

SOUTHEAST POLICY AREA

ARCHITECTURAL STYLE GUIDE



FINAL DRAFT, OCTOBER 2016

DIRECTOR'S APPROVAL

I Darren Wilson, PE, as Development Services Director for the City of Elk Grove, do hereby approve this document as the Architectural Style Manual pursuant to Chapter 5 (Design Protocol) of the Southeast Policy Area Special Planning Area (SEPA SPA),



Darren Wilson, PE
Development Services Director



Date

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CHAPTER 1

INTRODUCTION

1. PURPOSE

The Southeast Area Plan Architectural Style Guide (ASG) is intended to enhance the quality, consistency, and compatibility of all building designs in the Southeast Policy Area. The ASG requires adherence to those architectural styles that are commonly associated with California's architectural heritage, along with the infusion of the latest building technologies and architectural innovations.

The ASG is intended to assist with the design, processing, and implementation of projects. Successful project designs will incorporate appropriate architectural features, materials, and colors that complement the floor plan and that fall within the parameters of good architectural and site design.

2. GOALS AND APPLICABILITY OF THE ASG

The ASG's goals include:

- Establishing standards and guidelines for a consistently high-level quality of development within the Southeast Policy Area.
- Encouraging distinct architectural designs that incorporate the best of contemporary and traditional motifs, foster a unique sense of place, and build value for future generations.
- Respecting the historical authenticity of the architectural styles that define California's architectural heritage, while adapting the styles to account for the latest building technologies and architectural innovations.
- Fostering collaboration among design teams, city staff, and decision makers.

Consistency with the ASG is required for all design review applications that involve the construction of new buildings (or the renovation of existing buildings) within the Special Planning Area. Elk Grove's design review application requirements and process is described in Section 23.16.080 of the City of Elk Grove Municipal Code.

3. ORGANIZATION

The ASG presents the architectural styles by use type. A number of the styles profiled in the ASG are appropriate for multiple land use categories. While most of the styles' characteristics remain constant regardless of the use, some variation does exist. Thus, it is critical that project designs incorporate the characteristics listed in the chapter associated with the appropriate land use category. The ASG also includes a glossary of common architectural terms.

ASG Organization



Chapter 2: Single-Family Residential Architectural Styles



Chapter 3: Multiple-Family Residential Architectural Styles



Chapter 4: Office, Commercial, and Mixed-Use Architectural Styles



Chapter 5: Light Industrial/ Flex Space Architectural Styles



Chapter 6: Glossary

4. HOW THE STYLE PROFILES WORK

Each style is presented in a multiple-page profile that includes a brief introduction to the style, lists the style’s character-defining (required) and character-enhancing (encouraged) elements, and sketches and imagery to illustrate the architectural style and its key characteristics. Single- and multiple-family styles are presented in 4-page profiles and office, commercial, mixed-use and light industrial/flex space styles are presented in 2-page profiles.

Profile Layout for the Single- and Multiple-Family Architectural Styles

<p>Introduction/ Character-Defining Elements</p>	<p>Sketch of Architectural Style Showing Character-Defining Elements</p>	<p>Photographic Examples of the Architectural Style</p>	<p>Photographic Examples of the Character-Defining Elements</p> <p>Character-Enhancing Elements</p>

Profile Layout for Office, Commercial, Mixed-Use, and Light Industrial/Flex Architectural Styles

<p>Introduction/ Character-Defining and Enhancing Elements</p>	<p>Photographic Examples of the Architectural Style</p>

5. HISTORICAL AUTHENTICITY

The architectural styles included in the ASG represent a broad cross section of California's architectural heritage, especially as it pertains to the Sacramento region. The majority of styles are associated with California's early development or the westward migration of the styles from the eastern and midwestern United States and/or Europe. Collectively popular from the 1880s through the 1940s, the styles form the architectural identity of most of the State's established neighborhoods and commercial districts. The remaining styles are associated with more recent architectural trends. These styles represent a departure from, or provide a reinterpretation of, the aforementioned "historical" styles. In all instances, the styles were selected based upon their outstanding, identifiable characteristics, their popularity during a particular era, and the important position that they hold within the evolution of Elk Grove, the Sacramento region, and California's architectural identity.

To perpetuate the selected architectural style's authenticity, and as provided in the Southeast Policy Area SPA, building designs shall incorporate the following:

- Character elements on all of the building's façades, include those façades facing an interior courtyard.
- Basic massing and roof designs that are appropriate to the style.

6. NEW TRADITIONAL DESIGN

New Traditional Design refers to the contemporary application of historic architectural styles, including those that form the core of the ASG, to residential projects or commercial building designs that resemble houses (similar to a home conversion). This requires the careful adaptation of a selected style to account for building technologies and architectural innovations that did not exist when the style was originally developed. To maintain the selected style's authenticity, all building designs shall address the following concerns which frequently arise in less faithfully executed New Traditional Designs.

Garage Placement

Newer residential buildings often feature garages that face the street, extend forward from the livable portion of the building, and/or include multiple doors. In these configurations, garages tend to overwhelm the corresponding street-facing façade, reducing the interaction between the building and the street that defines a desirable residential streetscape and fosters a sense of community. To better ensure the authentic application of the styles, the garage should be relocated to the rear of the house, turned sideways, or set back from the street-facing façade of the building's livable space.

Window Depth and Muntins

Contemporary windows are typically constructed from materials such as vinyl, fiberglass, aluminum, and metal, which make them appear flatter than the wooden windows that are associated with many historic architectural styles. To alleviate this flattening effect, wooden or metal-clad reproduction windows are encouraged.

Modern-day window sashes often rely upon tape or a shallow grid to emulate the muntins that are associated with historic styles. Neither of these techniques produces a suitable shadow or sense of depth. To better approximate the presence of muntins, moldings should be applied to the interior and exterior of the window.

Porch depth

Newer residential buildings often feature porches that are too narrow to serve as a usable outdoor space. To provide suitably deep porches that can serve as livable space as envisioned by many of the ASG's historical styles, designs should provide adequate room to accommodate porch swings, chairs, or chaises, and adequate space to walk past them.

Slab foundations

Contemporary residential buildings utilize slab foundations that provide few or no steps up to the first floor. When appropriate to the historical style, designs should incorporate a raised foundation with several steps or other design solutions that provide vertical differentiation and respond to the historical style.

Shutters

Newer residential buildings usually feature non-operable vinyl “shell” or Styrofoam shutters that are permanently affixed to the respective façade. To better approximate the shutters associated with historical styles, shutters should be constructed from another appropriate material and appropriately sized to cover the window. For styles that incorporate operable shutters, designs should feature shutters that are attached to the window frame and secured by a shutter dog located at the shutter’s base.

Dormers

Dormers on newer residential buildings often feature windows that are small in proportion to the dormer, cladding to fill the excess space around the window, and pork chop returns. To better perpetuate the historical styles that incorporate dormers, the element should include windows that fill the entire front face of the dormer and appropriate gable roof detailing.

Wall cladding

Contemporary residential buildings often feature a greater intermixing of wall materials than their historical counterparts, including in vertical sections. More faithful representations of historical styles should reduce the mixing of materials and only do so in vertical sections that define the building’s stories.

CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

CHAPTER OVERVIEW

This chapter includes the following architectural styles that are appropriate for single-family residential development in the Southeast Policy Area. The styles are listed in order of their respective periods of greatest popularity and influence.

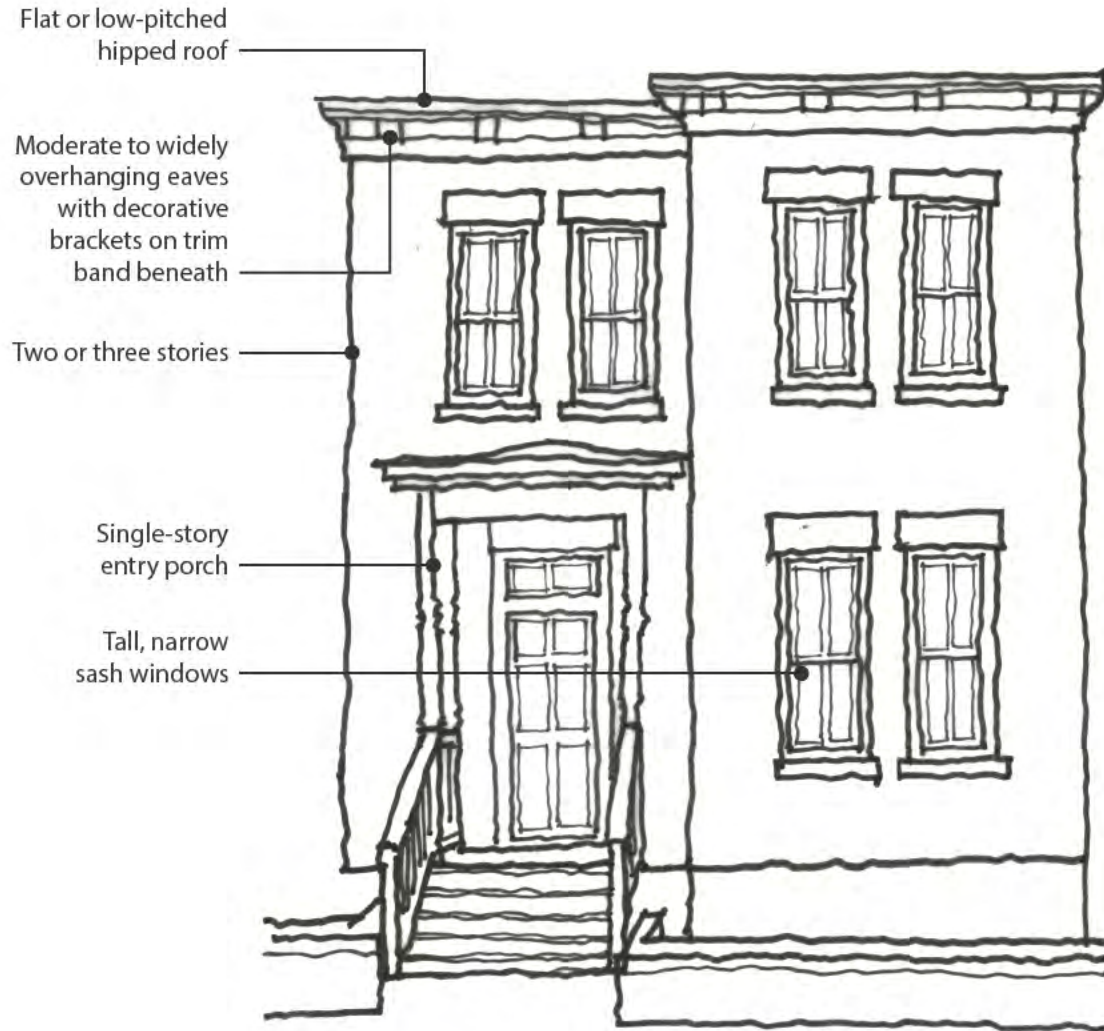
- Italianate
- Farmhouse
- Folk Victorian
- Craftsman
- Cottage
- Tudor
- French Eclectic
- Italian Renaissance
- Mediterranean Revival
- Spanish Eclectic
- Monterey

A. Italianate

The Italianate style originated in England during the early 19th century as a part of the Picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state's early mansions and was typically applied in less formal fashion than in eastern and midwestern states.

Character-Defining Elements

1. Two or three stories
2. Flat or low-pitched hipped roof
3. Moderate to widely overhanging eaves with decorative brackets on trim band beneath
4. Tall, narrow sash windows
5. Single-story entry porch



Italianate Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Two or three stories



Character Defining Element 2:

Flat or low-pitched hipped roof



Character Defining Element 3:

Moderate to widely overhanging eaves with decorative brackets on trim band beneath



Character Defining Element 4:
Tall, narrow sash windows



Character Defining Element 5:
Single-story entry porch



Character Enhancing Elements

1. Square cupola or tower element
2. Doors and windows arched or curved above
3. Prominent crown above doors and windows
4. Windows feature two-pane glazing and are paired
5. Clapboard or stucco wall cladding
6. Wood accent materials/trim
7. Wood doors

B. Farmhouse

The Farmhouse style represents the fusion of practical and picturesque considerations in a rural setting. The style originated as a vernacular interpretation of the Colonial and Cape Cod styles in early New England. The style spread westward along the frontier and evolved to suit the available building materials and technological advancements.

Character-Defining Elements

1. Modertately-pitched side gabled roof with cross gabled elements and gabled dormers
2. Moderately overhanging eaves with prominent fascia
3. Porch that extends along at least half of the front facade
4. Significant presence of clapboard siding
5. Wooden trim around doors and sash windows

Modertately-pitched side gabled roof with cross gabled elements and gabled dormers

Moderately overhanging eaves with prominent fascia

Significant presence of clapboard siding

Wooden trim around doors and sash windows

Porch that extends along at least half of the front facade



Farmhouse Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Moderately-pitched side gabled roof with cross gabled elements and gabled dormers



Character Defining Element 2:

Moderately overhanging eaves with prominent fascia



Character Defining Element 3:

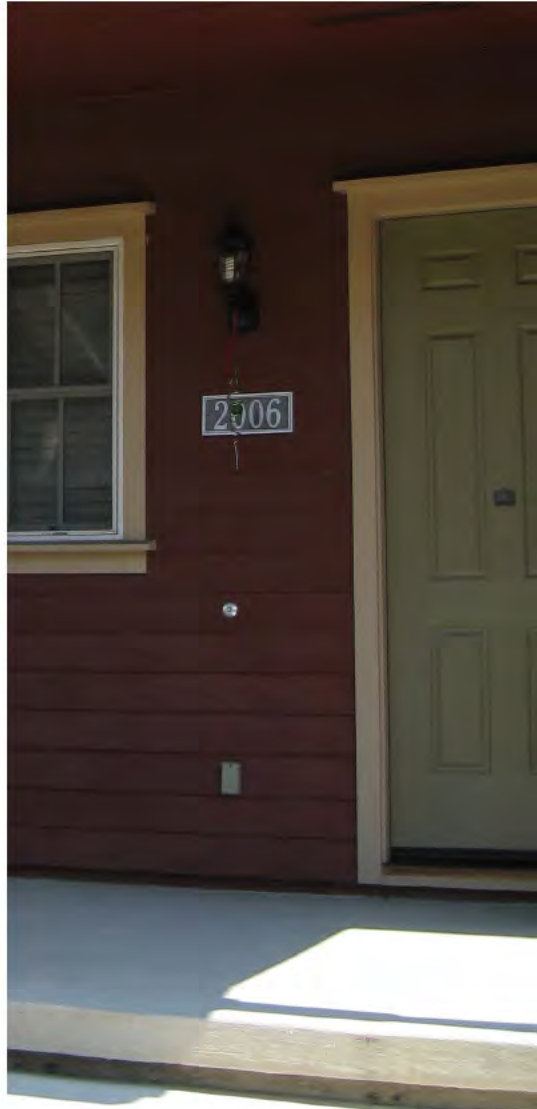
Porch that extends along at least half of the front facade



Character Defining Element 4:
Significant presence of clapboard siding



Character Defining Element 5:
Wooden trim around doors and sash windows



Character Enhancing Elements

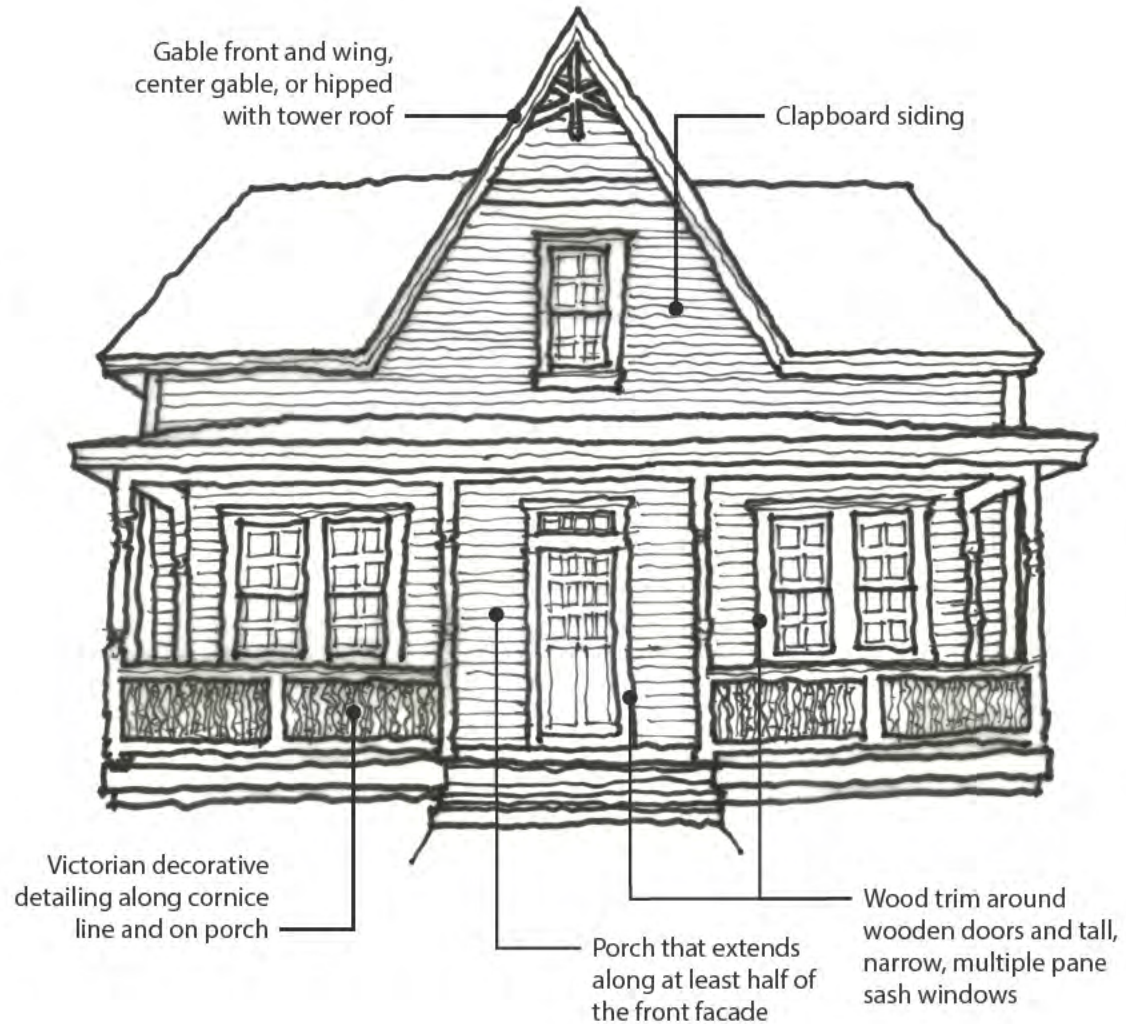
1. Roof ornamentation, including dormers, cupolas, and weather vanes
2. Exposed rafter tails and/or trusses in gables
3. Wraparound porch
4. Multiple pane windows
5. Wood shutters
6. Wood doors
7. Composition shingles
8. Shingle or shake accent siding

C. Folk Victorian

The Folk Victorian style developed as a result of the nation’s rapidly expanding railroad network during the decades following the Civil War. As railroads increasingly reached all corners of the continent, pre-cut wood trim and detailing became widely accessible and suddenly affordable to the masses. This allowed carpenters to apply ornate trim to traditional vernacular-styled homes that were customarily devoid of architectural detailing. Folk Victorian homes are common throughout the United States, and enjoy an especially rich heritage in New Orleans. The Folk Victorian style remained popular until the styles associated with the arts and crafts and eclectic movements were introduced after the turn of the 20th century.

Character-Defining Elements

1. Gable front and wing, center gable, or hipped with tower roof
2. Porch that extends along at least half of the front facade
3. Victorian decorative detailing along cornice line and on porch
4. Wood trim around wooden doors and tall, narrow, multiple pane sash windows
5. Clapboard siding



Folk Victorian Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Gable front and wing, center gable, or hipped with tower roof



Character Defining Element 2:

Porch that extends along at least half of the front facade



Character Defining Element 3:

Victorian decorative detailing along cornice line and on porch



Character Defining Element 4:
Tall, narrow, multiple pane sash windows



Character Defining Element 5:
Clapboard siding



Character Enhancing Elements

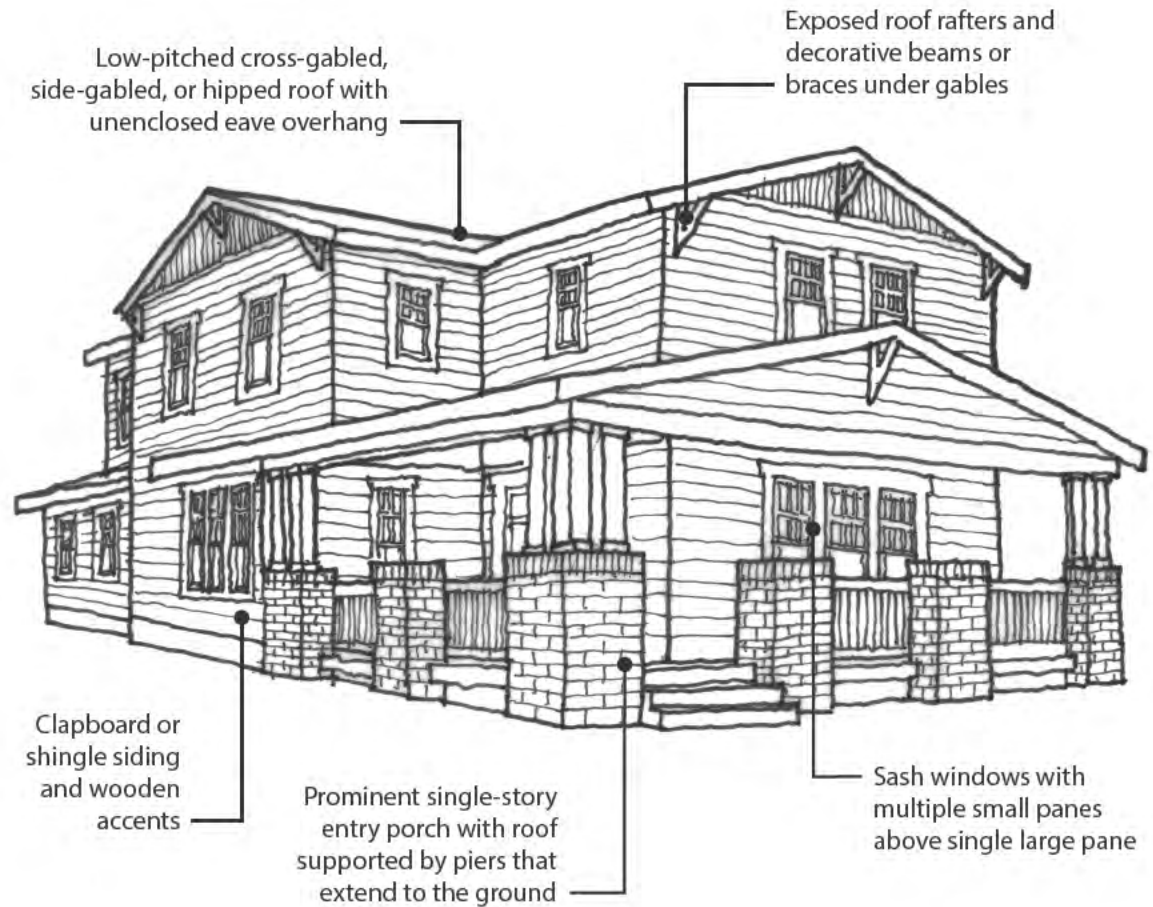
1. Symmetrical front facade (centered gable roof version only)
2. Trusses in gables
3. Wraparound porch (hipped with tower roof version only)
4. Paired windows
5. Patterned shingle accent cladding at gable ends

D. Craftsman

The Craftsman style emerged after the turn of the 20th century as a derivation of the Arts and Crafts movement and Asia’s wooden architectural tradition. Craftsman houses, sometimes referred to as “California Bungalows,” emphasize artful attention to detail and workmanship in both the exterior and interior buildings. Originally developed in Southern California, the style was spread throughout the country in pattern books and popular magazines, emerging as the dominant style for smaller houses built throughout the country from 1905 until the early 1920s.

Character-Defining Elements

1. Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang
2. Exposed roof rafters and decorative beams or braces under gables
3. Prominent single-story entry porch with roof supported by piers that extend to the ground
4. Sash windows with multiple small panes above single large pane
5. Clapboard or shingle siding and wooden accents



Craftsman Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross-gabled, side-gabled, or hipped roof with unenclosed eave overhang



Character Defining Element 2:

Exposed roof rafters and decorative beams or braces under gables



Character Defining Element 3:

Prominent single-story entry porch with roof supported by piers that extend to the ground



Character Defining Element 4:
Sash windows with multiple small panes
above single large pane



Character Defining Element 5:
Clapboard or shingle siding and wooden
accents



Character Enhancing Elements

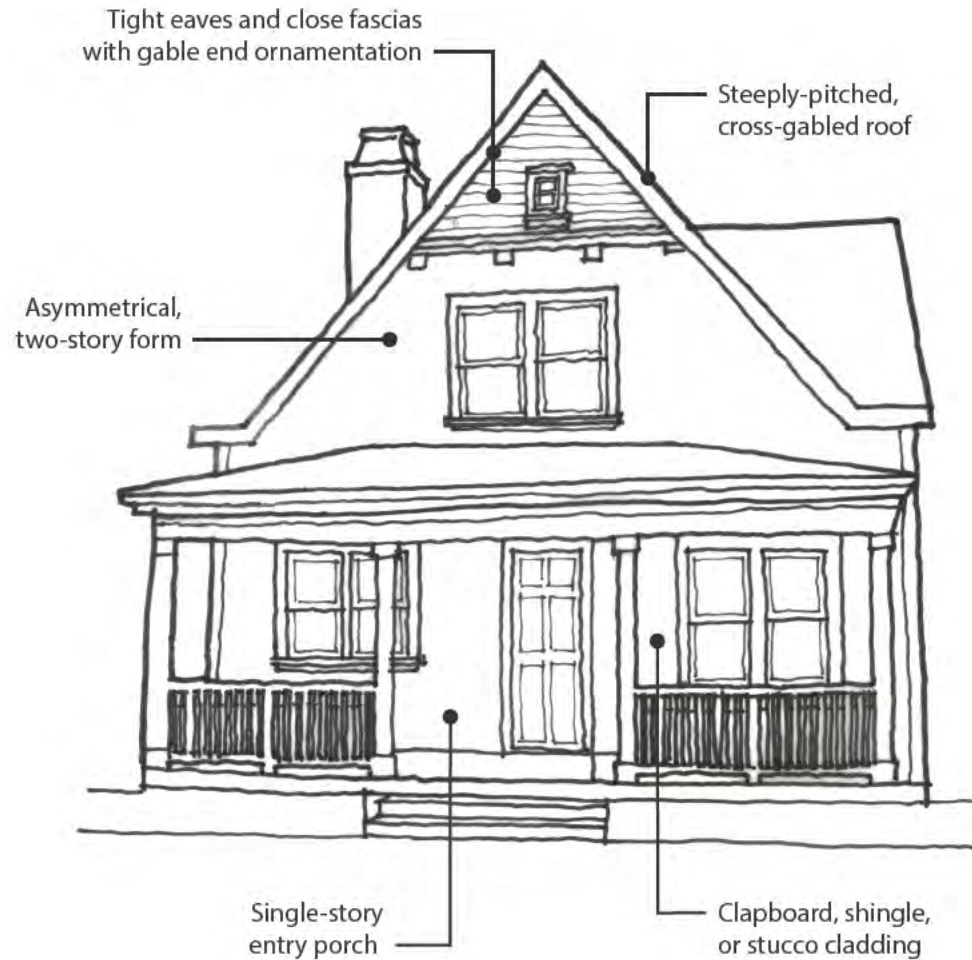
1. One gabled or shed dormer (side-gabled version only) or hipped dormer (hipped roof version only) centered along front elevation with small single window or paired windows
2. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
3. Masonry or stone porch pier base, foundation, and chimney
4. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window
5. Multiple pane transom window above a wooden door
6. Substantial wooden trim around windows and doors
7. Board and batten cladding on gable ends

E. Cottage

The Cottage style is associated with the arts and crafts movement, a dominant early 20th century design philosophy that rejected the ornate decoration associated with the preceding Victorian styles and the mass production of architectural features that made such ornamentation possible. The style represents a quaint interpretation of the European Norman and English Tudor architecture. The style was made possible by the advent of brick and stone veneer techniques during the 1920s. Cottage-style houses are prevalent in interwar neighborhoods throughout Northern and Southern California.

Character-Defining Elements

1. Asymmetrical, two-story form
2. Steeply-pitched cross-gabled roof
3. Tight eaves and close fascias with gable end ornamentation
4. Single-story entry porch
5. Clapboard, shingle, or stucco cladding



Cottage Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Asymmetrical, two-story form



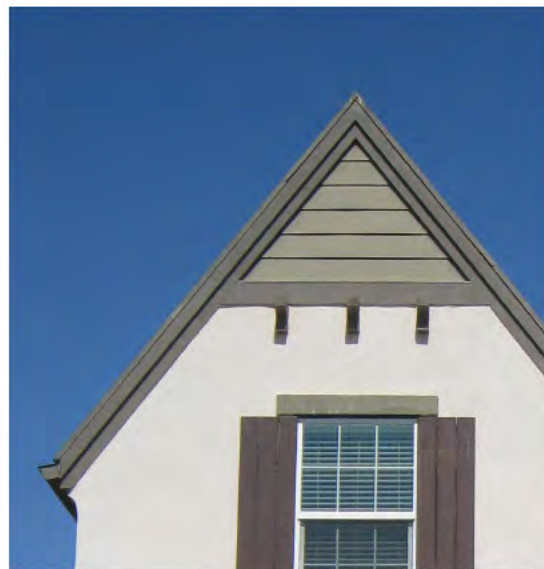
Character Defining Element 2:

Steeply-pitched, cross-gabled roof



Character Defining Element 3:

Tight eaves and close fascias with gable end ornamentation



Character Defining Element 4:
Single-story entry porch



Character Defining Element 5:
Clapboard, shingle, or stucco cladding



Character Enhancing Elements

1. Clatside and/or hip-on-gable roof elements
2. Gabled and shed dormers
2. Decorative brackets on porch
3. Multiple paned casement windows of varying sizes and configurations
4. Varying window treatments
5. Shutters on some, but not all, windows
6. Wood panel doors and garage doors
7. Doors and prominent windows arched or curved above
8. Patterned shingles in gable ends
9. Masonry and/or stone accents
10. Composition shingles

F. Tudor

The Tudor style originated in England during the mid-19th century as part of the Picturesque movement. The style is derived from a variety of late medieval and early Renaissance English prototypes, ranging from simple cottages to grand manor homes. The style first appeared in the United States during the 1890s, emerging as a leading residential architectural style following the turn of the 20th century and remaining popular until World War II.

Character-Defining Elements

1. Steeply-pitched side-gabled roof, usually with one or more front-facing gables
2. Recessed entry porch or arched doorway
3. Tall, narrow, multiple pane windows
4. Stucco cladding with masonry and stone accents
5. Half-timber accents frequently incorporated on prominent front-facing gable ends



Tudor Style Examples



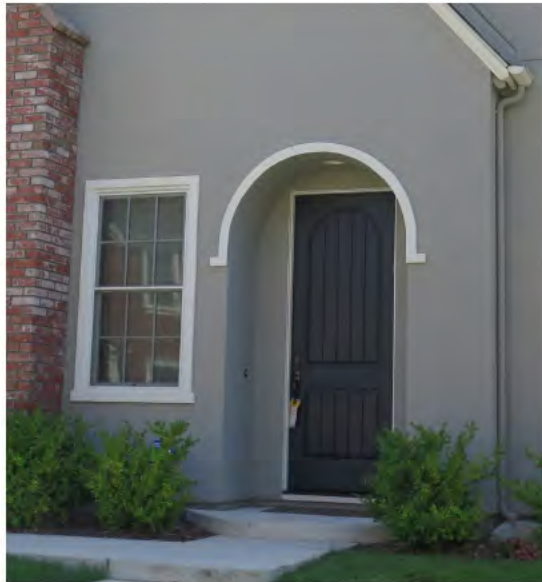
CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:
Steeply-pitched side-gabled roof, usually with one or more front-facing gables



Character Defining Element 2:
Recessed entry porch or arched doorway



Character Defining Element 3:
Tall, narrow, multiple pane windows



Character Defining Element 4:
Stucco cladding with masonry and stone accents



Character Defining Element 5:
Half-timber accents frequently incorporated on prominent front-facing gable ends



Character Enhancing Elements

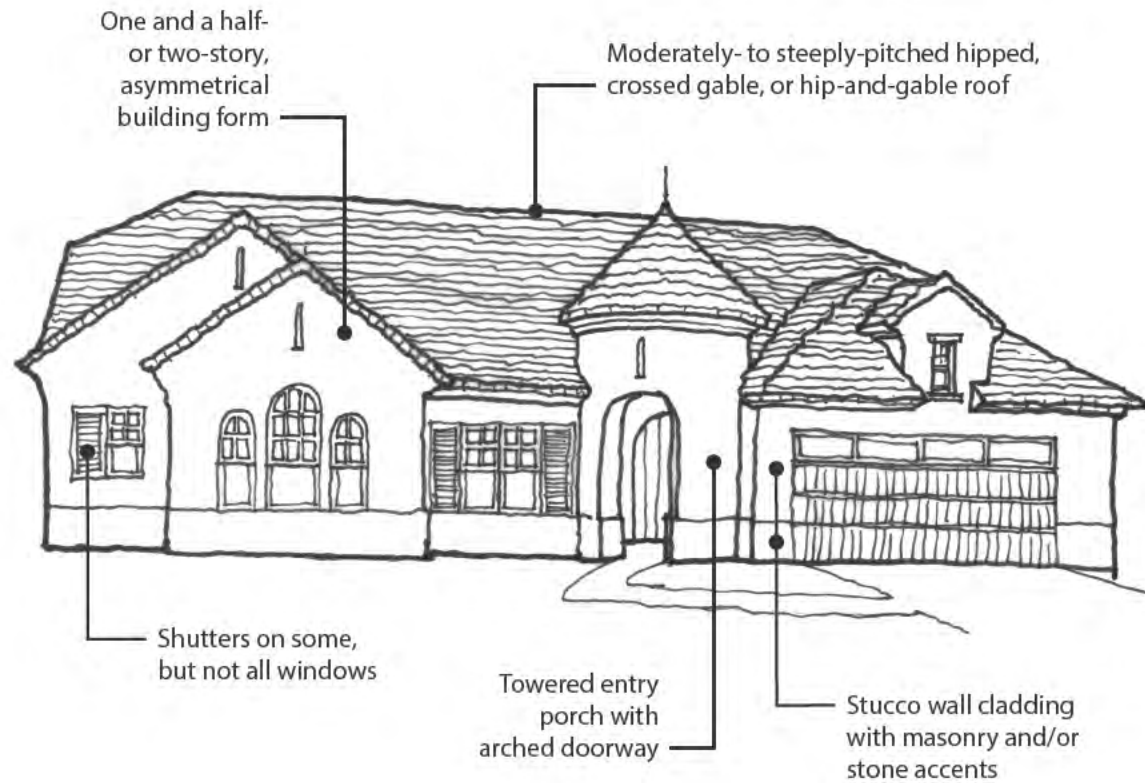
1. Overlapping gables with eaves of varying heights
2. Clatslide and/or hip-on-gable roof elements
3. Gabled and shed dormers
4. Casement windows
5. Paired windows
6. Bay window on prominent one-story front-facing gable front
7. Small accent windows with diamond panes
8. Wood panel or board and batten doors
9. Wood panel garage doors
10. Decorative clapboards in gable ends
11. Massive masonry and/or stone chimney

G. French Eclectic

The French Eclectic style first appeared during the 1910s as a descendent of the elaborate Beaux Arts and chateausque styles. Following World War I, the style evolved to encompass renditions of the more modest French homes that American soldiers encountered during the war. As Americans took increasing interest in France and French culture during the 1920s, the style gained in popularity, eventually arriving as a leading style of the 1930s, before falling out of favor following World War II.

Character-Defining Elements

1. One and a half- or two-story, asymmetrical building form
2. Towered entry porch with arched doorway
3. Moderately- to steeply-pitched hipped, crossed gable, or hip-and-gable roof
4. Shutters on some, but not all windows
5. Stucco wall cladding with masonry and/or stone accents



French Eclectic Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

One and a half- or two-story, asymmetrical building form



Character Defining Element 2:

Towered entry porch with arched doorway



Character Defining Element 3:

Moderately- to steeply-pitched hipped, crossed gable, or hip-and-gable roof



Character Defining Element 4:
Shutters on some, but not all windows



Character Defining Element 5:
Stucco wall cladding with masonry and/or stone accents



Character Enhancing Elements

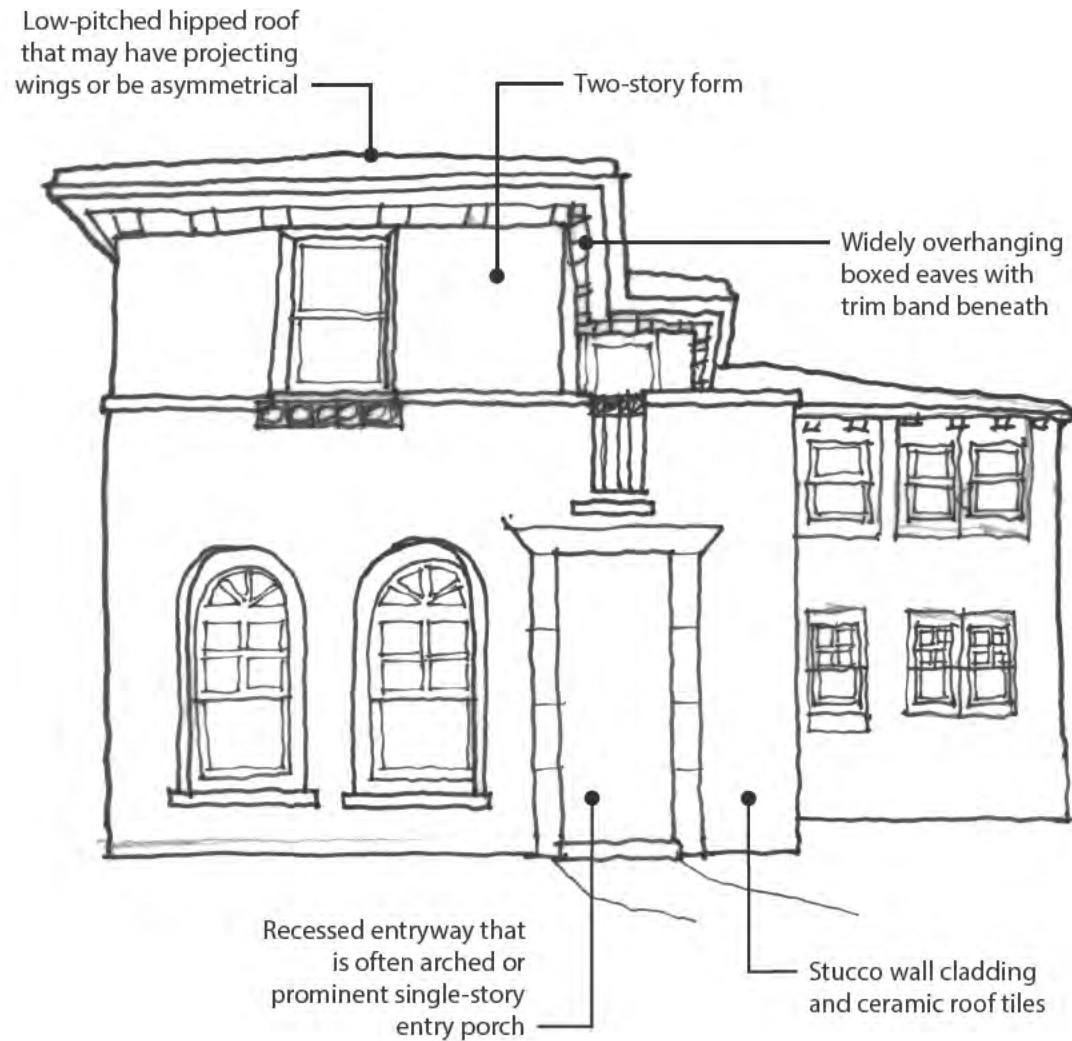
1. Tight to moderately overhanging eaves that flare upward at roof-wall junction and close to moderate fascias
2. Arched, gable (through-the-cornice), or hipped (through-the-cornice) dormers
3. Tall, rectangular, multiple paned casement windows
4. Grouping of three tall, rectangular arched windows in the most prominent gable end with the central window slightly taller and double-hung (cross gabled roof version only)
5. Small, narrow arched window or vent near top of gable ends and above porch entry
6. Full length casement windows (french doors) with shutters
7. Wood panel doors and garage doors
8. Massive masonry and/or stone chimney
9. Slate or wood shingle roof cladding
10. Half-timbering

H. Italian Renaissance

The Italian Renaissance style emerged in the 1890s as a motif for architect-designed landmarks in major cities. Also known as Second Renaissance Revival, this style more closely mimics Italian villas than the preceding Italianate style, and features many classical architectural elements. With the advent of masonry veering techniques, vernacular interpretations of the style appeared following World War I. The Italian Renaissance style enjoyed its greatest popularity during the 1920s, but never aspired to the same acclaim as the contemporaneous styles. The style began to lose favor in the 1930s, and became rare after 1940.

Character-Defining Elements

1. Two-story form
2. Low-pitched hipped roof that may have projecting wings or be asymmetrical
3. Widely overhanging boxed eaves with trim band beneath
4. Stucco wall cladding and ceramic roof tiles
5. Recessed entryway that is often arched or prominent single-story entry porch



Italian Renaissance Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Two-story form



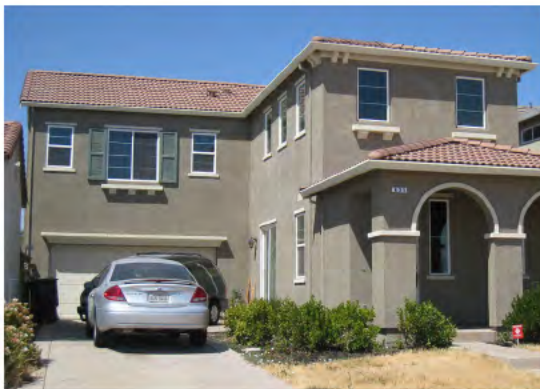
Character Defining Element 2:

Low-pitched hipped roof that may have projecting wings or be asymmetrical



Character Defining Element 3:

Widely overhanging boxed eaves with trim band beneath



Character Defining Element 4:
Stucco wall cladding and ceramic roof tiles



Character Defining Element 5:
Recessed entryway that is often arched or prominent single-story entry porch



Character Enhancing Elements

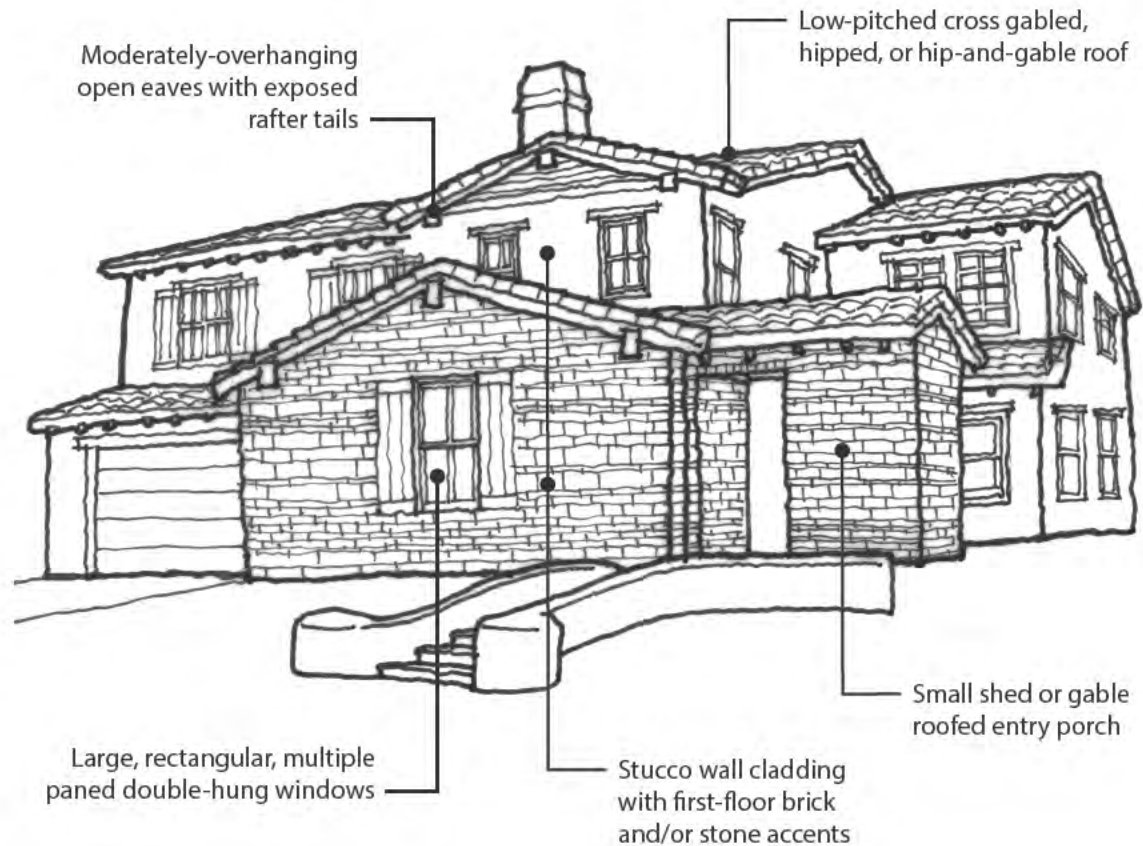
1. Decorative brackets on trim boards underneath eaves
2. Molded cornices
3. Entryways accented by classical columns or pilasters
4. Recessed opens
5. Smaller and less elaborate upper floor windows and sometimes include shutters
6. Taller, sometimes full length, first story windows
7. Arched doors, porches, and first-story windows
8. Classical door surrounds and pedimented windows
9. Quoins or other corner decoration
10. Stone accents

I. Mediterranean Revival

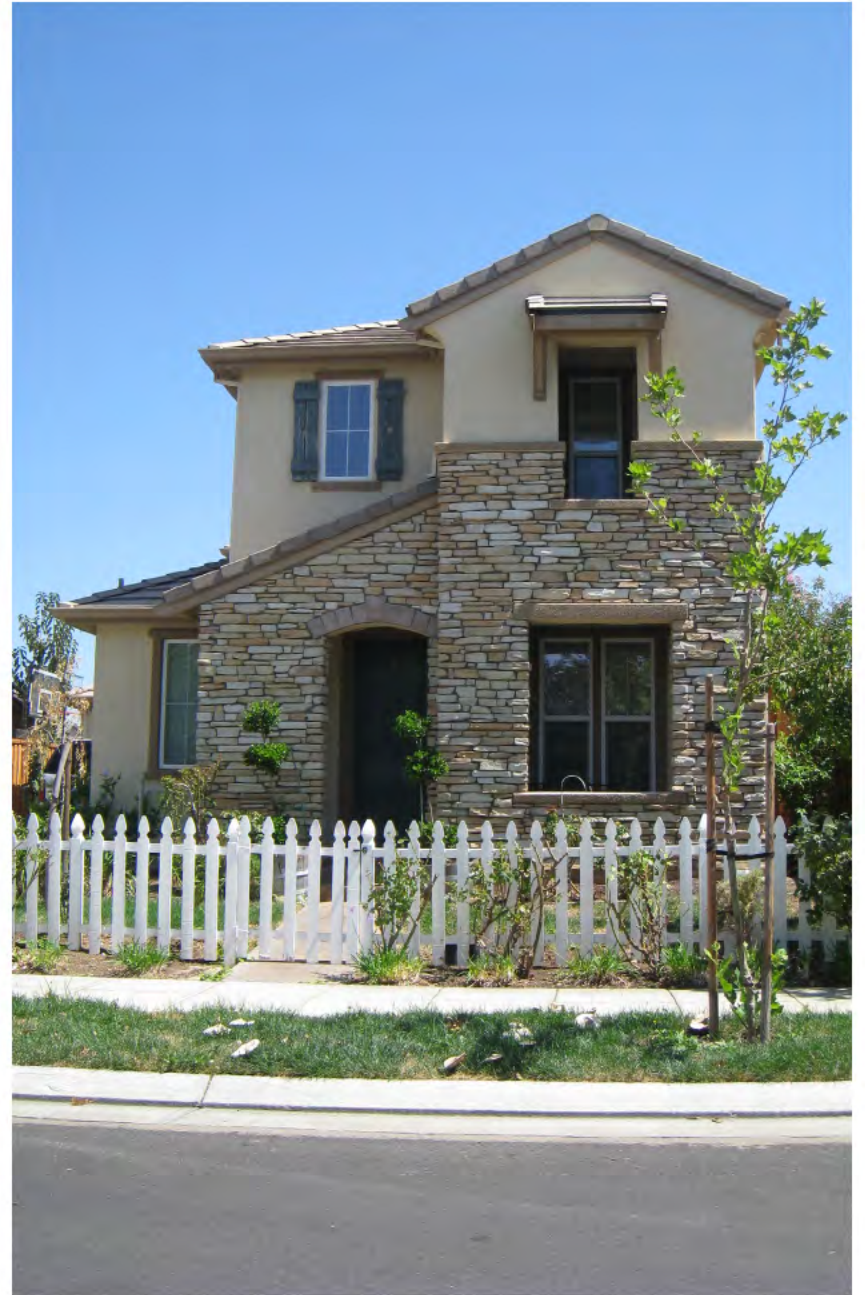
The Mediterranean Revival style first developed in the United States just prior to the turn of the 20th century, variously incorporating elements from the French, Greek, Italian, and Spanish Moroccan architectural traditions. The style was heavily influenced by palace and seaside villa architecture, applying characteristics associated with both building typologies to coastal resorts in California and Florida. Mediterranean revival architecture enjoyed its greatest popularity during the 1920s and 1930s and fell out of favor following World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or hip-and-gable roof
2. Moderately-overhanging open eaves with exposed rafter tails
3. Small shed or gable roofed entry porch
4. Large, rectangular, multiple paned double-hung windows
5. Stucco wall cladding with first-floor brick and/or stone accents



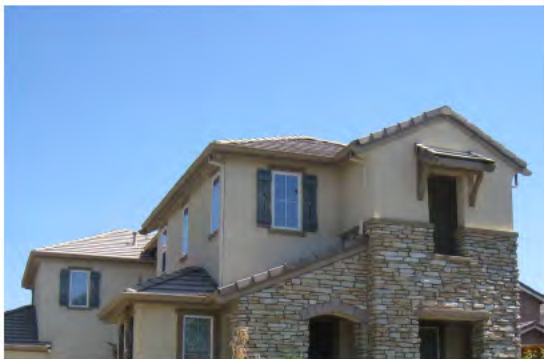
Mediterranean Revival Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

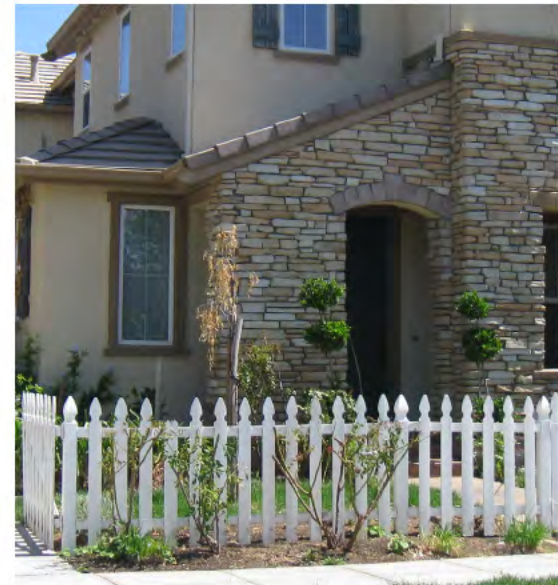
Character Defining Element 1:
Low-pitched cross gabled, hipped, or combined hip-and-gable roof



Character Defining Element 2:
Moderately-overhanging open eaves with exposed rafter tails



Character Defining Element 3:
Small shed or gable roofed entry porch



Character Defining Element 4:

Large, rectangular, multiple paned double-hung windows

**Character Defining Element 5:**

Stucco wall cladding with first-floor brick and/or stone accents

**Character Enhancing Elements**

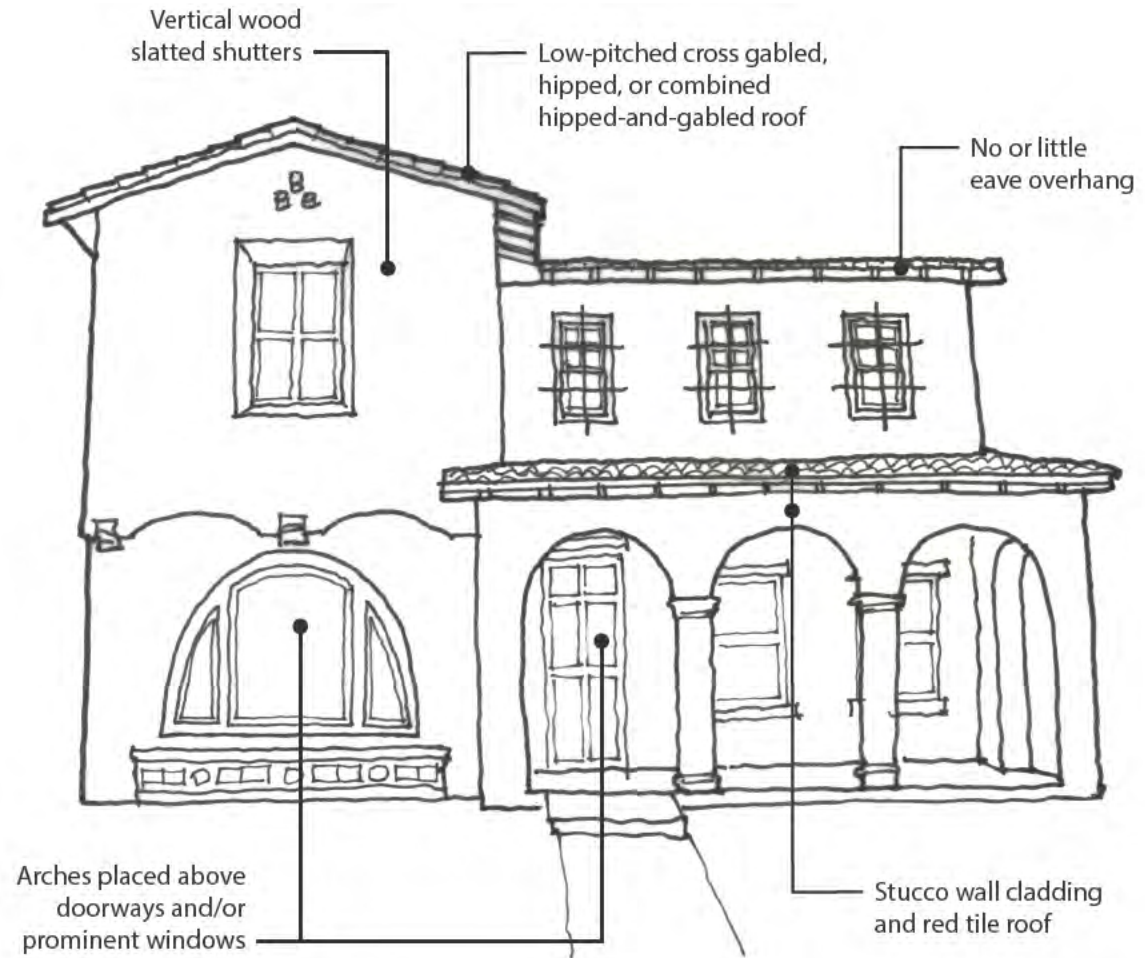
1. Decorative clapboard siding on gable ends
2. Decorative roof beams
1. Arched porch entryway
4. Recessed windows surrounded by substantial trim
4. Paired windows
2. Vertical wood panel shutters on some, but not all windows
5. Wood panel doors and garage doors
6. Tile roof
6. Decorative tile

J. Spanish Eclectic

The Spanish eclectic style appeared during the 1910s as a descendent of the Mission style. The style combines decorative details from Spain, the Mediterranean, and South America, with inspiration from Moorish, Byzantine, Gothic, and baroque architecture. Unlike the mission style, the Spanish revival style is more ornate, incorporating stylistic details in both its large and small architectural features. This style was very popular in southwestern states, particularly in Arizona, California, Florida, and Texas, during the 1920s and early 1930s, but quickly fell out of favor by the beginning of World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. No or little eave overhang
3. Arches placed above doorways and/or prominent windows
4. Vertical wood slatted shutters
5. Stucco wall cladding and red tile roof



Spanish Eclectic Style Examples

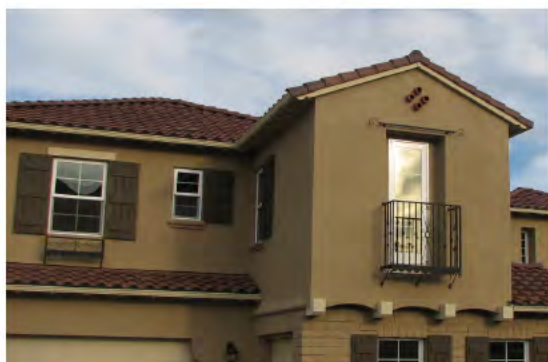
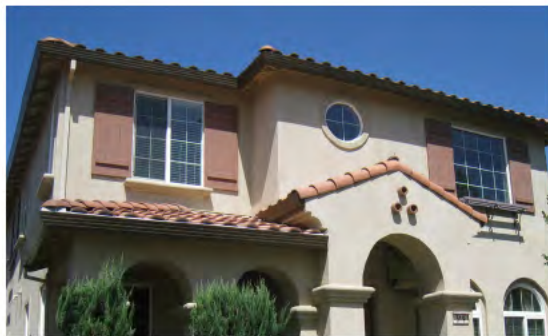


CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



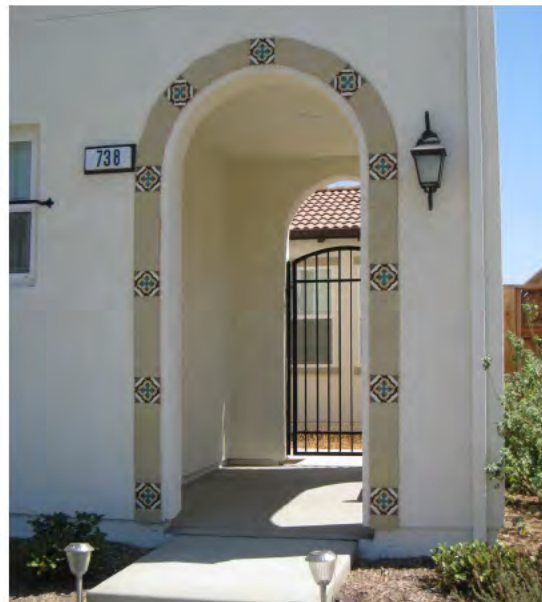
Character Defining Element 2:

No or little eave overhang



Character Defining Element 3:

Arches placed above doorways and/or prominent windows



Character Defining Element 4:
Vertical wood slatted shutters



Character Defining Element 5:
Stucco wall cladding and red tile roof



Character Enhancing Elements

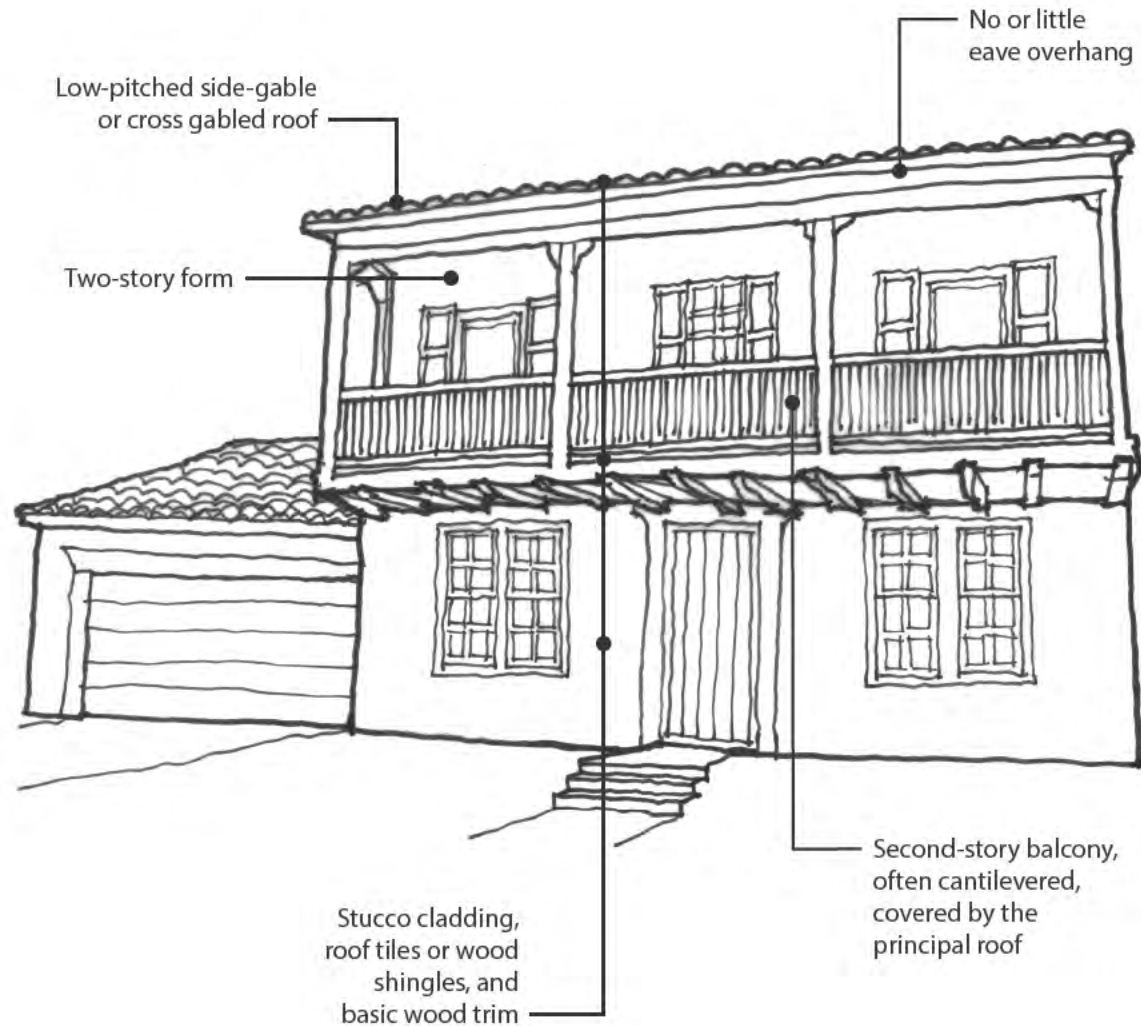
1. Stucco or tile decorative vents near the top of the front-facing gable face
2. Front-facing gable face upper story projection with decorative base
3. Towered entry porch
4. Porch with series of arched openings, creating the appearance of an arcade
5. Predominance of multiple paned casement windows
6. One large triple-arched or parabolic focal window
7. Decorative iron or wood grills on some, but not all, windows
8. Decorative balustrade on balcony or underneath windows
9. Heavy wood panel or carved doors
10. Doors and prominent windows surrounded by spiral columns, pilasters, carved stonework, or patterned tiles

K. Monterey

The Monterey style emerged during the 1920s as a free interpretation of the Spanish colonial houses of Northern California. The style blends Spanish adobe construction, New England colonial influences, and the predominant features of southwestern, Caribbean, and Bahamian homes. Earlier versions of this style include Spanish detailing, whereas homes built after 1940 generally incorporate English colonial elements. Monterey houses are most commonly associated with interwar neighborhoods in California and Texas.

Character-Defining Elements

1. Two-story form
2. Low-pitched side-gable or cross gabled roof
3. No or little eave overhang
4. Second-story balcony, often cantilevered, covered by the principal roof
5. Stucco cladding, roof tiles or wood shingles, and basic wood trim



Monterey Style Examples



CHAPTER 2

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

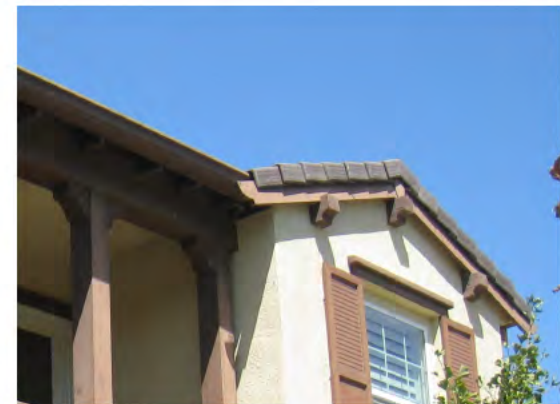
Character Defining Element 1:
Two-story form



Character Defining Element 2:
Low-pitched side-gable or cross gabled roof



Character Defining Element 3:
No or little eave overhang

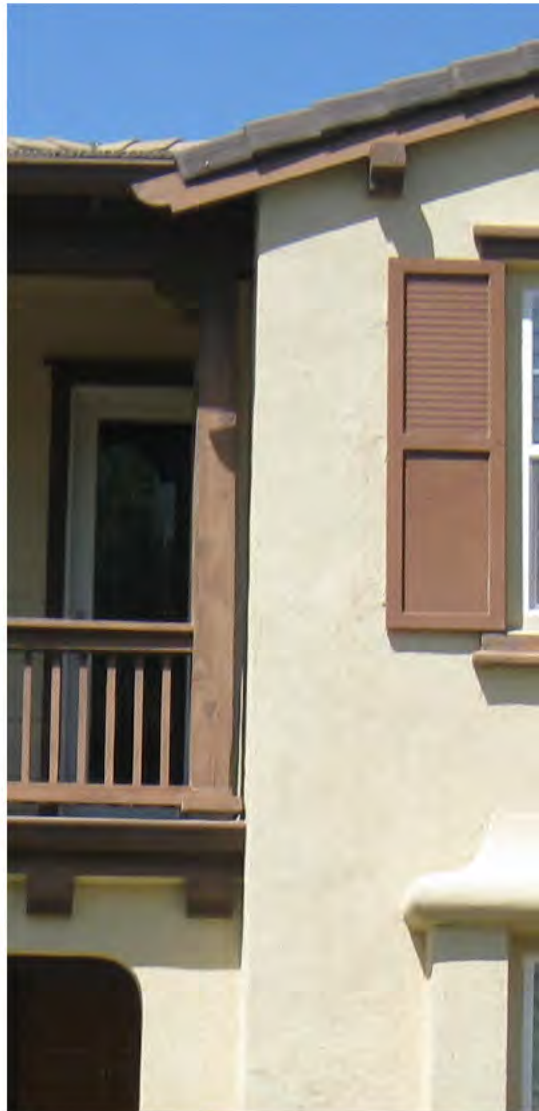


Character Defining Element 4:

Second-story balcony, often cantilevered, covered by the principal roof

**Character Defining Element 5:**

Stucco cladding, roof tiles or wood shingles, and basic wood trim

**Character Enhancing Elements**

1. Multiple paned casement windows, often paired and including vertical wood panel shutters
2. Full length second-story windows within the balcony
3. Simple square wooden posts, railings, and brackets on balcony
4. Heavy wood doors
5. Door and window surrounds omitted or very basic
6. Exposed rafter tails and balcony joists

CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

CHAPTER OVERVIEW

This chapter includes the following architectural styles that are appropriate for multiple-family residential development in the Southeast Policy Area. The styles are listed in order of their respective periods of greatest popularity and influence.

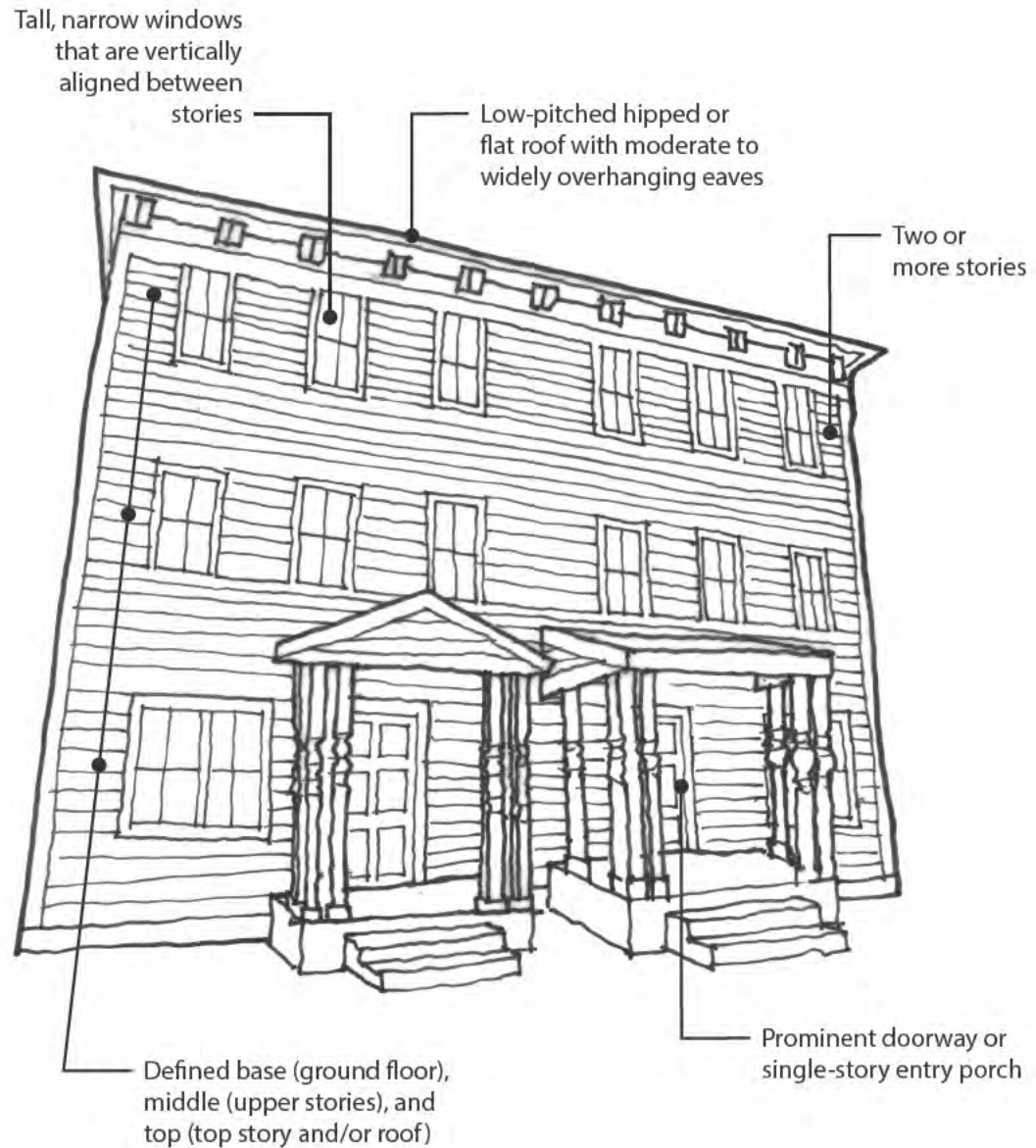
- Italianate
- Craftsman
- Cottage
- Tudor
- Mediterranean Revival
- Spanish Eclectic
- 21st Century Modern
- New Classicism

A. Italianate

The Italianate style originated in England during the early 19th century as a part of the picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state's early mansions and was typically applied in less formal fashion than in eastern and midwestern states.

Character-Defining Elements

1. Two or more stories
2. Defined base (ground floor), middle (upper stories), and top (top story and/or roof)
3. Low-pitched hipped or flat roof with moderate to widely overhanging eaves
4. Tall, narrow windows that are vertically aligned between stories
5. Prominent doorway or single-story entry porch



Italianate Style Examples



CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Two or more stories



Character Defining Element 2:

Defined base (ground floor), middle (upper stories), and top (top story and/or roof)



Character Defining Element 3:

Low-pitched hipped or flat roof with moderate to widely overhanging eaves



Character Defining Element 4:

Tall, narrow windows that are vertically aligned between stories

**Character Defining Element 5:**

Prominent doorway or single-story entry porch

**Character Enhancing Elements**

1. Tower element located at the corner of the building or centered along prominent, typically street-facing facades
2. Decorative brackets on trim boards beneath eaves
3. Doors and windows arched or curved above
4. Prominent crowns above doors and windows
5. Windows feature two-pane glazing and are paired
6. Clapboard, masonry, stone, and/or stucco wall cladding
7. Wood, masonry, and/or stone accent materials/trim
8. Wood and/or glass/storefront doors

B. Craftsman

The Craftsman style emerged after the turn of the 20th century as a derivation of the Arts and Crafts movement and Asia’s wooden architectural tradition. Craftsman houses, sometimes referred to as “California bungalows,” emphasize artful attention to detail and workmanship in both the exterior and interior buildings. Originally developed in Southern California, the style was spread throughout the country in pattern books and popular magazines, emerging as the dominant style for smaller houses built throughout the country from 1905 until the early 1920s.

Character-Defining Elements

1. Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang
2. Exposed roof rafters and decorative beams or braces under gables
3. Shed roof entry awning or porch and/or building form projection
4. Sash windows with multiple small panes above single large pane
5. Clapboard or shingle siding and wooden accents

Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang

Exposed roof rafters and decorative beams or braces under gables

Sash windows with multiple small panes above single large pane

Clapboard or shingle siding and wooden accents

Shed roof entry awning or porch and/or building form projection



Craftsman Style Examples



CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang



Character Defining Element 2:

Exposed roof rafters and decorative beams or braces under gables



Character Defining Element 3:

Shed roof entry awning or porch and/or building form projection



Character Defining Element 4:

Sash windows with multiple small panes above single large pane

**Character Defining Element 5:**

Clapboard or shingle siding and wooden accents

**Character Enhancing Elements**

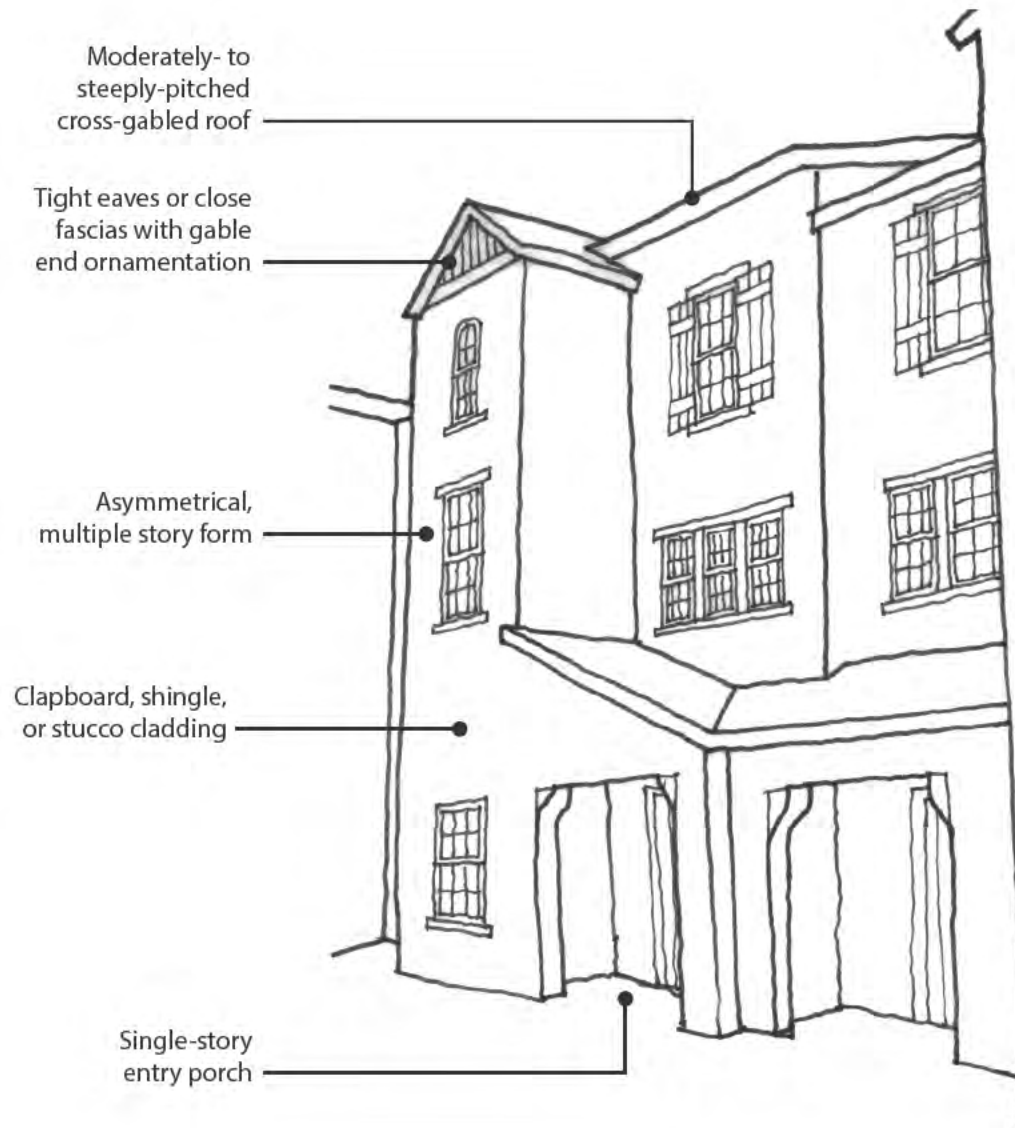
1. Gable and shed roof building form projections to articulate large elevations
2. Porch supported by piers that extend to the ground
3. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
4. Masonry or stone porch pier base, foundation, and chimney
5. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window
6. Multiple pane transom window above a wooden door
7. Substantial wooden trim around windows and doors
8. Board and batten cladding at gable ends

C. Cottage

The Cottage style is associated with the arts and crafts movement, a dominant early 20th century design philosophy that rejected the ornate decoration associated with the preceding Victorian styles and the mass production of architectural features that made such ornamentation possible. The style represents a quaint interpretation of the European Norman and English Tudor architecture. The style was made possible by the advent of brick and stone veneer techniques during the 1920s. Cottage-style houses are prevalent in interwar neighborhoods throughout Northern and Southern California.

Character-Defining Elements

1. Asymmetrical, multiple story form
2. Moderately- to steeply-pitched cross-gabled roof
3. Tight eaves or close fascias with gable end ornamentation
4. Single-story entry porch
5. Clapboard, shingle, or stucco cladding



Cottage Style Examples



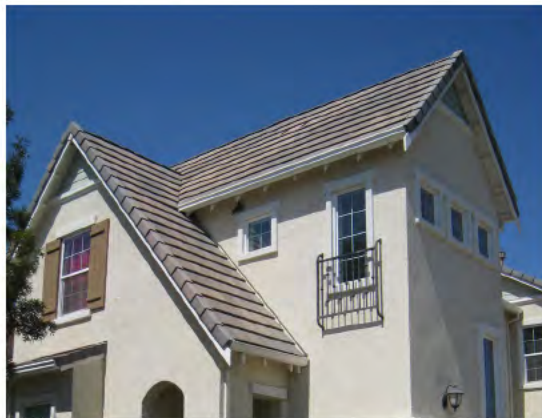
CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

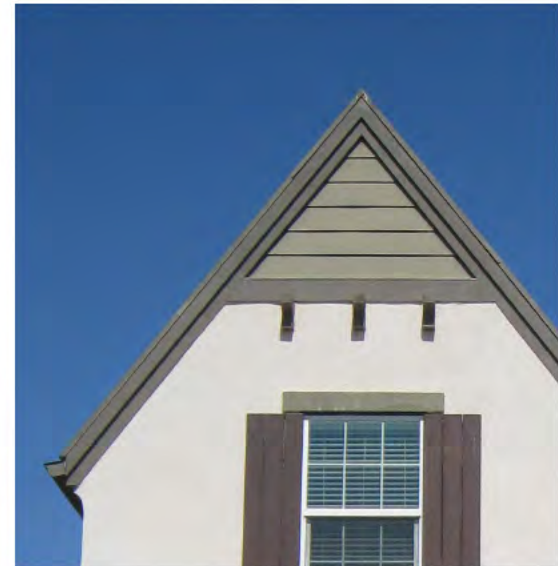
Character Defining Element 1:
Asymmetrical, two story form



Character Defining Element 2:
Steeply pitched, cross-gabled roof



Character Defining Element 3:
Tight eaves or close fascias with gable end ornamentation



Character Defining Element 4:
Single-story entry porch



Character Defining Element 5:
Clapboard, shingle, or stucco cladding



Character Enhancing Elements

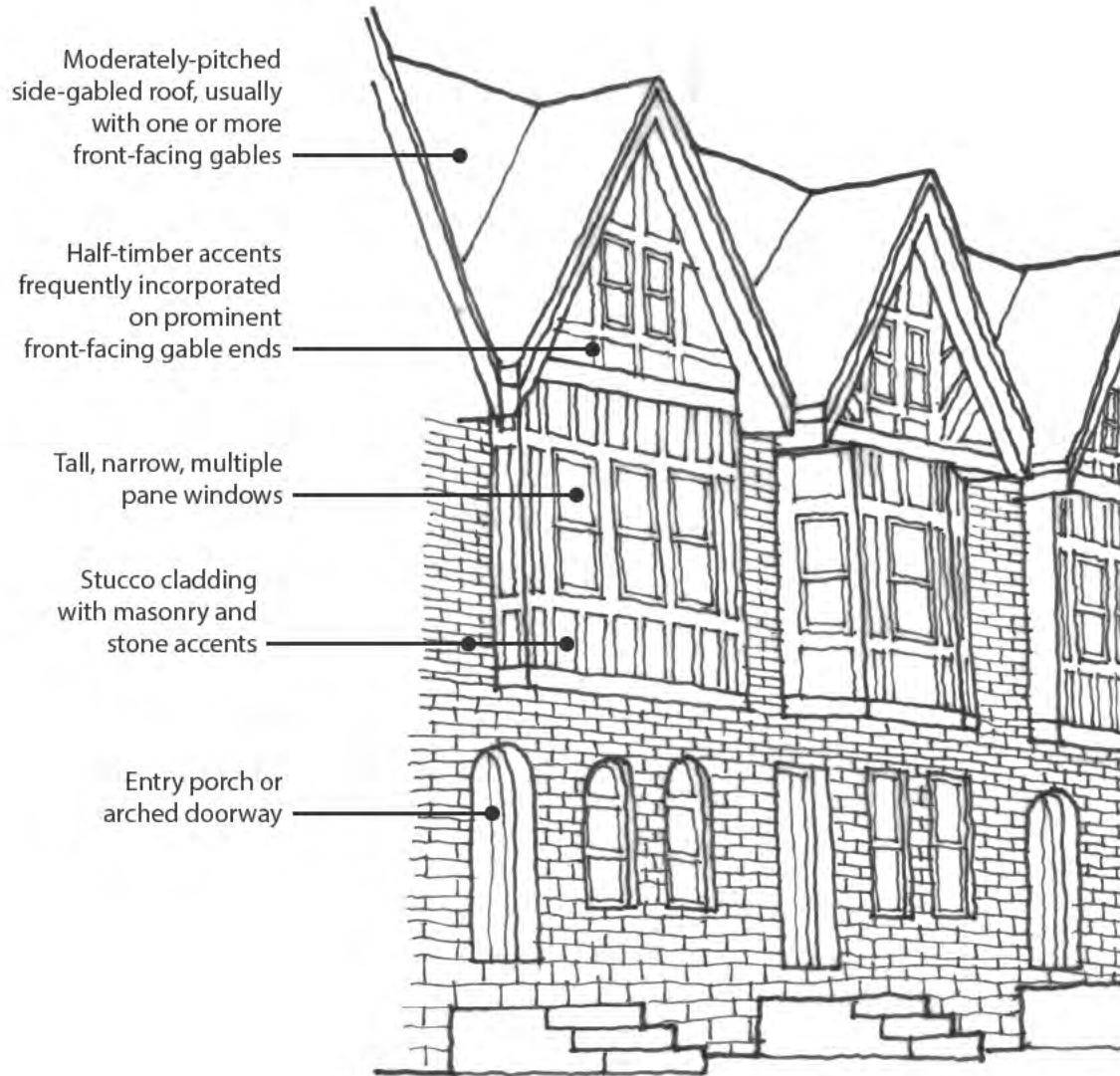
1. Clatslide and/or hip-on-gable roof elements
2. Gabled and shed dormers
2. Decorative brackets on porch
3. Multiple paned casement windows of varying sizes and configurations
4. Varying window treatments
5. Shutters on some, but not all, windows
6. Wood panel doors and garage doors
7. Doors and prominent windows arched or curved above
8. Patterned shingles in gable ends
9. Masonry and/or stone accents
10. Composition shingles

D. Tudor

The Tudor style originated in England during the mid-19th century as part of the picturesque movement. The style is derived from a variety of late medieval and early Renaissance English prototypes, ranging from simple cottages to grand manor homes. The style first appeared in the United States during the 1890s, emerging as a leading residential architectural style following the turn of the 20th century and remaining popular until World War II.

Character-Defining Elements

1. Moderately-pitched side-gabled roof, usually with one or more front-facing gables
2. Entry porch or arched doorway
3. Tall, narrow, multiple pane windows
4. Stucco cladding with masonry and stone accents
5. Half-timber accents frequently incorporated on prominent front-facing gable ends



Tudor Style Examples



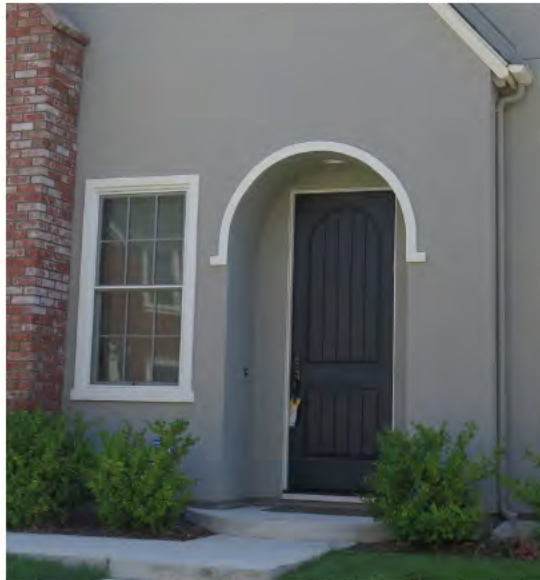
CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:
Steeply-pitched side-gabled roof, usually
with one or more front-facing gables



Character Defining Element 2:
Entry porch or arched doorway



Character Defining Element 3:
Tall, narrow, multiple pane windows



Character Defining Element 4:
Stucco cladding with masonry and stone accents



Character Defining Element 5:
Half-timber accents frequently incorporated on prominent front-facing gable ends



Character Enhancing Elements

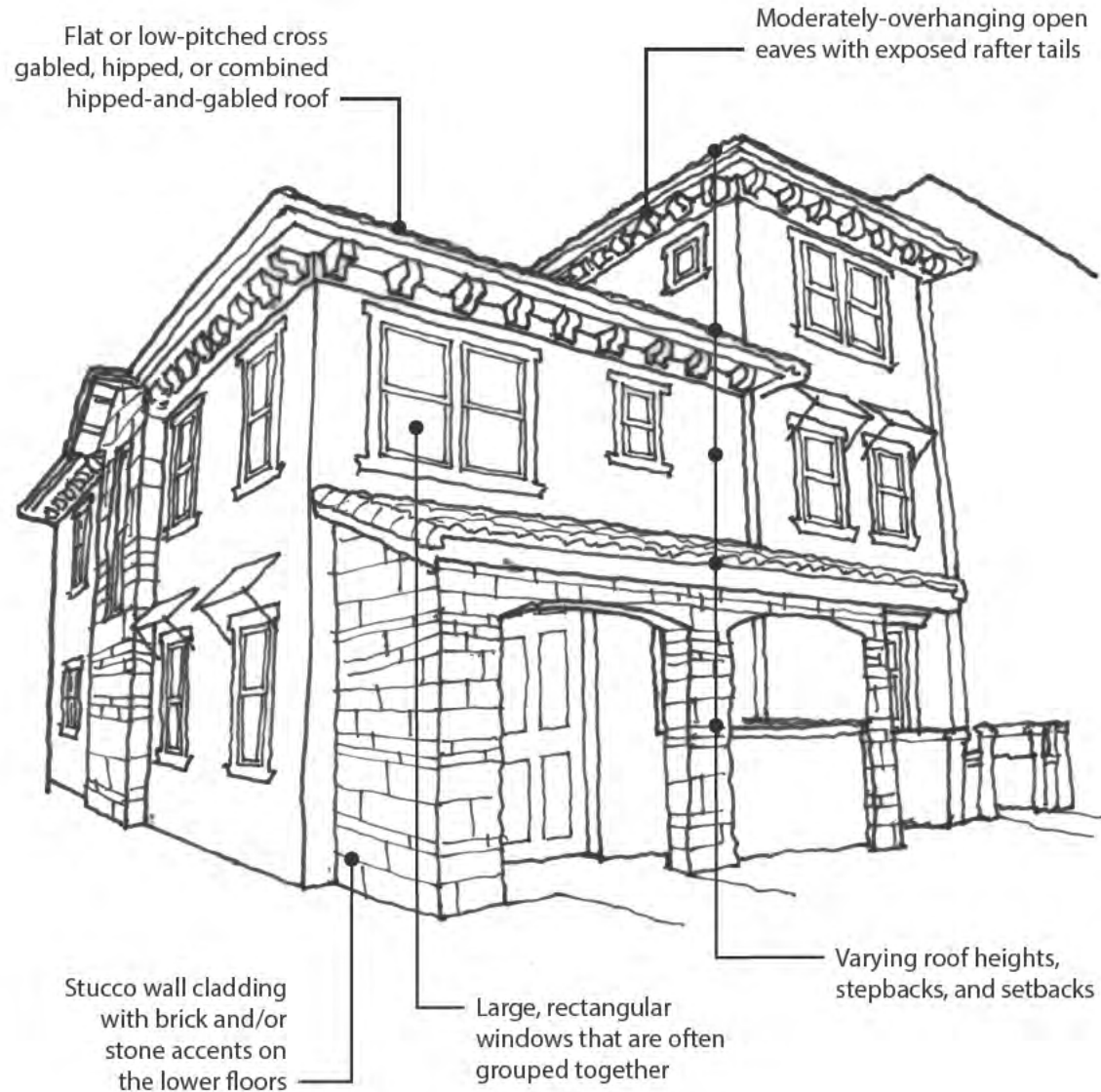
1. Overlapping gables with eaves of varying heights
2. Clatslide and/or hip-on-gable roof elements
3. Gabled and shed dormers
4. Casement windows
5. Paired windows
6. Bay window on prominent one-story front-facing gable front
7. Small accent windows with diamond panes
8. Wood panel or board and batten doors
9. Wood panel garage doors
10. Decorative clapboards in gable ends
11. Massive masonry and/or stone chimney

E. Mediterranean Revival

The Mediterranean Revival style first developed in the United States just prior to the turn of the 20th century, variously incorporating elements from the French, Greek, Italian, and Spanish Moroccan architectural traditions. The style was heavily influenced by palace and seaside villa architecture, applying characteristics associated with both building typologies to coastal resorts in California and Florida. Mediterranean Revival architecture enjoyed its greatest popularity during the 1920s and 1930s and fell out of favor following World War II.

Character-Defining Elements

1. Flat or low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. Moderately-overhanging open eaves with exposed rafter tails
3. Varying roof heights, stepbacks, and setbacks
4. Large, rectangular windows that are often grouped together
5. Stucco wall cladding with brick and/or stone accents on the lower floors



Mediterranean Revival Style Examples

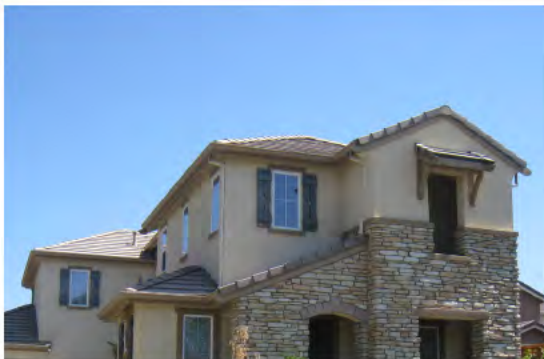


CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Flat or low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



Character Defining Element 2:

Moderately-overhanging open eaves with exposed rafter tails



Character Defining Element 3:

Varying roof heights, stepbacks, and setbacks

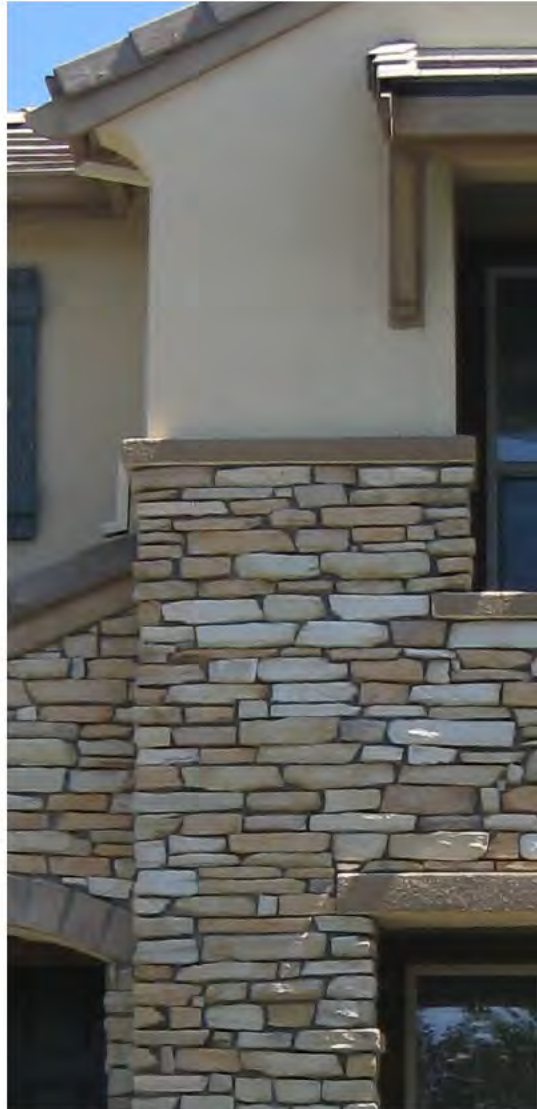


Character Defining Element 4:

Large, rectangular windows that are often grouped together

**Character Defining Element 5:**

Stucco wall cladding with brick and/or stone accents on the lower floors

**Character Enhancing Elements**

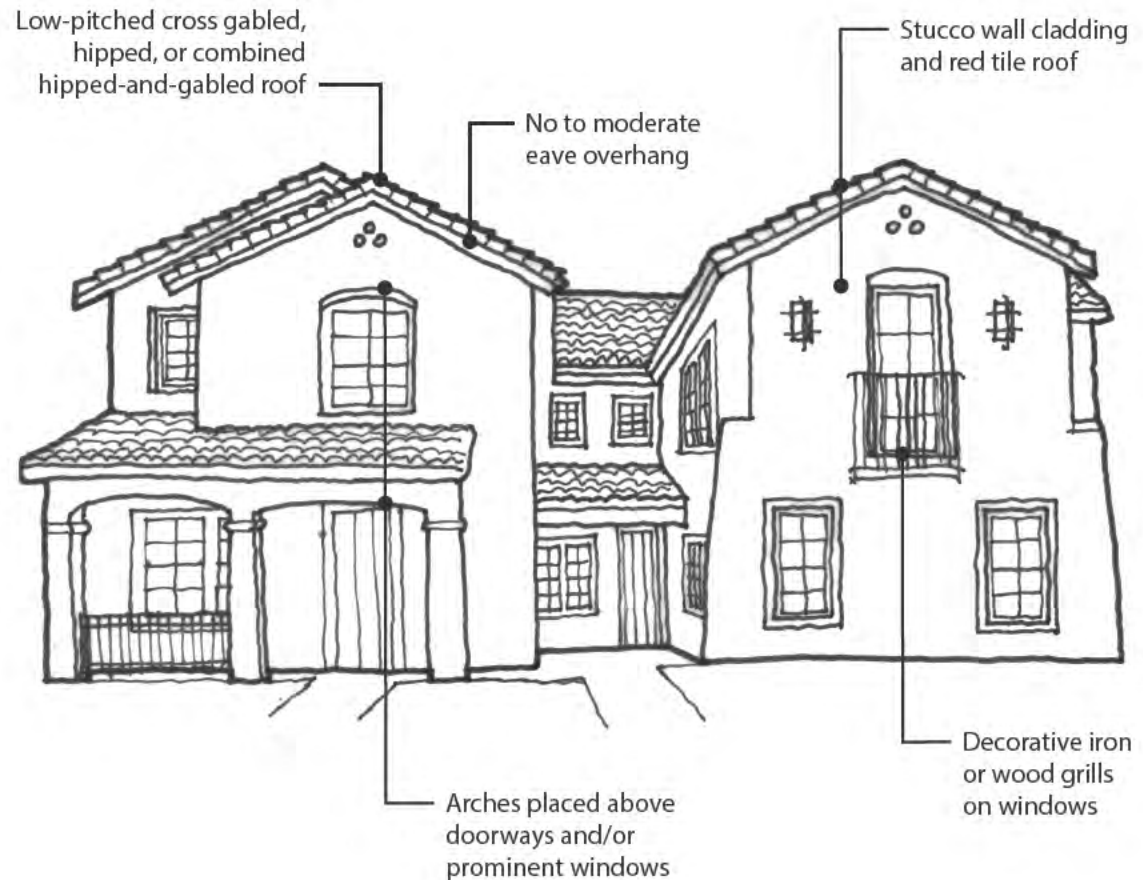
1. One- or two-story porches with arched openings
2. Covered balconies supported by basic square wooden posts
3. Recessed windows surrounded by substantial trim
4. Vertical wood panel shutters on some, but not all windows
5. Wood panel doors
6. Trellises attached to building above windows and doorways
7. Decorative iron grills and stairway railings
8. Tile roof
9. Decorative tile

F. Spanish Eclectic

The Spanish Eclectic style appeared during the 1910s as a descendent of the Mission style. The style combines decorative details from Spain, the Mediterranean, and South America, with inspiration from Moorish, Byzantine, Gothic, and Baroque architecture. Unlike the Mission style, the Spanish Revival style is more ornate, incorporating stylistic details in both its large and small architectural features. This style was very popular in southwestern states, particularly in Arizona, California, Florida, and Texas, during the 1920s and early 1930s, but quickly fell out of favor by the beginning of World War II.

Character-Defining Elements

1. Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. No to moderate eave overhang
3. Arches placed above doorways and/or prominent windows
4. Decorative iron or wood grills on some, but not all, windows
5. Stucco wall cladding and red tile roof



Spanish Eclectic Style Examples



CHAPTER 3

MULTIPLE-FAMILY RESIDENTIAL ARCHITECTURAL STYLES

Character Defining Element 1:

Low-pitched cross gabled, hipped, or combined hipped-and-gabled roof



Character Defining Element 2:

No to moderate eave overhang



Character Defining Element 3:

Arches placed above doorways and/or prominent windows



Character Defining Element 4:

Decorative iron or wood grills on some, but not all, windows

**Character Defining Element 5:**

Stucco wall cladding and red tile roof

**Character Enhancing Elements**

1. Stucco or tile decorative vents near the top of the front-facing gable end
2. Projecting upper story front-facing gable end with decorative base
3. Mission-shaped dormer or parapet
4. Towered entry porch
5. Porch with series of arched openings, creating the appearance of an arcade
6. Predominance of multiple paned casement windows
7. One large triple-arched or parabolic focal window
8. Vertical wood slatted shutters
9. Decorative balustrade on balcony or underneath windows
10. Heavy wood panel or carved doors
11. Doors and prominent windows surrounded by spiral columns, pilasters, carved stonework, or patterned tiles
12. Masonry and/or stone accents

G. 21st Century Modern

The Modern movement began in Europe during the early 1900s, eventually coalescing around the International style in the 1920s. The movement stood in stark contrast to the other popular styles of the day that were rooted in classicism, the dominant historical trend in western architecture. Tenets of the movement include form following function, simplicity and omission of unnecessary detail, the visual expression of structure, the truthful use of machine-age materials, and the incorporation of new technologies in building design and construction. The International style arrived in the United States in the early 1930s. The International style and the subsequent styles associated with the movement, most notably the Contemporary and Shed styles, have enjoyed a level of popularity in the United States ever since.

Because the Modern movement encompasses a variety of styles and is an active movement that continues to evolve to this day, this section does not include a strict list of character-defining elements for Modern-style buildings. Instead, the section lists the key characteristics associated with the Modern movement. The characteristics generally originated with the International style and have been subsequently applied to many of the styles associated with the movement. Therefore, for the purposes of this style guide, the City refers to the characteristics as 21st Century Modern. The section also includes descriptions and examples of common contemporary adaptations to the 21st Century Modern style. Rather than simply applying these characteristics and adaptations to a project's design, the City encourages the project team to incorporate the elements in a creative manner.

Key Character Elements of the 21st Century Modern Style

1. Asymmetrical
2. Flat roof, usually without coping at roof line
3. Windows set flush with outer walls
4. No decorative detailing at doors or windows
5. Large window groupings, often linear
6. Large expanses of windowless wall surface featuring a unified wall cladding, usually white stucco

21st Century Modern Style Adaptations

Decoupage – This adaptation features buildings composed of one to several orthogonal boxes. Two or more materials, such as metal, wood, concrete panels, HardieBoard, concrete block, or brick, are applied in combination with glass. The primary elements of the building's design are the pattern created by the application of these materials and the three-dimensional effect of placing each material on a different plane.

Unifying Material – This adaptation replaces the International style's preference for using white stucco as an almost exclusive exterior wall covering with a broad range of innovative materials, including enhanced glass, concrete panels, wood application techniques, polycarbonates, and metal in a variety of textures and colors. These materials serve as a theme for the building, allowing it to blend in or stand out from its surroundings.

Slightly Askew – This adaptation utilizes computer-aided drafting programs and recent building technologies to shift portions of orthogonal buildings, creating a dynamic design.

Examples of Adaptation 1: Decoupage



Examples of Adaptation 2: Unifying Material



Examples of Adaptation 3: Slightly Askew



H. New Classicism

The New Classicism style emerged during the late 20th century as a final phase of the Postmodern movement. The style freely combines elements of Classicism and Modernism and incorporates new elements that reflect recent construction technology innovations and contemporary usage requirements. The style does not disavow traditional rules of composition, but extends, and even distorts them, in new and interesting ways.

New Classicism serves as a reinterpretation of the ASG's multiple-family residential styles that are rooted in Classicism, including:

- Italianate
- Mediterranean Revival

Projects that are designed in the new classical style are required to incorporate the character-defining elements and encouraged to incorporate the character-enhancing elements of the emulated style in a creative manner. The reinterpretation of the style can be achieved by including one or more key character elements of the International style.

New Classicism Style Examples



CHAPTER 4

OFFICE, COMMERCIAL, AND MIXED-USE ARCHITECTURAL STYLES

CHAPTER OVERVIEW

This chapter includes the following architectural styles that are appropriate for Office, Commercial, and Mixed-Use development in the Southeast Policy Area.

- Italianate
- Craftsman
- Neoclassical Revival
- Spanish Eclectic
- Art Deco
- 21st Century Modern
- New Classicism

A. Italianate

The Italianate style originated in England during the early 19th century as a part of the Picturesque movement, a reaction to the more formal classical ideals that were expressed through art and architecture at the time. Italianate architecture is based upon the characteristics of informal Italian farmhouses. The style migrated to the United States during the 1830s and remained popular here through the 1870s. In California, the Italianate style is synonymous with the state's early mansions and was typically applied in less formal fashion than in eastern and midwestern states.

Character-Defining Elements

1. One and a half or more stories
2. Defined base (ground floor), middle (upper stories), and top (top story and/or roof)
3. Low-pitched or flat roof with moderate to widely overhanging eaves
4. Tall, narrow windows that are vertically aligned between stories
5. Prominent doorway or single-story entry porch

Character-Enhancing Elements

1. Tower element located at the corner of the building or centered along prominent, typically street-facing facades
2. Decorative brackets on trim boards beneath eaves
3. Doors and windows arched or curved above
4. Prominent crowns above doors and windows
5. Windows feature two-pane glazing and are paired
6. Clapboard, masonry, stone, and/or stucco wall cladding
7. Wood, masonry, and/or stone accent materials/trim
8. Wood and/or glass/storefront doors

Italianate Style Examples



B. Craftsman

The craftsman style emerged after the turn of the 20th century as a derivation of the Arts and Crafts movement and Asia’s wooden architectural tradition. Craftsman houses, sometimes referred to as “California bungalows,” emphasize artful attention to detail and workmanship in both the exterior and interior buildings. Originally developed in Southern California, the style was spread throughout the country in pattern books and popular magazines, emerging as the dominant style for smaller houses built throughout the country from 1905 until the early 1920s.

Character-Defining Elements

1. Low-pitched cross-gabled or side-gabled roof with unenclosed eave overhang
2. Exposed roof rafters and decorative beams or braces under gables
3. Gable or shed roof entry porch and/or building form projection
4. Sash windows with multiple small panes above single large pane
5. Clapboard or shingle siding and wooden accents

Character Enhancing Elements

1. One gabled or shed dormer (side-gabled version only) centered along front elevation with small single window or paired windows
2. Gable and shed roof building form projections to articulate large elevations
3. Porch supported by piers that extend to the ground
4. Porch enclosed by wooden railings or clapboard or shingle cladding or masonry or stone
5. Masonry or stone porch pier base, foundation, and chimney
6. Paired and/or ribbon windows, including narrow windows placed on both sides of a broad window
7. Multiple pane transom window above a wooden door
8. Substantial wooden trim around windows and doors
9. Board and batten cladding at gable ends

Craftsman Style Examples





C. Neoclassical Revival

The Neoclassical Revival style emerged during the 1890s on the heels of Chicago’s World’s Columbian Exposition of 1893 and the Beaux-Arts style. The style was inspired by Roman, and especially Greek, design concepts, the foundation of the Western classical architectural tradition. From 1900 until 1920, neoclassical revival was one of the preeminent styles for civic buildings and businesses, such as banks, that wished to convey the impression of wealth, power, and prominent standing within the community. The style began to lose its popularity during the 1930s and became exceedingly rare by the beginning of World War II.

Character-Defining Elements

1. Symmetrical façade with main entrance centered along the front facade or at the corner of the two street-facing facades
2. Flat roofed with well-defined base, middle, and top
4. Simple geometric forms and smooth surfaces
2. Facades divided into bays by columns, piers, and pilasters
5. Classical ornamentation, such as a dental cornice

Character Enhancing Elements

1. Prominent entablature at the top of the building
2. Individual forms defined by slight variations in roof height, setbacks, and setbacks
3. For multiple story buildings, the first story is often capped by a smaller entablature and ballustrade. The upper stories stepback from the first-story, creating a balcony.
4. Multiple story tower element at corner building entry
5. Large, bay-spanning, full height windows windows on the first-floor and somewhat smaller, if still sizeable windows on the upper floors
6. Designs mostly devoid of arched windows and doors
7. Substantially glazed doors on the first-floor
8. Masonry and stone clad facades

Neoclassical Revival Style Examples





D. Spanish Eclectic

The Spanish Eclectic style appeared during the 1910s as a descendent of the Mission style. The style combines decorative details from Spain, the Mediterranean, and South America, with inspiration from Moorish, Byzantine, Gothic, and Baroque architecture. Unlike the Mission style, the Spanish Revival style is more ornate, incorporating stylistic details in both its large and small architectural features. This style was very popular in southwestern states, particularly in Arizona, California, Florida, and Texas, during the 1920s and early 1930s, but quickly fell out of favor by the beginning of World War II.

Character-Defining Elements

1. Flat or low-pitched cross gabled, hipped, or combined hipped-and-gabled roof
2. No to moderate eave overhang
3. Arches placed above doorways and/or prominent windows
5. Stucco wall cladding and red tile roof
4. Quadrafoil and/or decorative tiles and vents near top of front-facing gable front, frieze, and/or Mission-shaped dormer or parapet

Character Enhancing Elements

1. Projecting upper story front-facing gable face with decorative base
2. Mission-shaped dormer or parapet
3. Towered entry form
4. Predominance of multiple paned casement windows on upper floors
5. Large storefront and transom windows on first-floor
6. Decorative iron or wood grills on some, but not all, windows
7. Decorative balustrade on balcony or underneath windows
8. Heavy wood panel or carved doors
9. Doors and prominent windows surrounded by spiral columns, pilasters, carved stonework, or patterned tiles
10. Masonry and/or stone accents

Spanish Eclectic Style Examples





E. Art Deco

The Art Deco style developed in France following World War I as an eclectic style that synthesized craft motifs and machinery age imagery and materials. The style is defined by its prominent use of color, geometry, and ornamentation. Art Deco emerged as a defining style in the United States and Europe during the 1920s. The style largely evolved into Arte Moderne or “Streamline Modern” and fell entirely out of favor after 1940.

Character-Defining Elements

1. Façades comprised of blocky elements, assembled to create a monolithic, vertically oriented appearance with applied decorative motifs
2. Motifs include zigzags, chevrons, and other geometric and stylized elements
3. Reeding and fluting in pilasters and around windows and doors
4. Flat roofed with towers and other projecting elements, especially at entrances
5. Smooth-faced stucco, concrete, and stone wall surfaces, and terra cotta, steel, and aluminum accents

Character Enhancing Elements

1. Large, bay-spanning, full height storefront/transom windows on the first-floor and somewhat smaller, if still sizeable windows on the upper floors
2. Substantially glazed doors on the first-floor

Art Deco Style Examples



F. 21st Century Modern

The Modern movement began in Europe during the early 1900s, eventually coalescing around the International style in the 1920s. The movement stood in stark contrast to the other popular styles of the day that were rooted in classicism, the dominant historical trend in western architecture. Tenets of the movement include form following function, simplicity and omission of unnecessary detail, the visual expression of structure, the truthful use of machine-age materials, and the incorporation of new technologies in building design and construction. The International style arrived in the United States in the early 1930s. The International style and the subsequent styles associated with the movement, most notably the Contemporary and Shed styles, have enjoyed a level of popularity in the United States ever since.

Because the Modern movement encompasses a variety of styles and is an active movement that continues to evolve to this day, this section does not include a strict list of character-defining elements for Modern-style buildings. Instead, the section lists the key characteristics associated with the Modern movement. The characteristics generally originated with the International style and have been subsequently applied to many of the styles associated with the movement. Therefore, for the purposes of this style guide, the City refers to the characteristics as 21st Century Modern. The section also includes descriptions and examples of common contemporary adaptations to the 21st Century Modern style. Rather than simply applying these characteristics and adaptations to a project's design, the City encourages the project team to incorporate the elements in a creative manner.

Key Character Elements of the 21st Century Modern Style

1. Asymmetrical
2. Flat roof, usually without coping at roof line
3. Windows set flush with outer walls
4. No decorative detailing at doors or windows
5. Large window groupings, often linear
6. Large expanses of windowless wall surface featuring a unified wall cladding, usually white stucco

21st Century Modern Style Adaptations

Decoupage – This adaptation features buildings composed of one to several orthogonal boxes. Two or more materials, such as metal, wood, concrete panels, HardieBoard, concrete block, or brick, are applied in combination with glass. The primary elements of the building's design are the pattern created by the application of these materials and the three-dimensional effect of placing each material on a different plane.

Unifying Material – This adaptation replaces the International style's preference for using white stucco as an almost exclusive exterior wall covering with a broad range of innovative materials, including enhanced glass, concrete panels, wood application techniques, polycarbonates, and metal in a variety of textures and colors. These materials serve as a theme for the building, allowing it to blend in or stand out from its surroundings.

Slightly Askew – This adaptation utilizes computer-aided drafting programs and recent building technologies to shift portions of orthogonal buildings, creating a dynamic design.

Examples of Adaptation 1: Decoupage



Examples of Adaptation 2: Unifying Material



Examples of Adaptation 3: Slightly Askew



G. New Classicism

The New Classicism style emerged during the late 20th century as a final phase of the Postmodern movement. The style freely combines elements of Classicism and Modernism and incorporates new elements that reflect recent construction technology innovations and contemporary usage requirements. The style does not disavow traditional rules of composition, but extends and even distorts them, in new and interesting ways.

New Classicism serves as a reinterpretation of the ASG's multiple-family residential styles that are rooted in Classicism, including:

- Italianate
- Neoclassical Revival

Projects that are designed in the new classical style are required to incorporate the character-defining elements and encouraged to incorporate the character-enhancing elements of the emulated style in a creative manner. The reinterpretation of the style can be achieved by including one or more key character elements of the International style.

New Classicism Style Examples



CHAPTER 5

LIGHT INDUSTRIAL/FLEX SPACE ARCHITECTURAL STYLE

CHAPTER OVERVIEW

This chapter includes the following architectural style that is appropriate for Light Industrial/Flex Space development in the Southeast Policy Area.

- 21st Century Modern

F. 21st Century Modern

The Modern movement began in Europe during the early 1900s, eventually coalescing around the International style in the 1920s. The movement stood in stark contrast to the other popular styles of the day that were rooted in classicism, the dominant historical trend in western architecture. Tenets of the movement include form following function, simplicity and omission of unnecessary detail, the visual expression of structure, the truthful use of machine-age materials, and the incorporation of new technologies in building design and construction. The International style arrived in the United States in the early 1930s. The International style and the subsequent styles associated with the movement, most notably the Contemporary and Shed styles, have enjoyed a level of popularity in the United States ever since.

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Examples of Adaptation 1: Decoupage



Examples of Adaptation 2: Unifying Material



Examples of Adaptation 3: Slightly Askew



CHAPTER 6

GLOSSARY

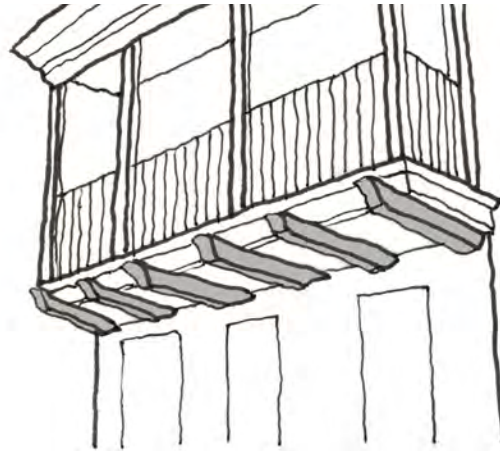
1. CHAPTER OVERVIEW

This chapter includes an illustrated glossary of many of the architectural terms that appear in the Architectural Style Guide. For terms that are not defined in this chapter, refer to an architectural reference book, such as *A Field Guide to American Houses* by Virginia Savage McAlester.

2. DEFINITIONS

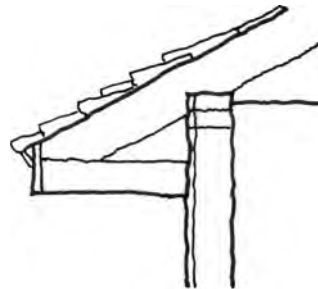
Accent. A distinctive feature or quality, such as a feature that accentuates or complements a decorative style.

Balcony joist. One of the horizontal supporting beams that are laid parallel to support the floor boards of a balcony.



Balustrade. A railing consisting of a row of balusters, or small vertical posts, supporting a rail.

Boxed eave. An eave that is enclosed by boards and/or moldings so that the rafters are not visible.



Bracket. An ornamental support, usually of wood or metal, which appears where the roof or balcony edge meets the exterior wall of the building.

Cornice. Generally refers to the crowning horizontal molding on a building. For classical architectural styles, refers to the uppermost, projecting portion of the entablature. The element is often decorated with brackets, dentils, medallions, or other ornamentation.

Crown. The trim piece, often prominent, located above windows and doors.

Cupola. A decorative, dome-like tower on top of a building, often square, round, or octagonal in shape.

Dormer. A structural element of a building, usually incorporating one or more windows, that protrudes from the plane of a sloping roof surface.

Dormer, eyebrow. A small, arched dormer that projects only slightly from the roof.



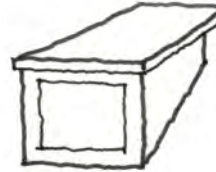
Dormer, fully nested. A dormer that is contained within the plane of the adjacent roof.



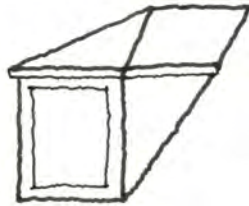
Dormer, gabled. A dormer with a pitched roof.



Dormer, shed. A dormer with a flat roof sloping in the same direction as the roof from which the dormer projects.



Dormer, hipped. A dormer with a roof comprising two side-facing planes and one front-facing plane that slope back as they rise.



Dormer, gable-through-cornice. A partially nested dormer with a gabled roof.



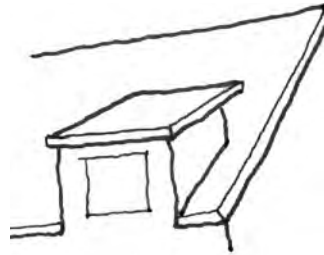
Dormer, segmental. A dormer with an arched roof.



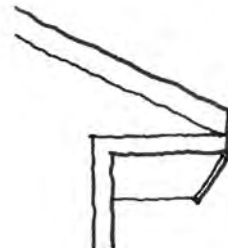
Dormer, hipped-through-cornice. A partially nested dormer with a hipped roof.



Dormer, partially nested. A dormer that is located in line with the building facade and includes a window that extends through the adjacent roof's cornice line.



Eave. The lower edge of the portion of roof that overhangs the walls of a building.



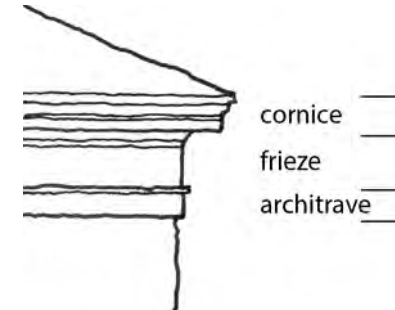
Eave overhang. The numerical measure of the distance that the roof overhangs the walls of a building.

Minimal (tight) eave overhang: A distance of 0 to 12 inches.

Moderate eave overhang: A distance of 12 to 24 inches.

Wide eave overhang: A distance of 24 to 30 inches.

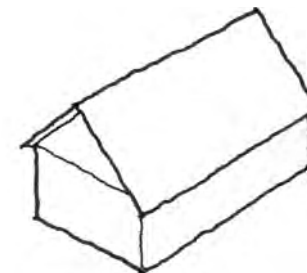
Entablature. For classical architectural styles, the superstructure of moldings and bands which lie horizontally above columns, resting on their capitals. The entablature is usually divided into the architrave, the element immediately above the columns, the frieze, an unmolded strip that may or may not be ornamented, and the cornice.



Fascia. A frieze or band running horizontally and situated vertically under a roof edge, often forming the outer surface of a cornice.

Fluting. A decorative finish for wooden columns or trim where parallel grooves are carved vertically along the surface.

Gable. The part of a wall that encloses the end of a pitched roof.



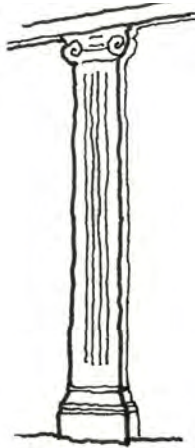
Gable end ornamentation. Any type of decorative element on the face of a gable, such as spindle-work, near the apex of a gable.



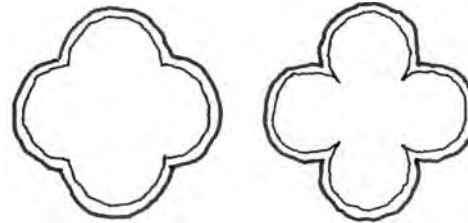
Half-timbering. A wall treatment of Medieval European origins comprising wood timbers that are in filled with plaster or masonry.

Parapet. A barrier which is an extension of the wall at the edge of a roof, terrace, balcony, walkway, or other structure.

Pilaster. A slightly projecting column built into or applied to the face of a wall, giving the illusion of a real freestanding support column.



Quadrafoil. A decorative element consisting of a symmetrical shape which forms the overall outline of four partially overlapping circles of the same diameter.



Quion. One of a series of decorative rectangles or squares of stone, brick, wood, or concrete, placed at the corners of buildings to add architectural interest.

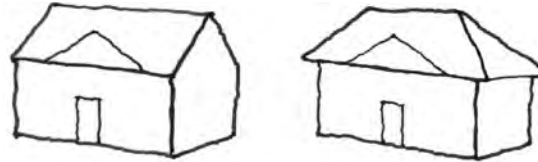
Rafter tail. The portion of the rafter that projects beyond the exterior wall of a building. When exposed, not enclosed by a boxed eave or fascia, the element can be used for ornamentation.

Reeding. A form of molding, often placed on columns, wherein a series of vertical convex ridges are carved into a surface.

Roof, catslide A steeply pitched gabled roof element with one side extending close to the ground. This side typically flares outward.



Roof, center gable. A roof comprising a primary side-gabled or hipped roof element with a secondary front-gabled roof element centered along the front of the primary element.



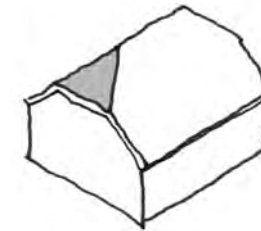
Roof, gable front and wing. A roof comprising a front-gabled roof element and a side-gabled roof element, forming an L-shaped configuration.



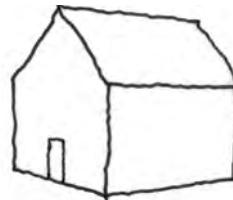
Roof, cross-gabled. A roof comprising of two or more gabled roof elements that are perpendicularly oriented, forming a T for the simplest configuration, or any number of more complex forms.



Roof, hip-on-gable. A roof with a gable end that is hipped, or clipped back at the top, forming a truncated gable on the wall below.



Roof, front-gabled. A roof comprising a single pitched element with front- and rear-facing gables.



Roof, hipped. A roof composed of sloping sides that meet at a ridge at the center of the roof. In its simplest configuration as a rectangular-shaped roof, the two long sides are trapezoidal in shape and the two short sides are triangular.



Roof, hipped with tower. A hipped roof that features a tower element that extends above the roof's cornice or fascia.



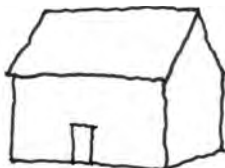
Roof pitch. The numerical measure of the steepness of a roof; the vertical rise divided by the horizontal run.

Low Roof Pitch: A slope ratio ranging from 1:12 to 4:12.

Moderate Roof Pitch: A slope ratio ranging from 4:12 to 9:12.

Steep Roof Pitch: A slope ratio above 9:12.

Roof, side-gabled. A roof comprising a single pitched element with side-facing gables.

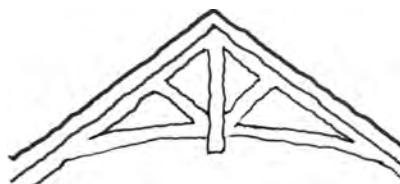


Shutters. Pairs of solid or slatted window coverings, traditionally hinged to the exterior of a building to either side of a window, used to block light or wind from the interior of a building.

Trim. The finish materials to a building, such as moldings applied around window and door openings.

Trim band. A continuous horizontal molding or fascia around a building or opening, or on a wall that provides a division.

Truss in gable. An exposed truss in a gable roof used as a decorative element.



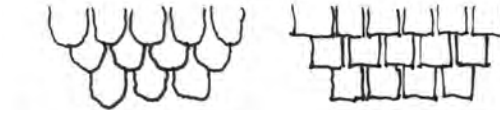
Wall cladding, board and batten. A wooden siding treatment in which wide, vertically oriented boards are separated by narrower strips of wood called battens, which form the joints between the boards.



Wall cladding, clapboard. A wooden siding treatment composed of boards, thinner at one edge than the other, applied horizontally in overlapping rows.



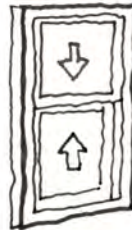
Wall cladding, shingle or shake. A wooden siding treatment composed of small, thin rectangular boards, thinner at one edge than the other, applied horizontally in overlapping rows. Shingles have a smooth and precise appearance, while shakes have a rough, irregular texture.



Window, casement. A window attached to its frame by one or more side hinges.



Window, double-hung. A window having two sashes that slide up and down.



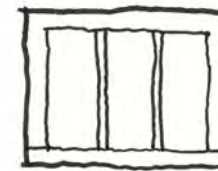
Window, parabolic focal. A window shaped like a parabolic arch.



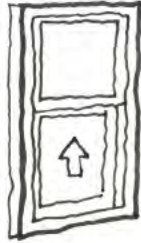
Window, pedimented. A window with a decorative triangular element above it, often made of plaster, wood, or stone.



Window, ribbon. A series of windows set side by side to form a continuous band horizontally across a facade.



Window, sash. A window made of one or more vertically sliding panels, or sashes, that form a frame to hold the panes of glass.



Window, transom. A narrow window, sometimes hinged at the top, positioned over a doorway or larger window.



SOUTHEAST POLICY AREA

ARCHITECTURAL STYLE GUIDE



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