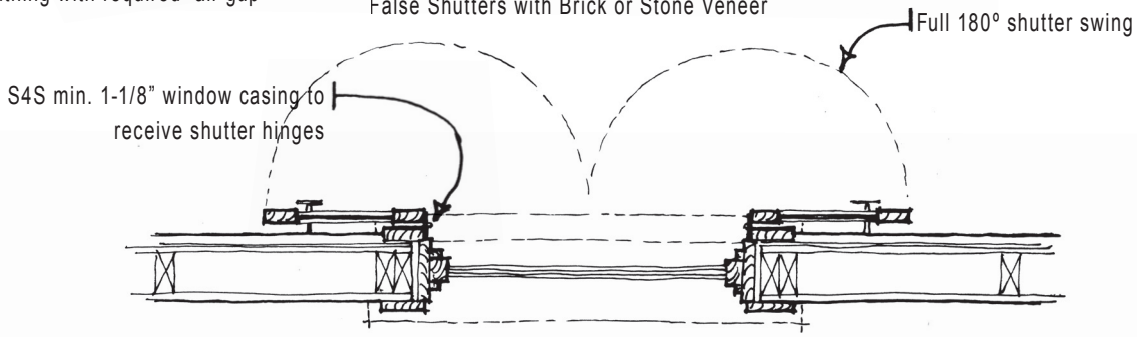
Required Shutter and False Shutter Details



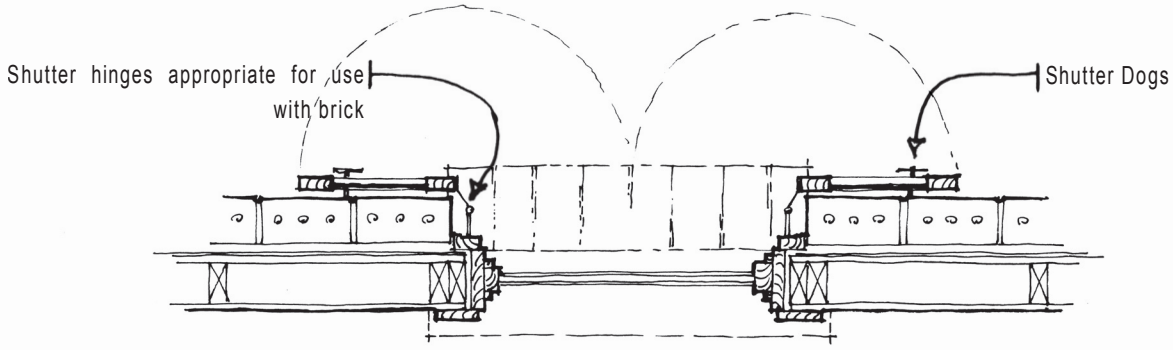
False Shutters with Stucco or Wood Siding



False Shutters with Brick or Stone Veneer



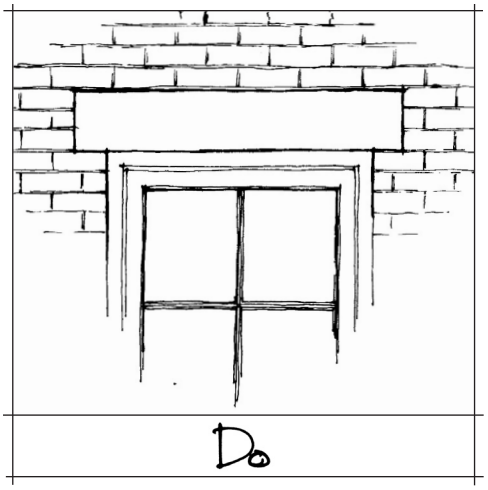
Operable Shutters with Stucco or Wood Siding



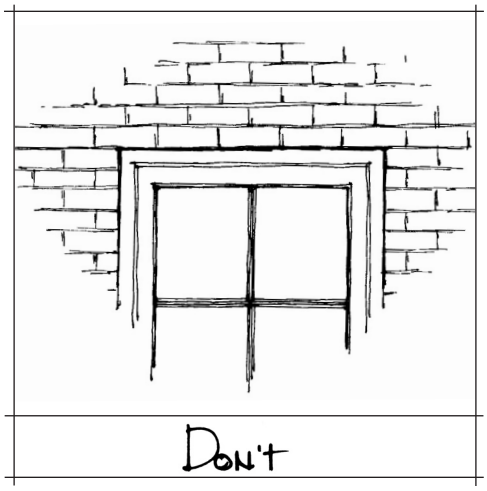
Operable Shutters with Brick or Stone Veneer

The following are directions for assembling exterior treated plywood backer for false shutters. Cut 3/4" exterior treated plywood to the outside dimensions of the false window casing or brick mold, including head. Fasten exterior treated plywood over house wrap to sheathing with appropriate fasteners. Cut out appropriate peel and stick roofing membrane to the size of the 3/4" exterior treated plywood (including all edges). Firmly affix membrane to 3/4" exterior treated plywood. In addition to the peel and stick roofing membrane, use any other weatherproofing as required. Fasten casing or brick mold to peel and stick membrane assembly. Install drip mold and flashing at the head of shutter assembly, and a sloped sill at the bottom of the shutter assembly. These components should be installed in the typical manner of an actual window assembly. These instructions are intended as guidelines only, other products or assemblies may be required.

Openings in Masonry Veneer



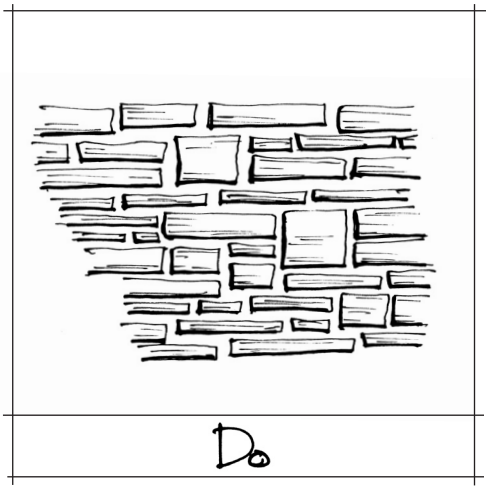
Masonry veneer wall with load bearing lintel.



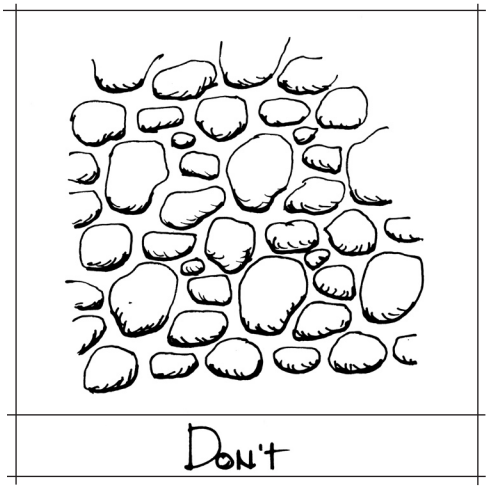
Masonry appears to float over window opening.

Masonry veneer walls, made of brick and stone, are heavy and should be detailed as such. Their predecessors, solid masonry walls, were extremely heavy and architects went to great lengths to construct openings in them. Many of the solutions they came up with became components of the historic building styles we so admire today. We try to imitate these styles cheaply, with brick veneer and structural steel, and are left with lifeless walls of brick. The same detailing used in solid masonry walls should be used in masonry veneer walls in order to be true to the material and the styles inspired by it. It is not the brick alone that looks good, it is how the brick is used.

Proper Use of Stone Veneer



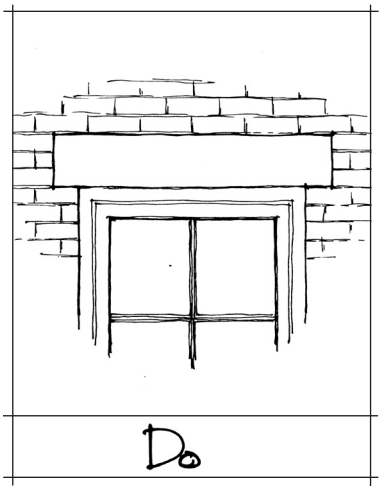
Stone laid as if it were a solid masonry wall.



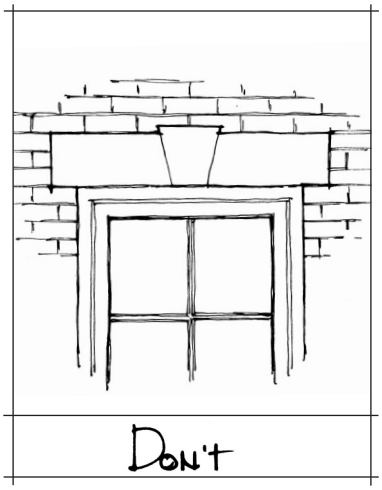
Stone applied to a surface.

Stone is a material that was once used in bearing walls to support the weight of the structure above. Even though it is only used as a veneer in modern construction It should always be laid horizontal, as if it were part of a solid masonry wall. Applying stone vertically, with its flat side facing out, has no historical precedent and turns the stone into cheap applique.

Proper Stone Lintel Design

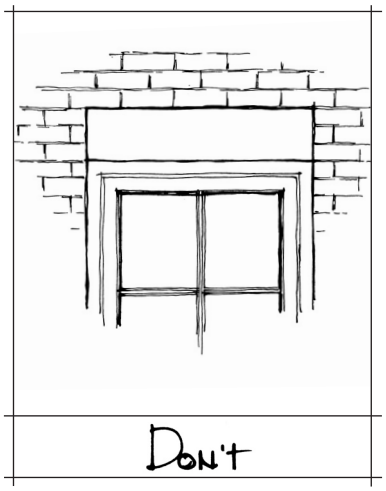


Properly proportioned stone lintel resting comfortably on abutment.

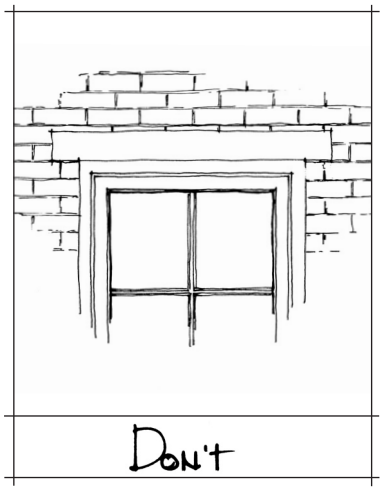


Non-functioning stone lintel with a decorative keystone.

Properly designed stone lintels must be deep enough to carry the load resting on them, be firmly engaged in the walls, and if possible course with the masonry material of the wall. Keystones should only be used in round or flat arches, never in lintels of stone or any other material. A lintel acts as a beam spanning an opening carrying the load above it. By cutting the beam and inserting a keystone the lintel becomes strictly decoration and can no longer carry the load. A steel lintel must then be placed underneath in order to span the opening. If keystones are desired over windows then a jack arch should be utilized, reference **Jack Arch Construction Do's and Don'ts**. The use of decay resistant wood lintels is acceptable so long as they comply with these same principles.



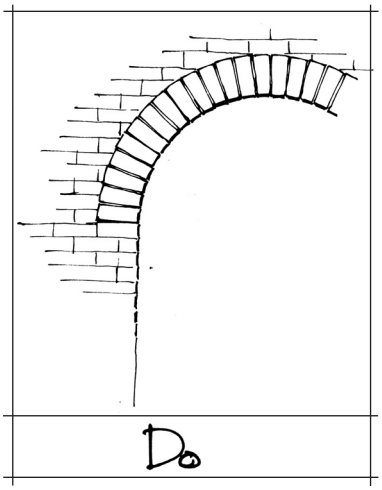
Stone lintel not supported by abutment.



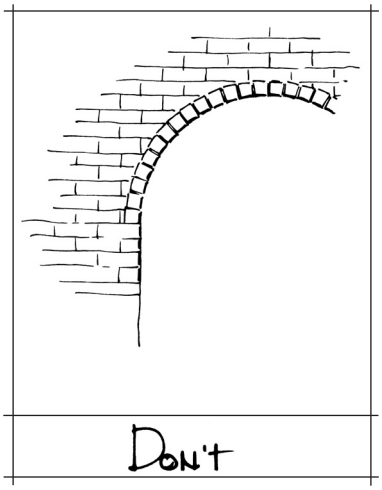
Poorly proportioned stone lintel.

Stone lintels must rest firmly on abutments. In the case of a brick wall the abutment should be no less than half of a brick, or approximately four inches. Lintels resting on anything less may actually be structurally sound, but their appearance is not. The depth of a stone lintel is equally important. If possible the lintel should course with the surrounding masonry material. Although stone lintels that are relatively shallow may be able to support the load above them, visually they may not be deep enough to look comfortable. The structural integrity of a building is both mathematics and perception. The use of decay resistant wood lintels is acceptable so long as they comply with these same principles.

Masonry Arch Proportions



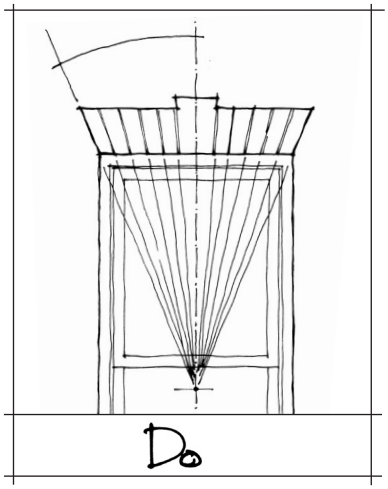
Appropriately proportioned arch.



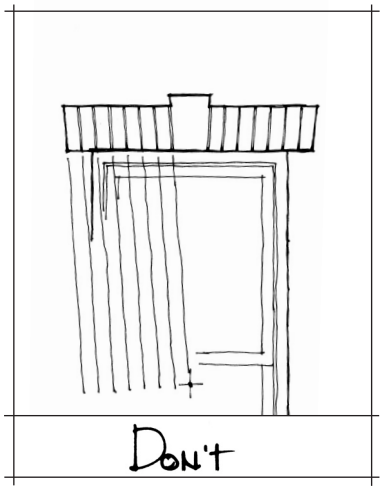
Arch proportions are to small for its span.

The voussoirs (individual bricks, stones, etc.) of the arch must be proportioned in such a way that they appear as if they are comfortably holding the weight that is bearing down on them. The diminutive bricks making up the arch on the right will most likely hold up the wall above them, but perceptually it is much more comfortable to stand underneath the arch on the left. The structural integrity of a building is both mathematics and perception.

Jack Arch Construction



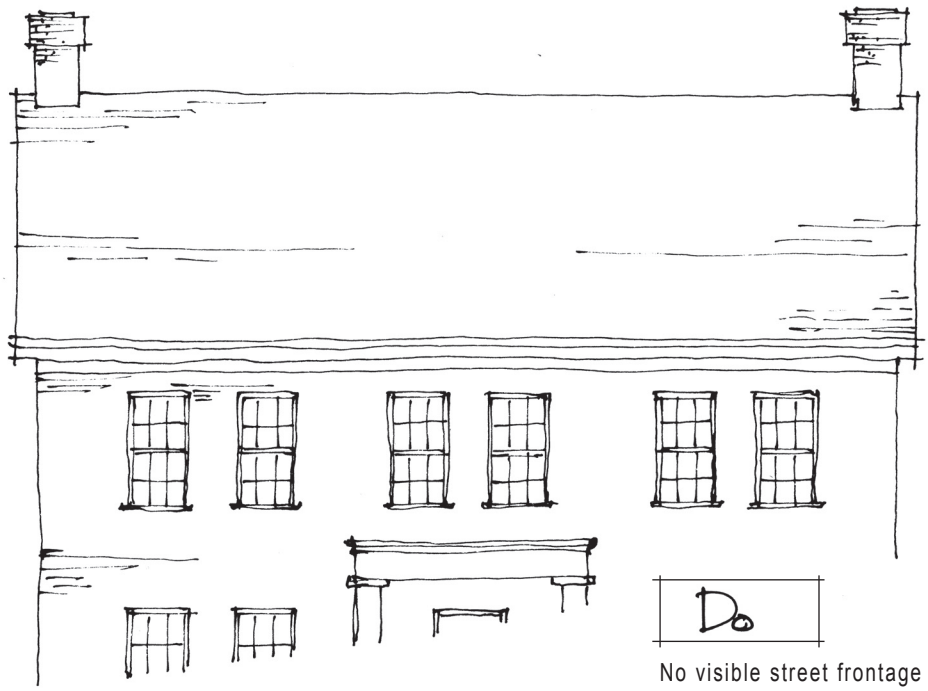
Voussoirs (individual bricks, stones, etc.) radiating from a common point.



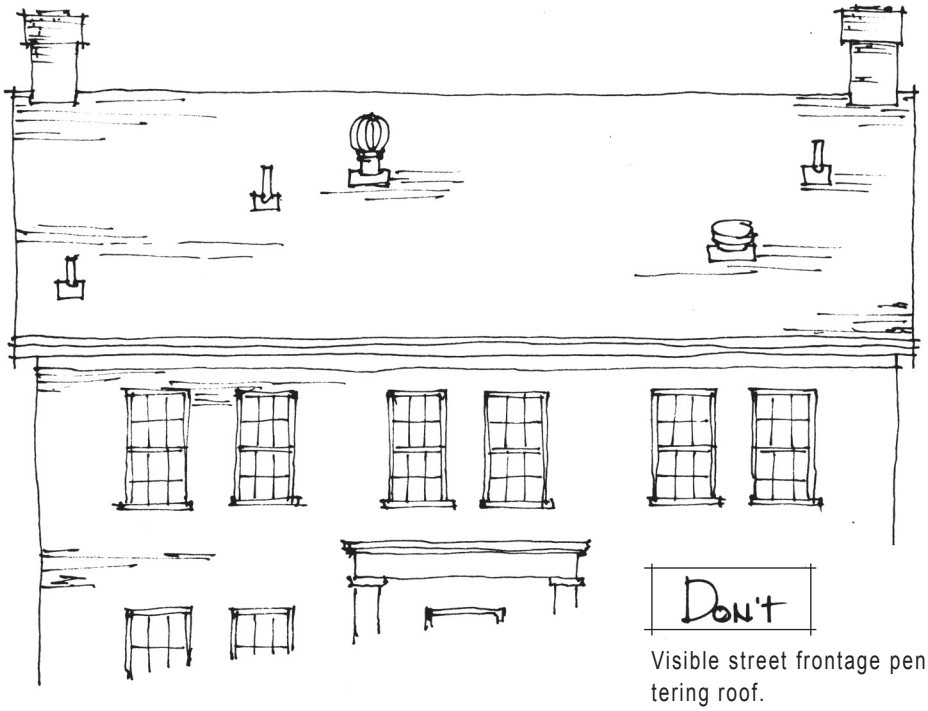
Voussoirs inclined at a common angle. Arch extends past opening.

When constructing jack arches the voussoirs should radiate from a common point and the arch should end at the edge of the opening. Extending the arch past the edge of the opening does not make structural sense. Properly designed, jack arches are completely self supporting once set and typically will not deflect or deteriorate over time as steel lintels often do. Proportioning principals apply as above.

Placement of Roof Penetrations



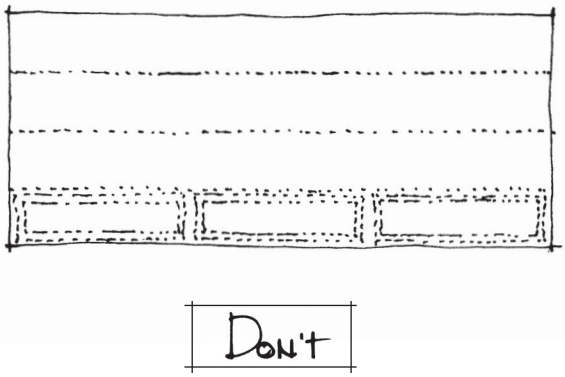
No visible street frontage roof penetrations.



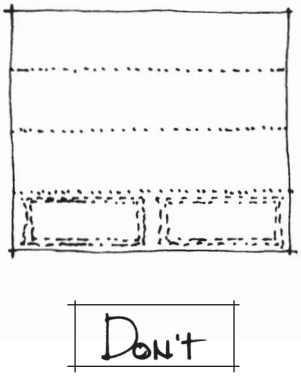
Visible street frontage penetrations cluttering roof.

Roof penetrations for plumbing ventilation, combustion gas ventilation, attic ventilation (other than soffit or architectural vents), or any other type of roof penetration relating to ventilation shall not be positioned on any roof with a street frontage, or generally be visible from a street frontage. This applies to all lots regardless of configuration, including both street frontages on corner lots. This rule is intended to promote aesthetic roofs and to eliminate the random clutter of penetrations in roofs at the street frontage(s). Those roofs not visible from street frontages may contain plumbing and other types of ventilation penetrations as needed so long as the penetrations conform with the standards outlined in the Architectural Guidelines.

Garage Door Style and Design



Double bay, long panel, slab or embossed garage doors are not acceptable



Single bay, long panel, slab or embossed garage doors are not acceptable

The following garage door manufactures and model numbers [or Architectural Review Committee ("ARC") approved equals] are acceptable garage door designs and styles:

1. Mid-America Door Company
   1001 West Hartford
   Ponca City, OK 74601

   "American Series" - as of October 1, 2004
   Series 100 or 200 flush steel doors with moldings

2. Wayne Dalton Door Company
   Post Office Box 67
   Mt. Hope, Ohio 44660

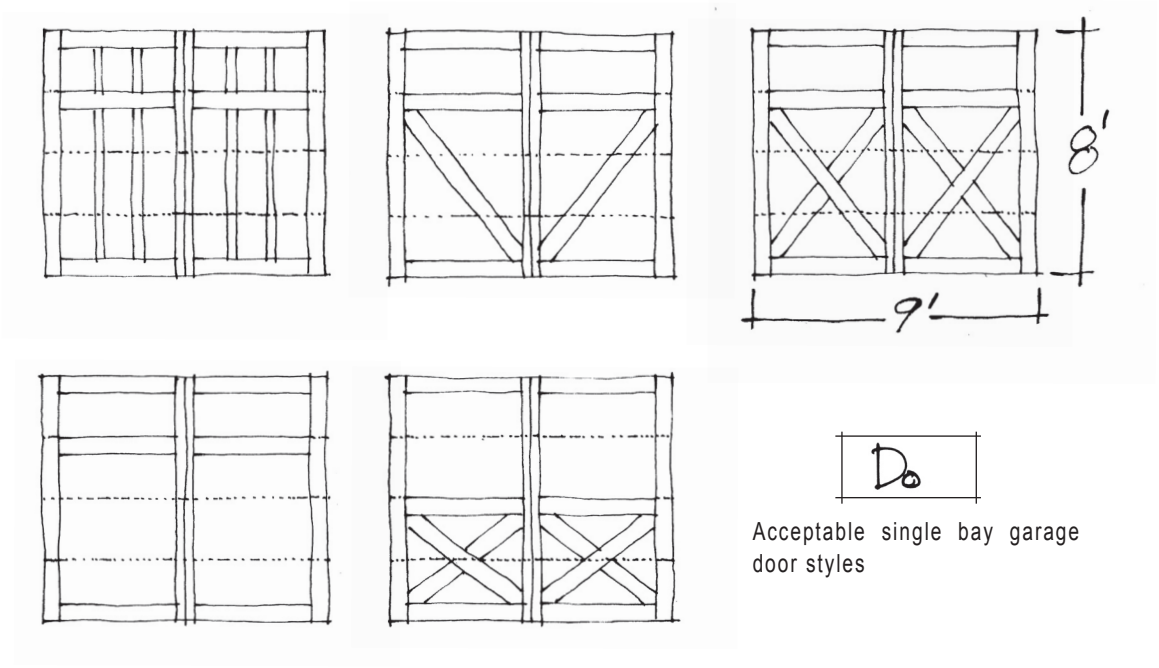
   Series 9700 flush steel doors with moldings - as of October 1, 2004
   Series 7000 flush steel doors with wood overlay and moldings - as of October 1, 2004

All garage door styles and designs, including the acceptable designs and styles in these Architectural Requirements Do's and Don'ts, must be submitted to the Architectural Review Committee as part of the design review process and will be specifically approved by the ARC with consideration of garage doors adjacent to or in close proximity. Repetitive styles will not be permitted on adjacent residences except in the instance of town homes that are connected residences separated by a fire wall only in individual townhouse buildings.

Garage doors shall be a maximum of 9' in width, except where a greater width is required by condition of tight turning radius. An 18' garage door may be utilized with the approval of the Architectural Review Committee. Garage doors are to be a minimum of 8' tall, and garage doors shall be metal paneled, flush metal or wood. Garage doors shall be painted or stained. All garage doors shall be installed and maintained with an electric garage door opener. The use of cladding with wood planks to resemble swinging doors is strongly encouraged, as is the use of special arbor treatments above the garage doors.

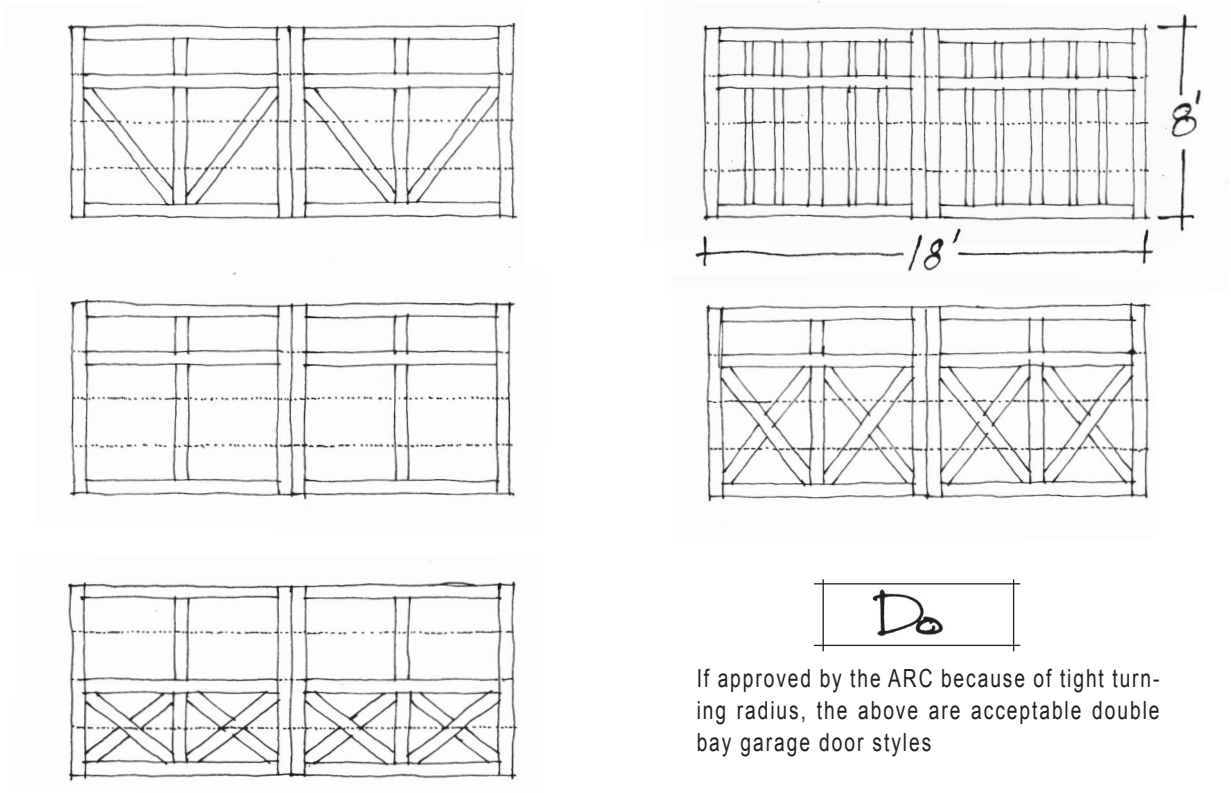
All doors must be finish painted or stained on site to match the submitted and ARC approved exterior trim color palette. Wood doors may be painted or stained to match said exterior trim color palette. The use of iron hardware hinges and pulls is required unless otherwise approved by the ARC. The use of glass windows in the upper most panels in garage doors is acceptable with approval of type and design by the ARC. Lighting approved by the ARC is required at the rear of each garage with "dusk to dawn" photo cells. See Architectural Guidelines Exhibits for appropriate details.

Garage Door Style and Design



Do

Acceptable single bay garage door styles



Do

If approved by the ARC because of tight turning radius, the above are acceptable double bay garage door styles