

A JAMESTOWN VISION



PATTERN BOOK & DESIGN GUIDELINES FOR BUILDING IN THE VILLAGE

JUNE 19, 2008

Introduction

The following Design Guidelines are offered as a resource to property owners, designers, builders, developers, Town officials and volunteers as they seek to guide growth and preserve the character of Jamestown's built environment.

Implicit in these guidelines is the understanding gleaned from the 2007 Jamestown Vision Charrette, and its nearly 24 hours of public meetings and conversation, that the majority of the residents of Jamestown are united in their desire to preserve the existing character of the Island's neighborhoods and architecture. In so far as the majority of the Island's structures are of a traditional style and construction, it is axiomatic that preservation of that character means a continuation of the patterns of design and the materials and methods of traditional architecture.

This by no means suggests that appropriate design must always adopt a traditional vocabulary. Jamestown is currently home to several accomplished architects whose work is a testament to the ability of competent designers to work in many styles and remain in harmony with their architectural context.

Rather, this publication is aimed at those who want to build in a traditional idiom (or have no objection to doing so if other stakeholders prefer it) but could use guidance in doing so correctly. By definition, tradition in architecture is those sets of practices and patterns that have been validated and reaffirmed over time as the most pleasing to the most people or demonstrably more functional or efficient. As such, they are objective and verifiable as traditional or not. One can "get them right" or "get them wrong".

These Guidelines, therefore, set out to illustrate those traditional patterns as they are objectively observed on Jamestown and all over New England so that in those instances where the goal is to build in a traditional manner the designer, builder, neighbors and officials charged with permitting it may be better able to achieve that goal.



TABLE OF CONTENTS

Introduction	i
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PART I - RESIDENTIAL DESIGN GUIDELINES

Site Configuration	3
The Lot & the Block	3
Locating Structures	4
Parking	5
Landscaping	6
Simplicity of Massing	7
Building Form	7
Simplicity of Roof Forms	8
Common Jamestown Building Types	9
Elevation Composition	10
Openings	11
Transformations	12
Garages and Ancillary Structures	13
Building Elements	15
Walls	15
Roofs / Eaves	17
Gutters and Downspouts	19
Doors - Garage	20
Windows - Proportion and Trim	21
Windows - Muntins and Shutters	22
Porches and Porticos	23
Porches - Details	24
Porches - Railing	26
Dormers	27
Chimneys	29
Fences	30

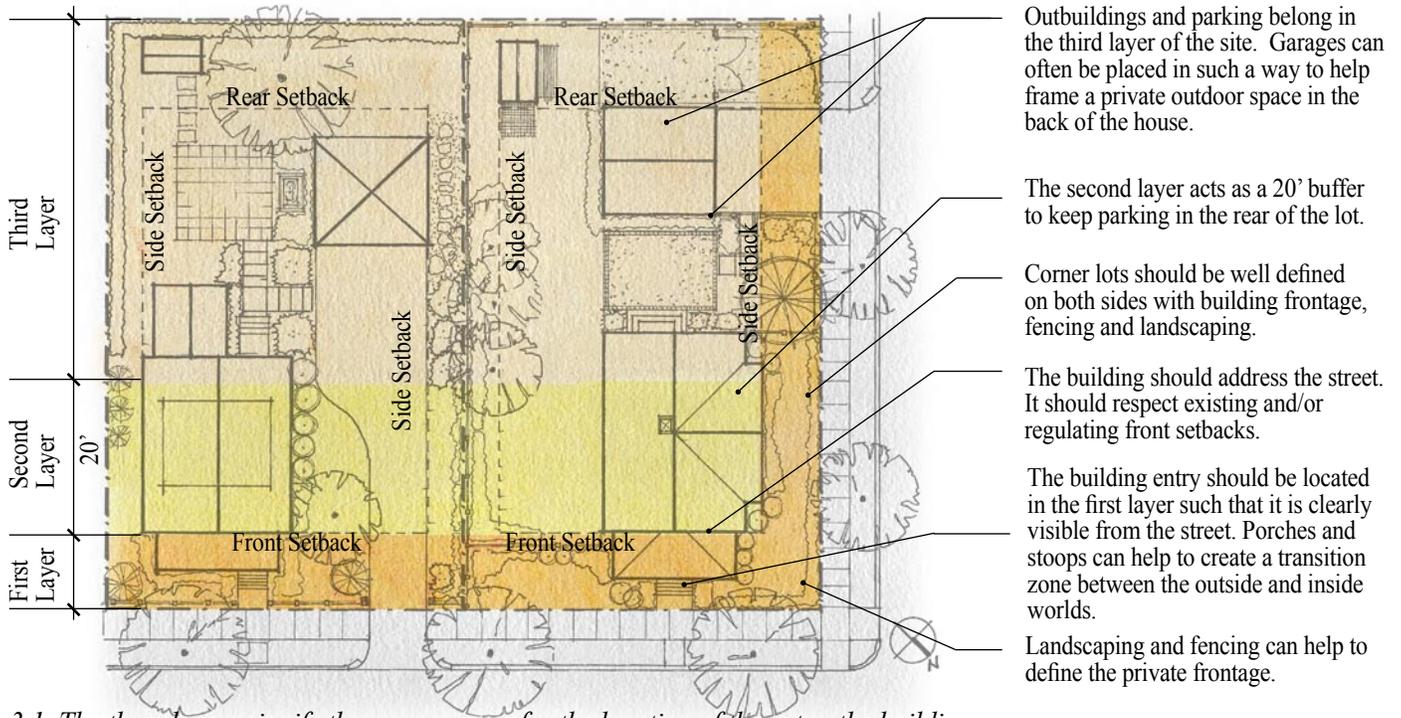
PART II - RETAIL & MIXED USE DESIGN GUIDELINES

Mixed Use and Retail	31
Siting	31
Storefront	32
Change of Scale	33
Storefront Doors	34
Signage & Awnings	35

PART III - ADDITIONAL RESOURCES

Materials & Methods	42
Bibliography	46

THE LOT & THE BLOCK



3.1 The three layers signify the proper zones for the location of the entry, the building, parking and any outbuildings.



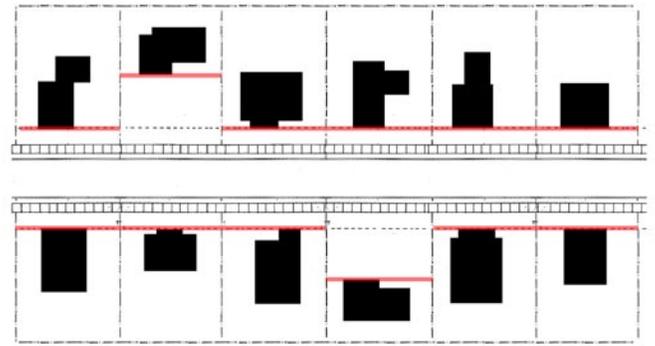
3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



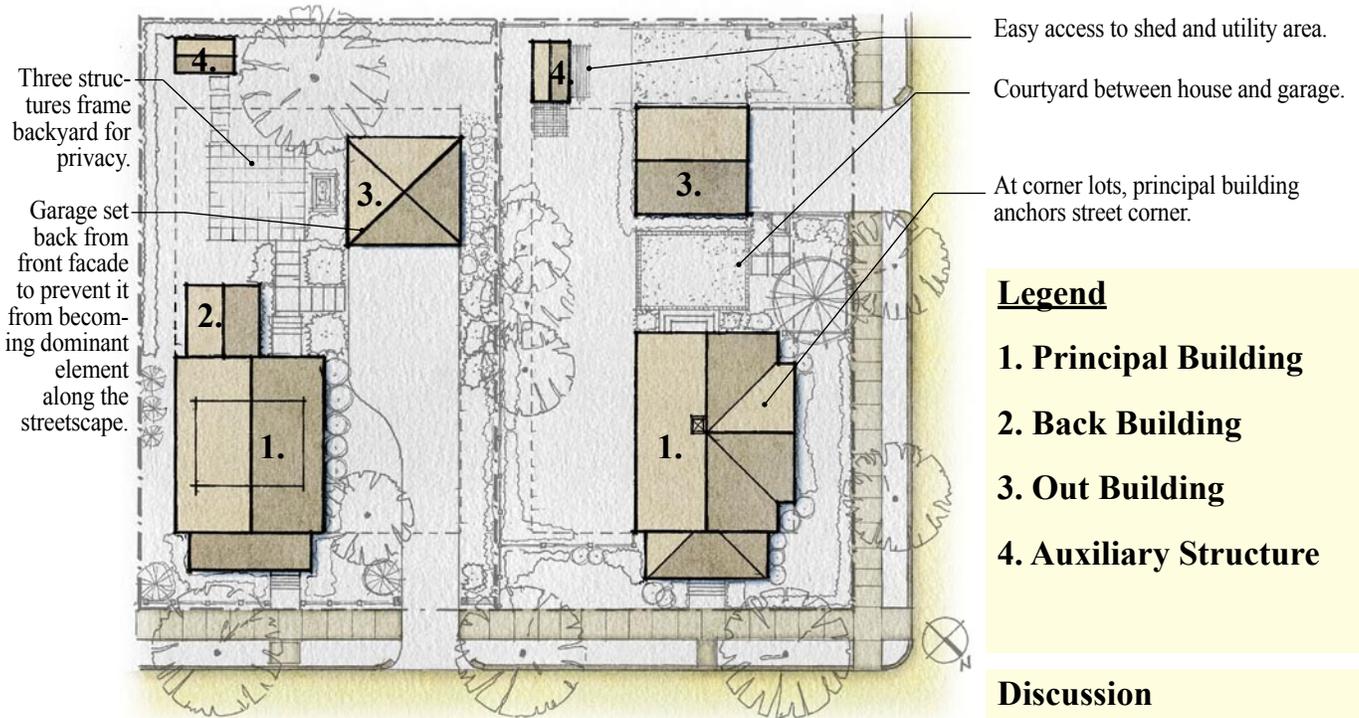
3.3 A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side setbacks.

AVOID

3.4 It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.



LOCATING STRUCTURES



4.1 Auxiliary structures, although small, can be elegantly constructed and placed in a yard to complement the landscaping and other structures of the property. The garden shed (above right) was designed to complement the principal building since it was in a visible location from a busy sidewalk.

AVOID

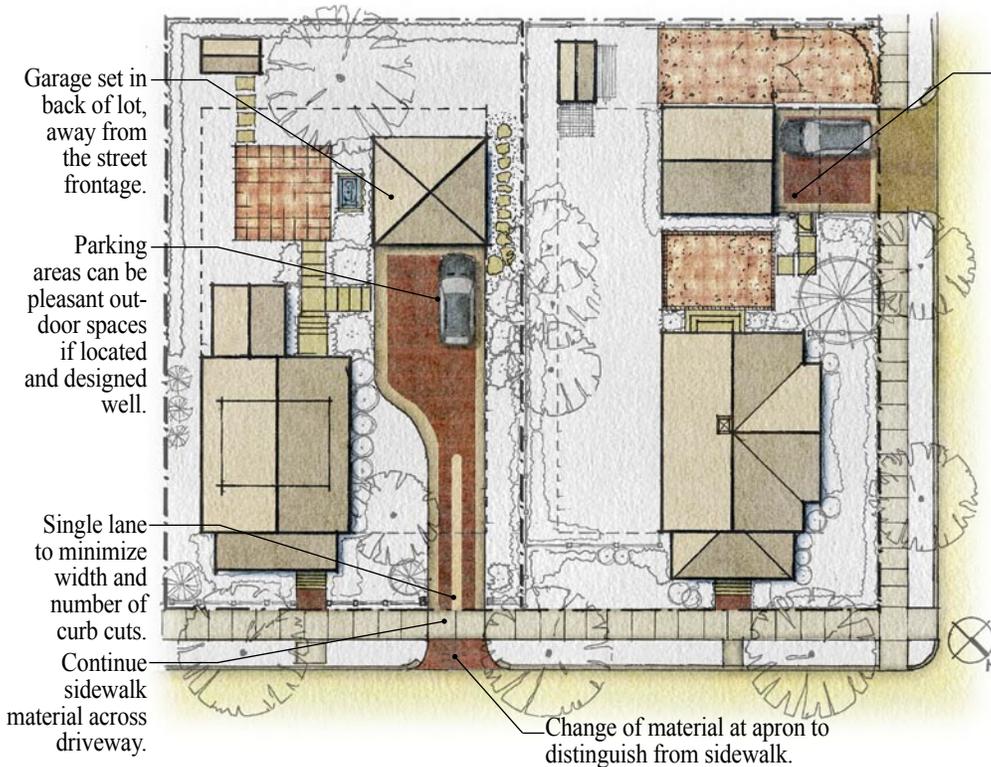
4.2 Locating the garage doors in the same plane as the principal structure creates a very uninviting presence. The garages and homes become indistinguishable from one another.



4.3 Conversely, the lack of structures on lots can create large voids and exposures between dwellings. Without these smaller structures, the lot may lack the sense of privacy that well-placed outbuildings can provide.



PARKING



Discussion

- Parking and paved areas can become beautiful private spaces on a village lot. Parking should be located to the side or rear of the principal building, well behind the plane of the front door – a 20’ minimum length will shield the vehicle from the sidewalk or street. Parking areas can also be designed to be pleasant even when cars are not occupying them.



5.1 Parking areas can be designed using materials that are different from the asphalt and concrete paving of the streets. The driveway aprons are encouraged to be of a material different from the sidewalk. These changes in material will help to create pleasant spaces that can be enjoyed when cars are not occupying them.

AVOID

5.2 In today’s building patterns, asphalt and vehicles dominate the areas of the traditional front yard. Instead, the zone between the sidewalk and the front facade should be reserved for landscaping, front porches, and the main entrance to the house.



LANDSCAPING

Outdoor spaces and gardens should take full advantage of solar orientation.

Smaller trees provide visual screening between neighbors.

Fences and gates offer more opaque screenings and can help define outdoor areas.

A hedge defines an edge between the public and private realms.

Paving materials can be durable and attractive. They also create permeable surfaces to manage stormwater run-off.

Discussion

- Traditional neighborhood patterns in the United States rely heavily on the landscape to connect the edges and to define a satisfying public realm. Vegetation, walls, fencing and paving materials, and light constructions (i.e., trellises) can define edges, carve out outdoor spaces and enhance privacy.



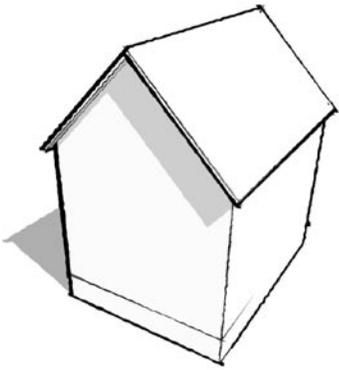
6.1 Simple fences, plantings and walls create small or large sanctuaries outside. A brick wall of a garage can be utilized as a backdrop for gardens. While an attractive masonry wall acts as an edge between neighbors, a well placed gate invites visitors inside.

AVOID

6.2 The lack of landscaping, both hard and vegetated, is visually unappealing and creates ill-defined spaces where nothing really takes place.



SIMPLICITY OF MASSING



5.1 Traditional architecture utilizes simple primary volumes.



Discussion

- Traditional New England residential architecture is characterized by simple building shapes. Simple, reserved, and well-proportioned houses predominate.
- Historically, people have relied on tried and true building forms that most efficiently utilize space, shed water and allow for ample sunlight into the interior.
- Smaller homes may be one single clear form - larger homes may incorporate a second or a third volume.
- Simple ornament and proper detailing can make even a simple form elegant.
- Many contemporary residential examples stray from the beauty of simplicity and use overly complicated roof and massing forms.



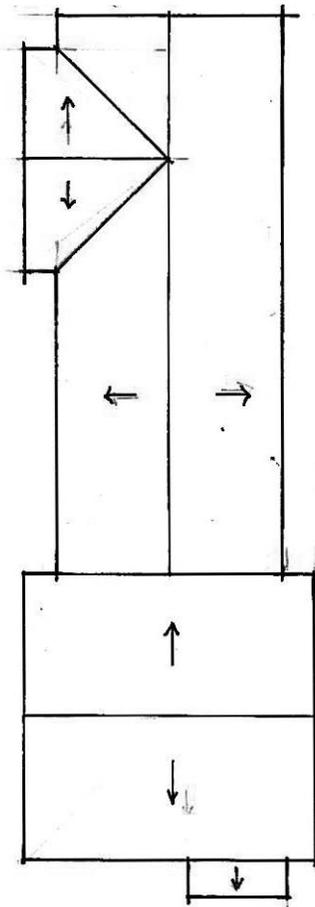
5.2 Clear building forms reflect historic deference to necessity, economy and simplicity.

AVOID



5.3 Contemporary residential structures have lost the grace of simple massing. With so many competing volumes, it is difficult to decipher the primary forms in the houses above.

SIMPLICITY OF ROOF FORMS



6.1 Traditional architecture utilizes simple forms that are easy to frame and roof.



6.2 One simple gable roof is all that is necessary to shed water from this large duplex.

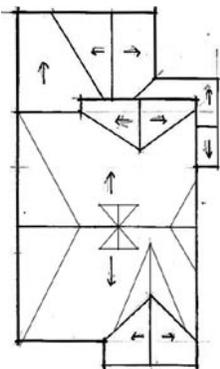


6.3 Generally, a single dominant roof form is clearly legible, with the roofs of secondary masses deferring in scale to the main body of the building.

Discussion

- While traditional roof forms can span a great range of pitches and shapes, it is typical for a single dominant roof form to cover the primary volume of the home.
- It is most economical to roof simple building masses with simple roofs, as shown in the examples on the left.
- Roofs can help express the hierarchy of building volumes. Generally, a single dominant roof form is clearly legible, with the roofs of secondary volumes deferring in scale to the main body of the building.
- Depending upon the prevailing style in any given period, the pitches may vary from as little as 4:12 to 12:12. It is generally inappropriate for a single structure to incorporate a wide range of roof forms and/or pitches.

AVOID

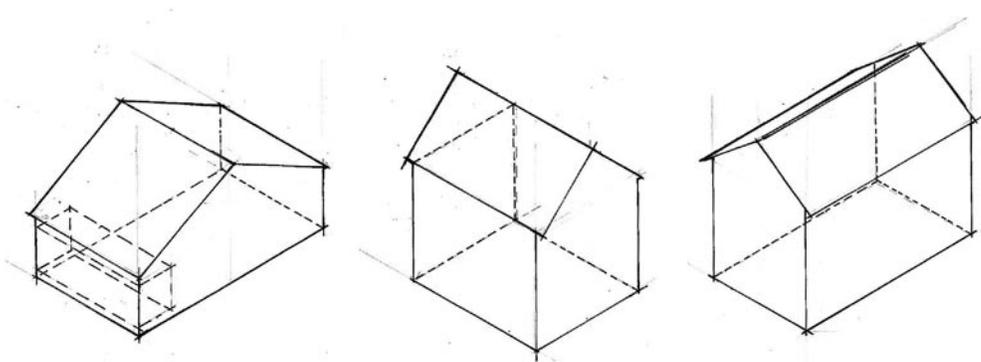


6.4 Avoid multiple changes in slope that are expensive to build and create a visually frenetic composition.



6.5 This building has a very simple massing that has been overly complicated by too many roof forms.

COMMON JAMESTOWN BUILDING TYPES



Bungalow

Broad Front

Narrow Front

7.1 Jamestown's common residential types display simple building shapes.



7.2 One and a half story and two story cottages line the streets within Jamestown's Village District.

Discussion

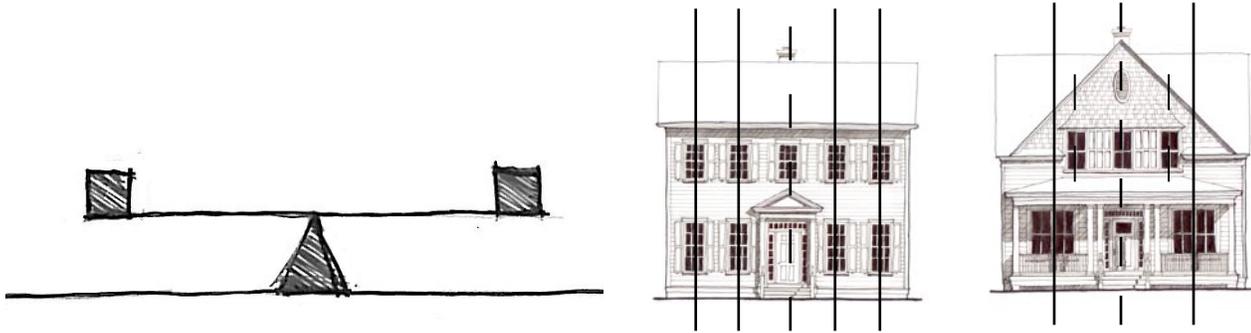
- Jamestown's most common residential building types are derived from simple primary volumes.
- Common shapes include a 1 1/2 story bungalow, a 2 story broad front building and a 1 1/2 or 2 story front gabled cottage.
- New residential construction should begin with dominant simple forms such as these and then add smaller, secondary forms for additional space.
- Dominant and secondary volumes should be expressed through setback, roof form, and scale.



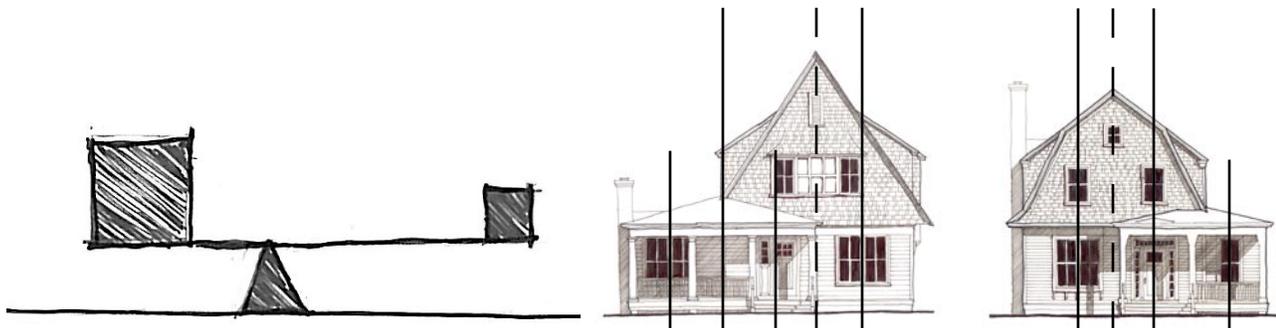
7.3 The basic building forms can have a variety of stylistic expressions and use of materials. These differences in architectural language add great diversity to the Village neighborhoods.

ELEVATION COMPOSITION

ENCOURAGED

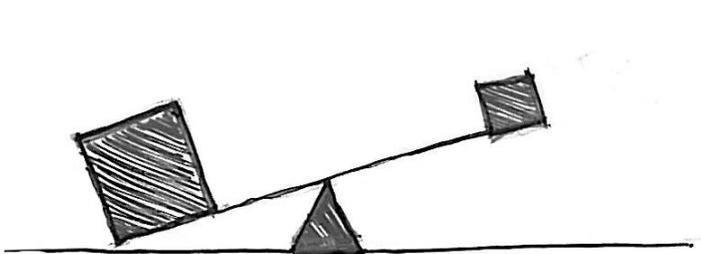


8.1 An elevation can have a bilateral symmetry about a central axis with windows and doors ordered to reinforce the symmetry of the primary volume.



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

AVOID



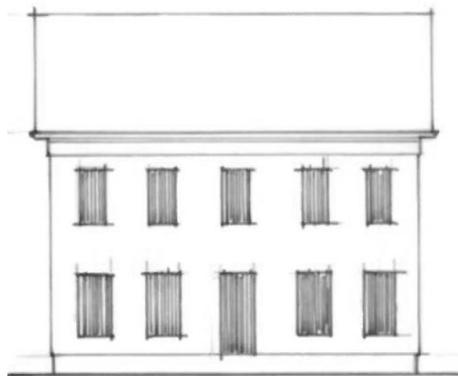
8.3 Avoid building design that does not show care in balancing the massing and openings on any given facade.

OPENINGS

ENCOURAGED



9.1 *Windows usually stack to maintain order and a sense of structural integrity.*



9.2 *Attention should be paid to the percentage of solid to void. Enough wall should remain to suggest strength and enclosure.*

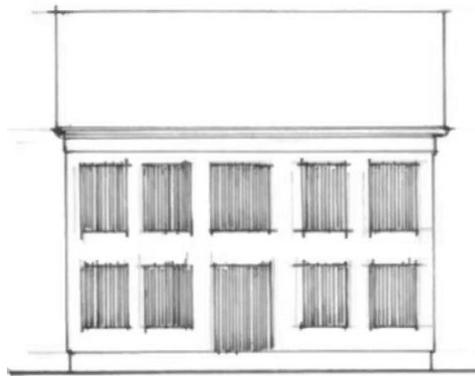


9.3 *Use vertical proportions generally. Avoid horizontal windows unless they are composed of groups of square or vertical windows.*

AVOID



AVOID



AVOID

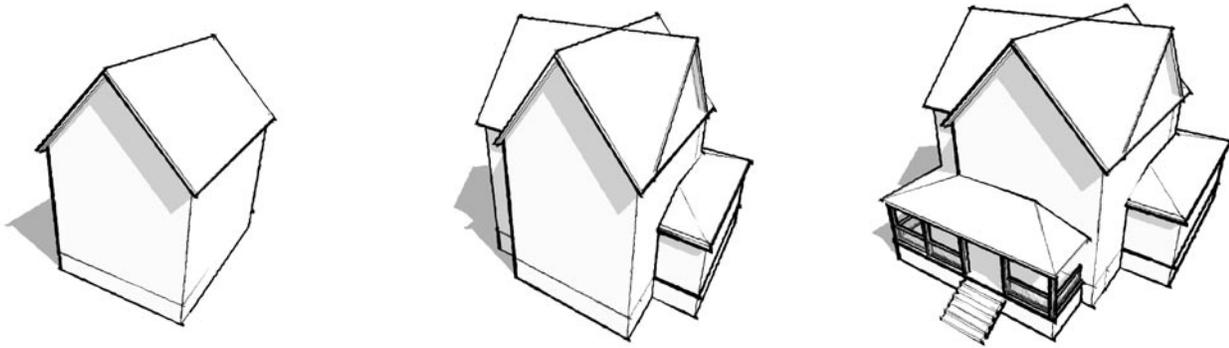


AVOID

Discussion

- Windows and doors are generally organized in an ordered fashion dividing the primary façade into thirds, fourths or fifths.
- Windows are typically ordered to reinforce the symmetry of primary volumes and are organized to harmonize with the pattern of porch columns.
- Accent windows and bays can be used to great effect to balance asymmetrical massing. The windows on upper and lower floors are typically ordered vertically on the main façade.
- Door locations typically respond to the overall order of the elevation and are generally arranged relative to a window or windows above.

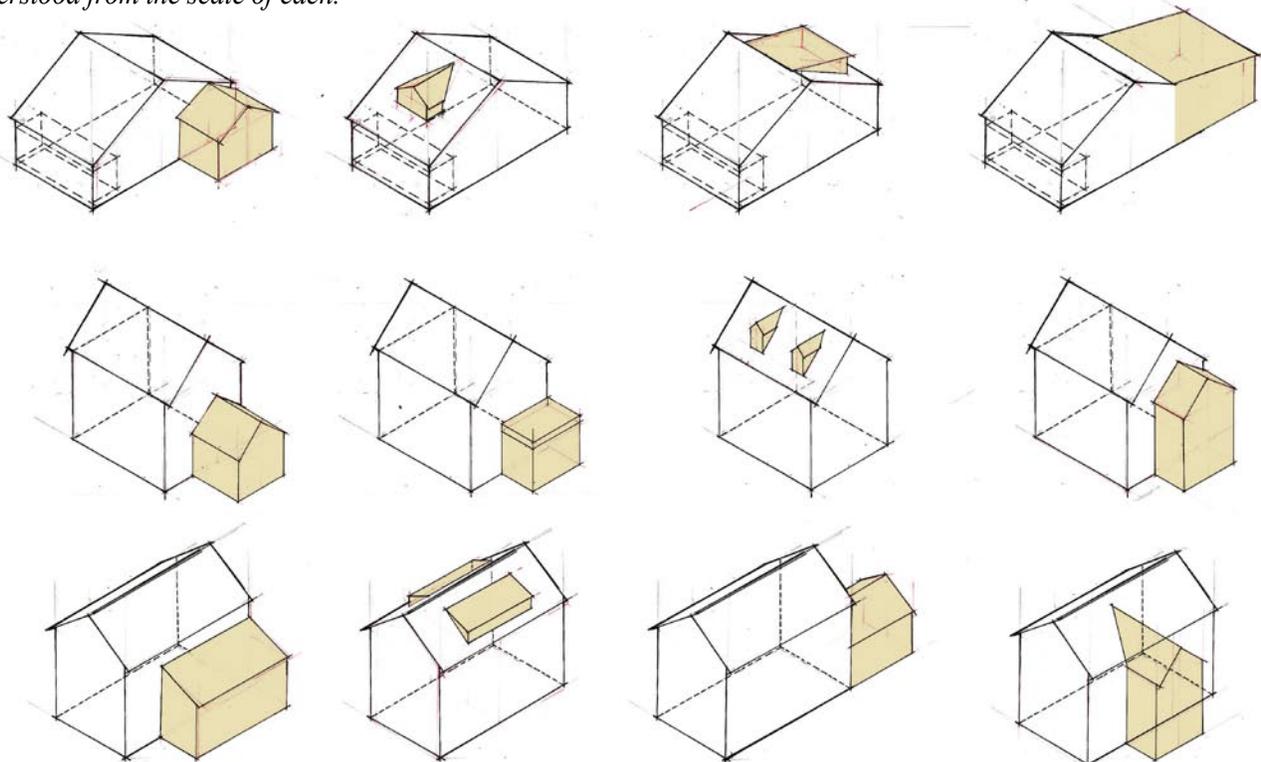
TRANSFORMATIONS



10.1 Simple volumes such as dormers, bays and porches can be added to basic house forms to accommodate growing families and uses.

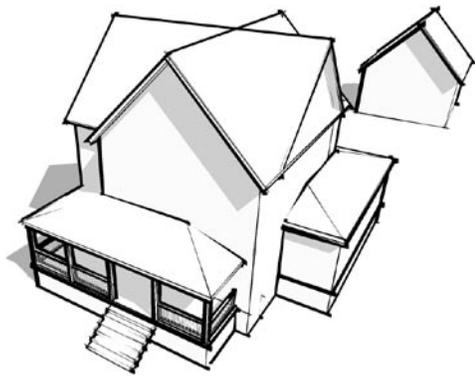


10.2 A backbuilding connects the main house with an addition. There is a hierarchy among the three pieces that can be understood from the scale of each.



10.3 There are various ways to expand and transform an existing home. Additions are most successful when they defer in scale and proportion to the primary form of the original building.

GARAGES AND ANCILLARY STRUCTURES



11.1 The design of the outbuilding should be harmonious with that of the main house.



11.2 The outbuilding above takes design cues from the main house in its roof form, window proportions and materials.



11.3 The roof of the carriage house mimics the roof forms and materials of the main building, creating a visually satisfying composition. However, the carriage house is of a scale that is deferential to the main house, with lower floor to ceiling heights and a roof that is set below that of the main house.

Discussion

- Outbuildings and detached garages often serve as focal pieces in their own right and should have detailing sympathetic with the main structure.
- Outbuildings and detached garages can take design cues from the main house, including roof shape, windows patterns, proportions and materials.
- All ancillary structures should be designed in a way that does not compete in scale or volume with the primary building mass.



11.4 The garage is deferential to the main house by having a lower roof spring line than that of the main house. However, the two structures share similar materials and proportions, creating an aesthetic harmony among all parts.

GARAGES AND ANCILLARY STRUCTURES



12.1 Outbuildings and garages can be used to frame private space in the back of the lot.



Discussion

- Outbuildings and detached garages can often form one edge of a private interior courtyard.
- The siting, massing and detail of the outbuilding should defer to the main house, if possible.
- Many contemporary designs attach the garage to the front of the home, presenting a window-less box as the most prominent facade you see from the street. (*below*)

AVOID

12.2 Garages should be placed in the rear of the lot, either alley-loaded, or accessed by a narrow driveway from the street. Large garage doors create an unpleasant first impression from the street and decrease the visual interest which is key to walkable neighborhoods.



WALLS



15.1 DO - The image above is a classic use of stone to form the base of a turret on a shingle style building. While the rest of the house may be shingle - the stone is used to highlight the base of this volume. Stone is a visually “heavier” and a stronger material than shingle; in traditional construction, heavy materials are always used at the base to support the building above.

Discussion

In their simplest form - exterior walls of individual buildings should be consistent in material throughout a major building form or volume. Where changes in material do occur they should follow these basic guidelines.

- A. Changes in material should only occur between major building volumes - either vertically or horizontally.
- B. Materials should always be placed such that visually “heavier” materials are below visually “lighter” ones.
- C. Use transition elements / trim at vertical changes in material.
- D. Avoid using too many materials in a single building even if the transitions are handled well

Materials applied to single “faces” of buildings should be avoided - see 15.2 below.

AVOID

15.2 The examples above illustrate volumes that have stone applied to a single face with clapboards returning on either side. The resulting effect is that of a Hollywood stage set, revealing the use of stone as an applied surface. Such treatment of the material is wholly inappropriate for the weight and mass of the material.

WALLS



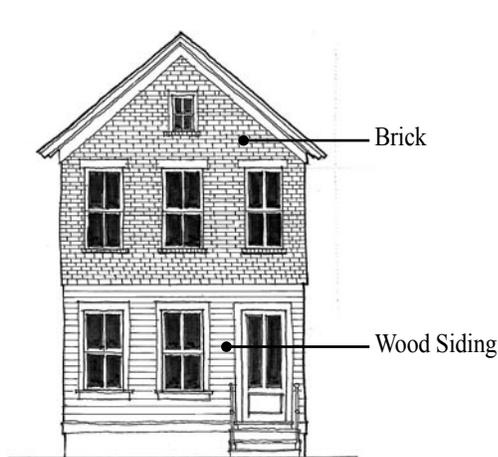
16.1 Changes in material occur here to emphasize specific building volumes. Despite the use of several materials, there is a harmony among the parts.

Trim pieces delineate the transition from one material to another.



16.2 Details such as those above create an elegant transition from one material to the next.

AVOID



16.3 Avoid using visually “heavier” material, ie. brick or stone, above visually “lighter” materials, ie. clapboards or shingles.



16.4 Avoid using too many materials on one facade. Too many materials can create aesthetic confusion among the various elements - the goal is to unify the building composition.

ROOFS / EAVES



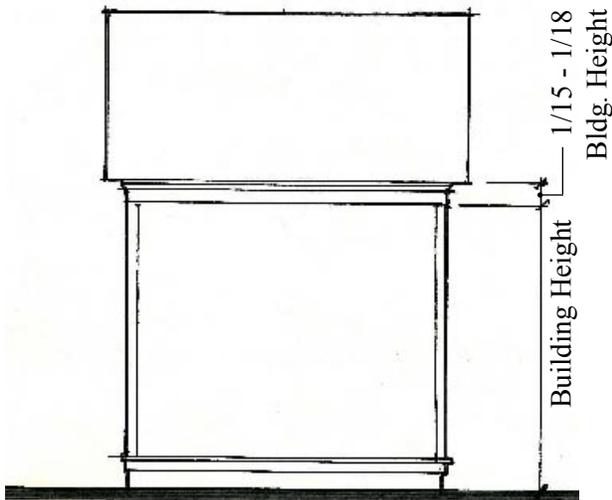
17.1 The eave and cornice details have different proportions at the main roof and the porch roof, based on the height of the separate volumes.

Discussion

While architectural styles prevalent in New England display a wide range of roof form and varying degrees of detail at the eave, there are nonetheless some basic principles that should be considered when designing a new home or an addition.

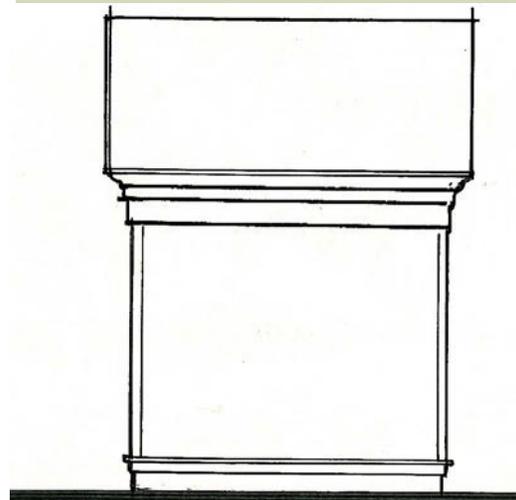
- A. Roof Cornices should be scaled relative to the size of the structure. In general, the cornice dimension should be between 1/15 and 1/18 of the building height (from eave to grade)
- B. Where single story additions or wings are present on a home the cornice should adjust in scale to match the scale of the secondary volume.

ENCOURAGED



17.2 Traditionally, the entablature and eave assembly are between 1/15 and 1/18 of the building's total height.

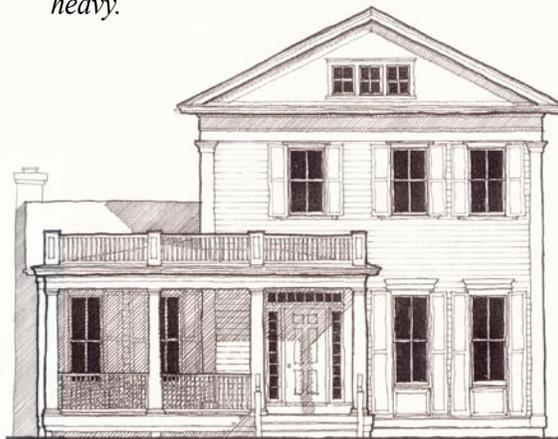
AVOID



17.3 When the entablature is greater than 1/15 of the building height, it can make the structure appear top heavy.



17.4 Cornices should adjust in scale relative to the scale of the building. The entablatures on one story additions or wings should be proportioned to the height of those secondary volumes, rather than to the height of primary structure.



ROOFS / EAVES



18.1 A well-built eave adds character and a sense of scale to the house.

Discussion

No single detail of the house is as important as the eave for conveying correct proportion and detail. There are several basic guidelines for proper treatment of roofs that are consistent throughout most building styles in New England.

The guidelines suggested here should provide ample latitude for design while limiting those conditions which reflect lack of care and / or craftsmanship.

ENCOURAGED



DO



18.2 **Encouraged.** Appropriate eave return at a gable end. Flashing / waterproofing on top surface of gable return is not visible when viewing the façade - and in no case should be greater than 1:12. The primary eave trim and detailing is carried fully around - symmetrically disposed about the corner board.

AVOID



DON'T



18.3 **Discouraged.** Eave return is much too long - extending further past the corner board than it should. The pitch at the return significantly exceeds 1:12 - probably more like 8:12 in this case.



DON'T



18.4 **Unacceptable.** The ubiquitous "pork-chop" eave return avoids the issue of the pitch at the return by fully enclosing the eave in a triangular "box" at the intersection of the eave and rake.

GUTTERS AND DOWNSPOUTS



19.1 Downspouts should be located at interior or exterior corner. Downspouts in the middle of the facade should be avoided.

ENCOURAGED



19.2 Ogee gutters should return with the eave or entablature and die into the face of the house.

AVOID



19.3 Avoid ogee gutters that do not return with the eave.

Discussion

Gutters and downspouts are an integral part of the design of many houses built today – and the basic components can be used to great effect or they can become an eyesore. These simple rules of thumb will allow these very functional elements to be integrated well into any home.

A. Downspout locations should be carefully considered relative to the natural vertical components of the house. In general, downspouts should be located at interior or exterior corners – preferably integrating with a major vertical element in that location. Downspouts located randomly at the middle portion of the elevation should be avoided.

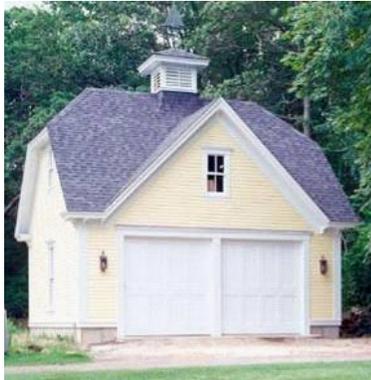
B. Ogee gutters deserve particular attention as they relate to eave returns at the gable end as discussed on the previous page.

The ogee gutter is shaped intentionally to emulate the crown molding at the eave. As such, the gutter becomes part of the profile of the eave. In cases where the ogee gutter is used, it should return with the eave and die into the face of the house, as shown in the diagrams and photographs to the left.

**Where it is not possible for ogee gutters to be used correctly - half round gutters suspended on hanging brackets should be used instead.

DOORS - GARAGE

ENCOURAGED



20.1 Garage doors deserve design attention - aim for vertical proportions among all components. Vertical proportions can be achieved by using two separate doors and including transom lites along the top bay of the door.

AVOID



20.2 Avoid double-wide garage doors that detract from the character of the street.

Discussion

Garages have become a significant element of residential architecture over the last 100 years. Despite their size and proximity to the street - garages are often given very little consideration beyond the purely functional. In order to prevent the garage from undermining the character of traditional streets, several points should be considered whether in new design or renovation.

The diagram and photographs above left provide examples of all of these points while the lower images should be considered undesirable.

- A. Wherever possible visually break a double bay garage door into two separate doors.
- B. Transom lites in the topmost bay of the door can be used effectively to increase the “verticality” of the composition.
- C. Where possible and appropriate - a small canopy or trellis can be used to create a shadowline over the doors and improve the scale of the elevation.
- D. Avoid the use of a single 16’ wide door (along with A above).
- E. Garages should always be designed in harmony with the architectural style of the primary building or buildings.

WINDOWS - PROPORTION AND TRIM



Discussion

Traditional New England precedents offers many simple guidelines for the design and detailing of windows for new construction and renovation.

A. Windows and window panes should be generally vertical in proportion. ***Where gangs of windows or a bay are desired, each window unit within the assembly should be vertically proportioned.*

B. Window trim should be comprised of an obvious sill that is deeper than the casings, along with substantial jamb and head casings deeper than the adjacent siding. Windows should not be “picture framed” on four sides using the same trim material.

ENCOURAGED



DO

21.1

Proportion: Both window and individual panes are vertical in proportion.

Trim: Clear expression of a window sill and drip along with side “legs” and window head trim that are similar in proportion.

The head trim may be emphasized more (as in the photograph above) but many examples of simple cottage architecture make use of simpler head casing details that are effective and appropriate.

AVOID



DON'T

21.2

Proportion: Both window and individual panes are proportioned horizontally. This is not a window pattern found in traditional New England architectural styles and should be avoided.

Trim: This window is shown with a thin “brick mould” trim surrounding the window on all sides. This detail is appropriate where a window is set within a masonry opening but appears thin when used in conjunction with traditional wooden siding materials.



DON'T

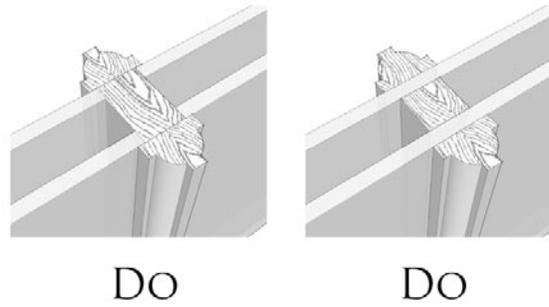
21.3

Proportion: Overall window is a vertical composition but the individual panes are horizontal

Trim: Traditionally - trim should not “picture frame” a window with equal sized trim on all four sides.

WINDOWS - MUNTINS AND SHUTTERS

ENCOURAGED



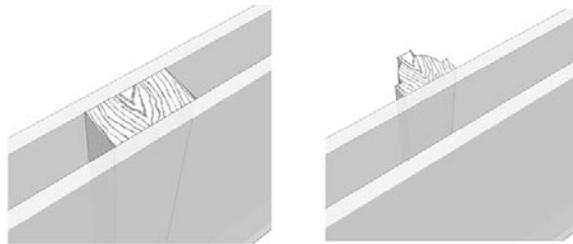
22.1 Traditionally constructed windows have true muntins separating each window lite.

Discussion - Window Muntins

Historically, windows were constructed with muntins that separated each lite. New technologies and manufacturing techniques have eliminated the true divided lite window construction. Contemporary windows with muntins applied to the exterior face, or embedded within the two layers of glazing lack the shadows and depth that true muntins create.

True divided lite or SDL (Simulated divided lite) windows are encouraged. SDL windows have permanently exterior and interior muntins and an integral spacer bar. Snap in or removable muntins should be avoided.

AVOID

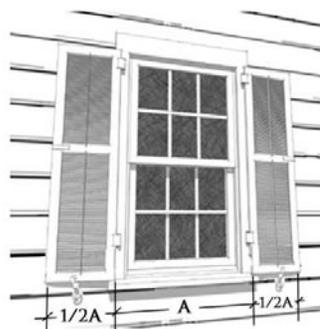


22.2 Windows with applied muntins on the exterior face of the lite, or embedded within the double glazing lack the depth and interest that true muntins create.

Discussion - Shutters

Shutters were developed to filter or prevent the passage of air and light into a building from the outside. They cannot serve their purpose without being operable and sized to fit each window. Shutters, therefore, should be sized to half of the sash dimension of the windows and should be mounted in such a fashion that they appear able to be closed. Shutters may be of either paneled or louvered type.

Shutters that appear too large or too small to cover the window opening when closed should be avoided.



22.2 Shutters should be operable, or appear operable, and be sized to fit the window when closed.

AVOID



22.2 The shutters on the building above would cover only half of the necessary opening if they were ever closed.

PORCHES AND PORTICOS



23.1 Covered porches at a minimum of 8' deep extend living space to the outdoors. Traditional American streetlife is characterized by the lively interaction between neighbors on the front porch.



23.2 Covered stoops help to mediate between the public realm and the private domain of the house.

Discussion - General Discussion

Porches, porticos and canopies shelter entries and create a social space between the public sidewalk and the private home. Given that porches and porticos represent the most public face of a given structure, great attention should be paid to the detailing and overall proportion of these amenities relative to each neighborhood and building.

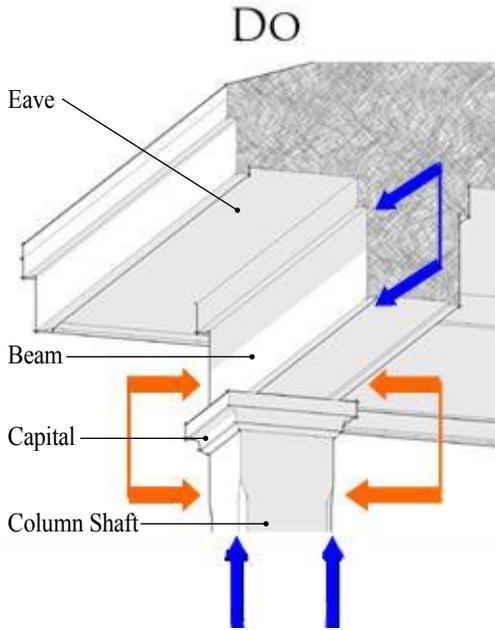


Covered porches function best at a minimum depth of 8'. Porches may be one or two stories tall with either flat, shed, gabled or hipped roofs. Front porches / entry porticos are traditionally arranged to address the most public face of the house and where called for, to address more than one public face.



PORCHES - DETAILS

ENCOURAGED



24.1
The faces of the column shaft should align with the vertical faces of the porch beam.



Discussion

A well-built porch can enrich the character of the house. A few simple guidelines regarding alignment can help to ensure proper porch construction.

- Porch eaves and rakes usually extend past the face of the porch beam a minimum of 8" (exclusive of any gutters).
- Traditionally, the face of the finished porch beam should align with the neck of the supporting column on both the interior and exterior. Avoid instances where the porch column is narrower than the porch beam or vice versa. Porch beams are traditionally as deep as the supporting columns are wide.

AVOID



25.2
Avoid column capitals that are as wide as the beam. Column capitals should extend beyond the face of the beam. In traditional wood construction, the trim for the capital is applied to the column shaft, which is aligned with the face of the beam.



25.3
Avoid constructing porches with columns that are wider than the beam, or are misaligned from the face of the beam.

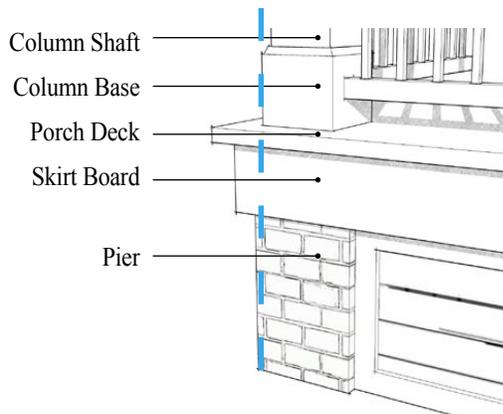


25.4
Avoid details that eliminate the use of a beam altogether. Columns that support the ceiling directly appear ready to puncture the ceiling surface. Beams are meant to support the roof and should not be omitted from the assembly.

PORCHES - DETAILS



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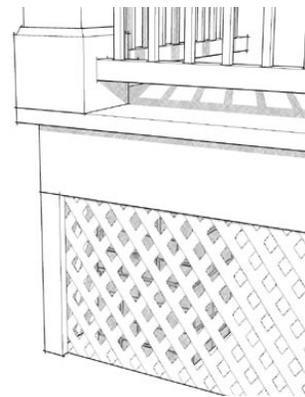


25.1 Align the face of the base with the face of the supporting pier. This

Discussion - Column Base

- Porch columns should be a minimum of 6” square or 8” diameter with a clear representation of both capital and base.
- The face of the column base should align with the face of the pier below.

AVOID



25.2 Avoid locating the column so that the base is flush with the decking. This arrangement does not look structurally sound.

ENCOURAGED



25.2 Infill panels between porch foundation piers are often lattice.

AVOID



25.3 When using lattice, avoid using lattice that is oriented diagonally.

Discussion - Piers and Panel Infill

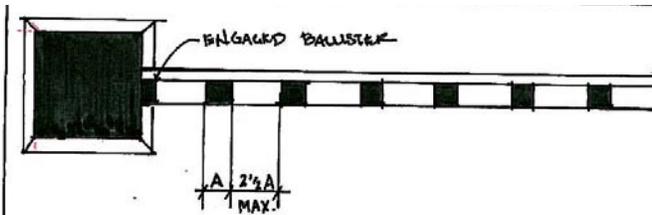
- For wood deck style porches, the gaps between foundation piers are traditionally infilled with lattice or panel. Traditionally, lattice infill is oriented vertically.
- The spaces between lattice strips or between panels should be between 1 ½” and ¾” wide.
- Porch foundation piers not made of brick or other finish material can be clad in either stucco, brick or exterior trim to provide a finished appearance.

PORCHES - RAILING



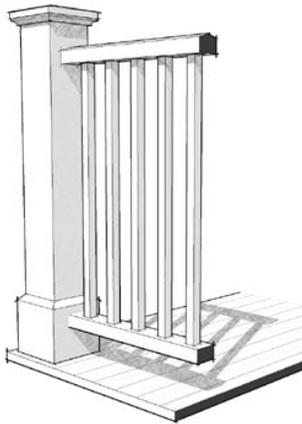
Discussion - Railings

- Porch railings and balusters are traditionally painted wood, and can be painted fiberglass, with square or turned balusters set between a top and bottom rail.
- Railings should not exceed the height required by local code. If a railing or guardrail is required by code to be greater than 36" tall, it should have its major rail set at 34" or less, with the upper code-complying rail being as minimal as practical.

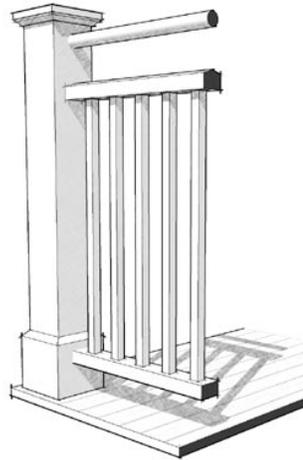


26.1 Balusters are traditionally spaced 2.5 diameters apart. It is common for the railing to begin and terminate with an engaged baluster.

ENCOURAGED

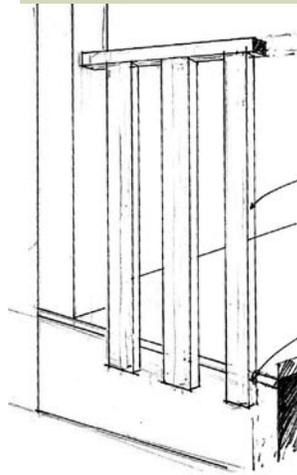


26.2 Traditional railing assemblies are constructed of balusters set between a top rail and a bottom rail.

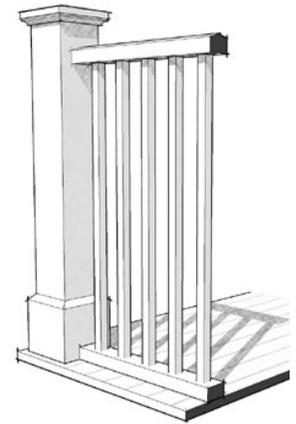


26.3 When code requires, an additional pipe rail should be located at 36", but the major rail should be set at 34" or less.

AVOID



26.4 Avoid railing assemblies that lack a bottom rail and are composed of framing stock nailed directly to the rim joist.



26.5 Avoid bottom rails that are set on the porch deck. There should be a space between the bottom of the porch rail and the deck to allow for the passage of water. The condition illustrated above will quickly rot.

DORMERS

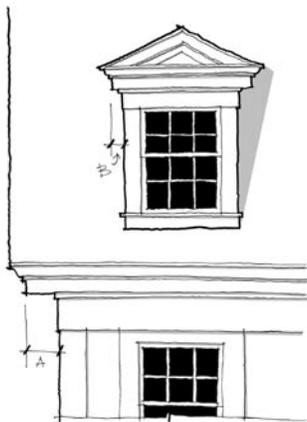
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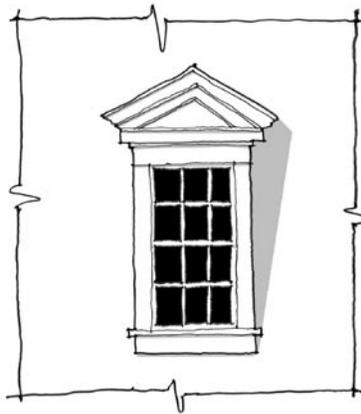
27.1 Dormer placement is based on the window pattern below, but does not repeat it. The distance between eaves is at least twice the width of the window.



28.2 A smaller window means the entire dormer looks proportional to the main windows.



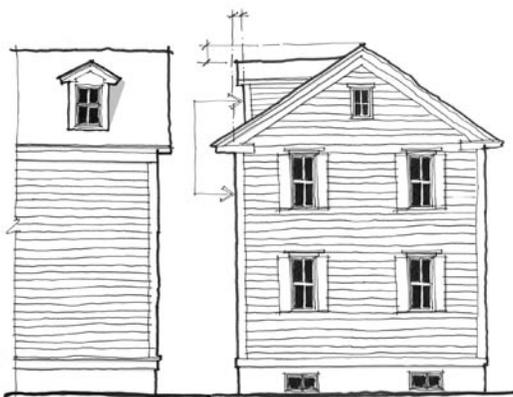
28.3 Here, the amount of the overhang and the width of the trim elements that make up the cornice have been reduced by about one-half.



28.4 Scale the dormer so that only casing and corner boards are required.

Discussion - Dormers

- Space dormers comfortably on the roof in relation to the pattern of windows on the body of the house.
- Scale the dormer windows down befitting their lesser role and accounting for the added mass of the dormer. Together, the dormer window and roof should have an equal “visual height” as the main windows.
- Scale the dormer eave and overhang detail up or down as required to approximate the proportion of the main eave in relation to the overall roof.
- Detail the dormer such that windows have casing or cornerboards that receive the side walls.
- Set the dormer within the field of the roof. Locate the dormer back from the face of the main house such that the sill rides just above the roof with just enough below for flashing. Generally, the ridge of the dormer should fall below the ridge of the main roof so that it appears subservient to the more important main roof.



28.5 Step the dormer back from the facade of the house so that they are in different planes. Keep the dormer beneath the ridgeline to maintain proper hierarchy.



DORMERS

AVOID



28.1 Avoid spacing dormers too closely with uncomfortably tight clearance at the eaves.



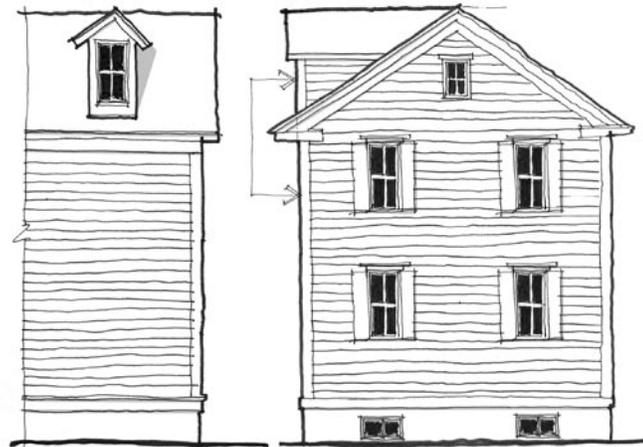
28.2 Avoid using the same size window in the dormer as in the body of the house. The visual weight of the window and its dormer will create a top-heavy feel.



28.3 Avoid using the same detail for the eave of the dormer as for the eave of the main roof. The proportion should decrease as the relative scale of the roof decreases.



28.4 Avoid detailing dormers such that the window is set within a "wall" and siding is required between the casings and the corner.



28.5 Avoid placing the dormer such that it extends to the limits of the roof. Don't align the dormer's face and ridge with the main house facade below and with the ridge of the main roof above or it runs the risk of compromising the visual hierarchy among the elements.

CHIMNEYS

Discussion - Chimneys

In traditional New England architecture, chimneys were located in the middle of the plan, and the hearth was the central gathering space within the home. As residential building types evolved, the chimneys were often pushed to the side ends of the house and became architectural expressions in their own right. The chimneys were often detailed with much care. Chimney caps were designed in proportion to the chimney and to the entire building and added much character to the composition.

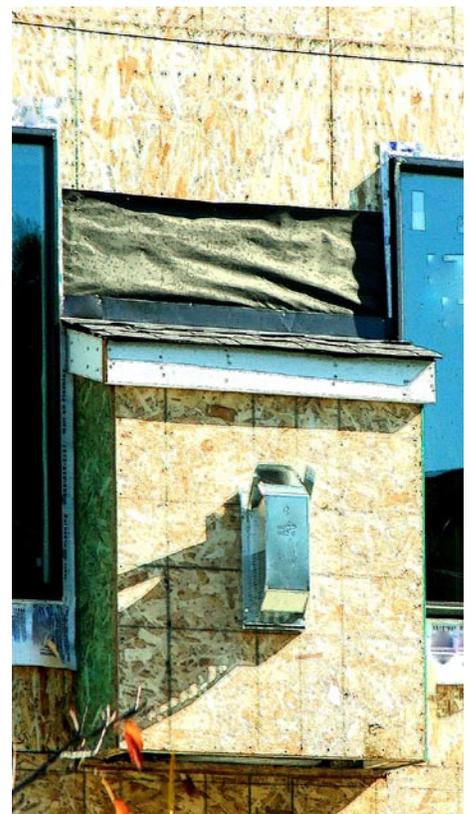
Unfortunately, contemporary home building practices often reduce the chimney to a cantilevered appendage that detract from the proportions of the house. Often chimneys are wrapped in the same siding as the rest of the building and lack the expression of fireproof protection and structural integrity that is inherent in masonry construction.

ENCOURAGED

29.1 Continue chimneys down to the ground. They require visual and structural support at the foundation. Build chimneys of masonry or, at the least, non-flammable materials. Detail the chimney cap in a simple, easy to build manner.

AVOID

29.2 Avoid “floating” chimneys that are cantilevered without any sort of structural foundation. Avoid cladding the chimney in the same material as the building. Chimneys can be beautiful visual elements when distinguished from the main structure. Avoid large chimney caps that are visually top-heavy.



29.3 Avoid reducing the expression of the chimney to a shed box with a direct vent tacked on to the side of the house.

FENCES



30.1 Shrubs combined with gate posts provide a strong edge between the public and private realms.



30.2 An inset gate marks the entry to the house.



30.2 Construct fences of paintable wood or fiberglass.



30.2 A stone wall has a more formal effect appropriate to its in-town location.

Discussion - Fences

- Fences provide a clear separation between the public realm and private property.
- Different types of fences are appropriate for different locations within the village.
- Construct fences of paintable materials such as wood, fiberglass or wrought iron.
- Landscaping may be used in conjunction with gate posts or sections of fence to demarcate private property.



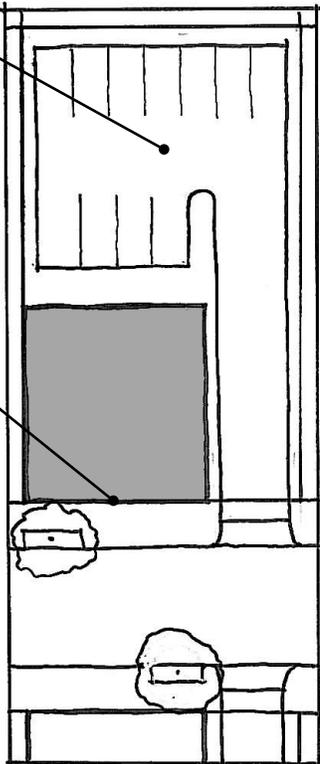
30.2 A picket fence set on a brick foundation protects it from ground water and rot. The combination of fences and landscaping along this sidewalk creates a strong line between the public realm and private property.

SITING

ENCOURAGED

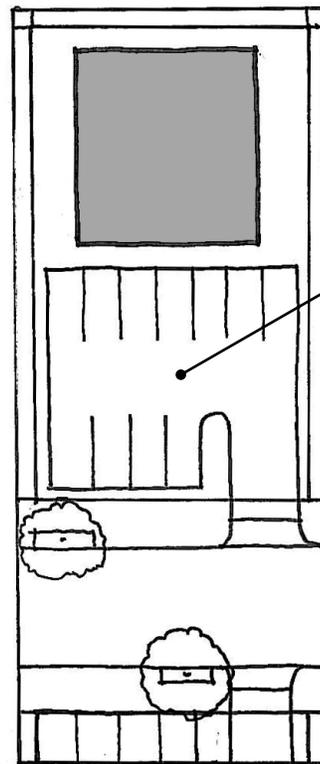
Parking in Rear

Little or no Setback



AVOID

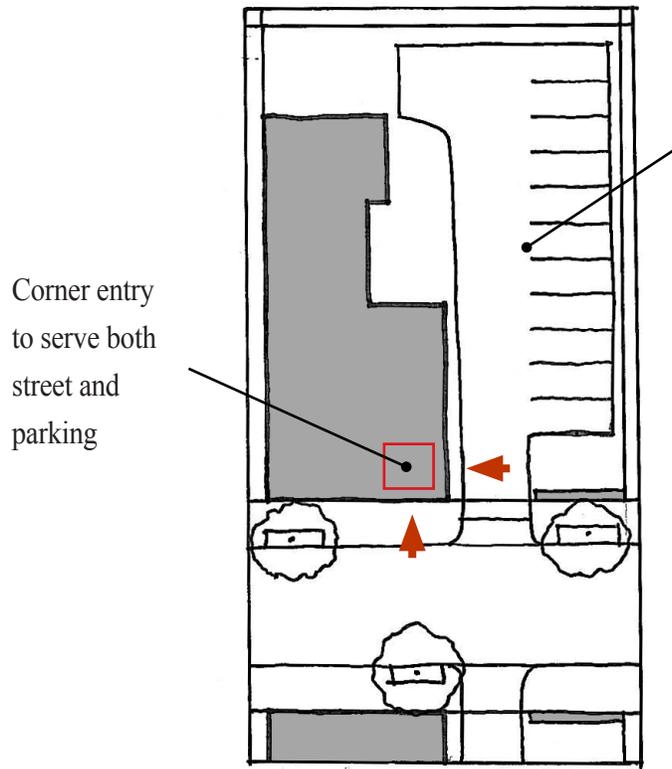
Parking should not be in front of the building



Discussion

Mixed use or commercial buildings should have little or no setback from the property line. The building should have a strong connection to the sidewalk. If a building has a setback the property line should be marked by a fence or wall. It is important that off street parking not occupy the space in front of a building.

SITING



ENCOURAGED



AVOID

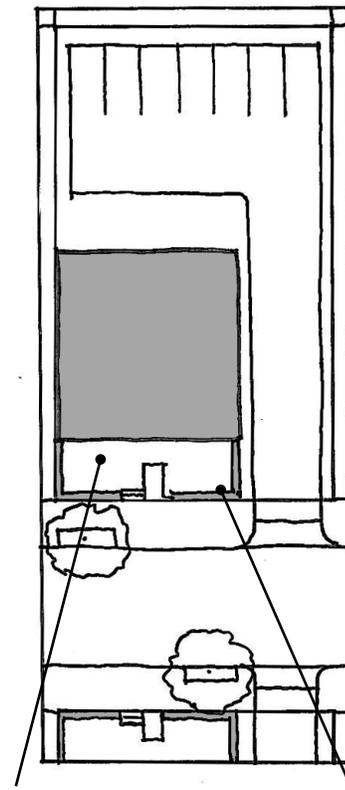


Discussion

If a commercial building has parking located to the side, a door to the ground floor retail should be located to serve both the parking as well as pedestrians entering from the street. In this condition it is recommended that a corner entry be used as the red arrows above indicate.

SITING

ENCOURAGED



Usable space
for seating or
programming.

Low wall
or fence
enclosing
terrace

Discussion

When a commercial building does have a setback from the sidewalk, use a low wall or fence to enclose a terrace in front of the building. This terrace can be used for outdoor eating or programming. It is encouraged that the ground floor use utilize this outdoor space to better engage the building with the sidewalk.

STOREFRONT



ENCOURAGED



AVOID



Discussion

The storefront should be clear-glazed and address the sidewalk. The primary storefront door should be oriented to the sidewalk. If parking is on the side of the building, the entry should address both parking and the street. The storefront windows should allow good views into the store. Care should be given to keep the storefront window fresh and uncluttered.

STOREFRONT

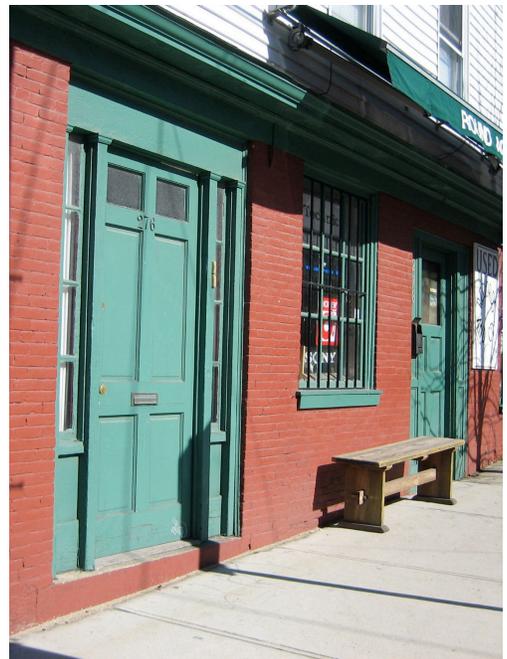
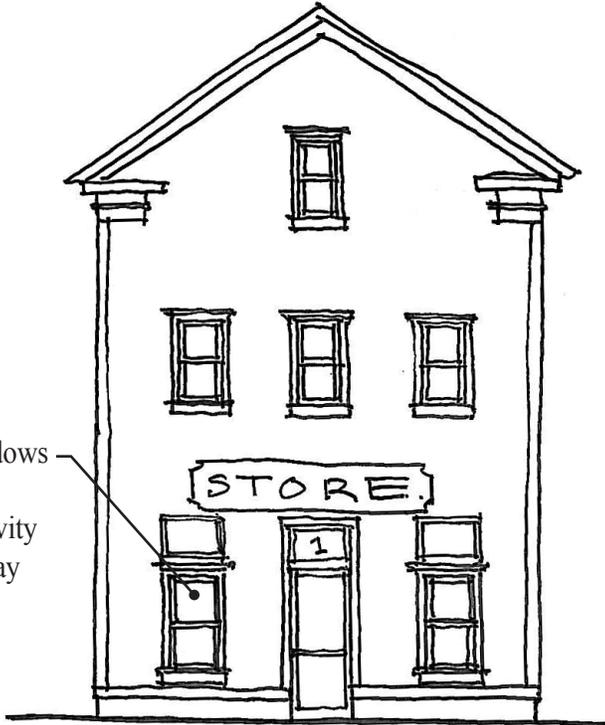
ENCOURAGED

The glazing is approximately 70% for maximum display of products.



AVOID

Residential windows do not suggest a commercial activity and do not display products well.



Discussion

A storefront should be approximately 70% glazing. For retail uses it is essential to have a transparent facade on the ground floor. For office uses, a facade similar to the lower image could be appropriate in a more residential context.

STOREFRONT



ENCOURAGED



AVOID



Discussion

The proportion of traditional storefront windows is generally square or vertical. Horizontal openings are usually sub-divided into square or vertical elements. Window panes are generally square or vertical in proportion as well.

CHANGE OF SCALE

ENCOURAGED

The scale of the building details and openings above the storefront generally decrease to a more residential scale befitting their use.

The scale of the storefront is generally larger, befitting its role as a public entrance.



Typically, there is a strong expression of cornice or string-course that separates the scale of the storefront from the residential openings above.

AVOID

Storefront is too short making the building top heavy



Storefront is too high which crowds the upper floor windows



Discussion

A traditional designed mixed use building, generally should have a balanced facade. The storefront is oriented to the sidewalk and of a scale that is more public than the upper floors of the building. The storefront level will have higher ceilings, larger openings and more durable materials. An expression line is utilized between the ground and upper floors.

STOREFRONT DOORS



ENCOURAGED



AVOID



Discussion

Storefront doors are traditionally glazed to maximum light and display. Avoid solid doors. Avoid the use of residential scaled doors unless they are harmonious with the larger style of the house.

SIGNAGE & AWNINGS

Location of exterior sign lights

Area for signage

Window lettering is typical



ENCOURAGED



AVOID



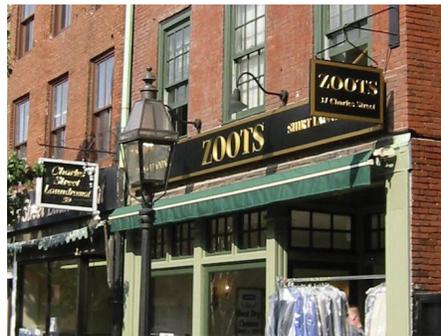
Discussion

Signage is an important piece of a storefront. Signs should be pedestrian in scale and oriented toward both the sidewalk and the passing cars. Attached signs should be located on the sign band above the storefront windows, applied directly to the glass (painted or vinyl) and on the door.

SIGNAGE & AWNINGS



ENCOURAGED



AVOID



Discussion

Projecting signs are typical of traditional retail areas. Typically, the “blade” sign will harmonize with both the architecture and its supporting brackets.

SIGNAGE & AWNINGS



Discussion

The use of storefront awnings is strongly encouraged. An awning should extend from the face of the building a minimum of 5 feet. Awnings should be canvas and mounted on retractable or stationary metal frames. Signage should be located on the awning fringe up to a maximum fringe height of 9”.

MATERIALS & METHODS

This section of the Design Guidelines suggests appropriate materials and construction methods for single family and multi-family residences in traditional neighborhoods like the Village. The information is not intended to be exhaustive, but is offered to illustrate some typical building materials, elements and details that are found in traditional neighborhoods and which would be consistent with the scale and patterns of New England neighborhoods.

I. FOUNDATIONS & SITE WORK

Foundations, Piers and Pilings are recommended to be concrete block that is stone or brick-faced, or painted pressure-treated wood. Masonry piers are recommended to be not less than 14" x 14" in plan. Where piers are used, the space between them is recommended to be screened with wood lattice oriented vertically (not diagonally), with narrowly spaced horizontal or vertical boards, or with brick screens. The spaces between lattice strips are traditionally not larger than 1-1/2" or smaller than 3/4".

Concrete block or poured concrete is recommended to be finished with paint, stucco, plaster or other similar material.

Equipment including HVAC, utility meters, clotheslines, satellite dishes, play equipment and hot tubs are not generally appropriate in front yards. Such equipment should be placed in side or rear yards where not easily visible from streets, courts or paths.

Exterior Lighting is recommended at sixty (60) watts per lighting fixture maximum. A minimum of one (1) surface mounted lighting fixture at all primary entry doors and garage doors should be provided and activated by photovoltaic cells. Lighting in the side yards can be adequate using one forty (40) watt lamp (bulb) by secondary doors. Lighting on gate posts should generally be limited to one 25 watt lamp. Lighting at footpaths is recommended to be limited to one 25 watt lamp every twenty (20) feet at a maximum height of eighteen (18) inches and shall be activated by photovoltaic cells. All exterior lamps are recommended to be incandescent.

Fences along streets are typically made of wood pickets or wrought iron. Privacy fences at sideyards or along lanes may also include tightly spaced wood boards of rectangular section. Fences may have wood, brick or stone posts and may be placed above fieldstone walls. Man-made materials may be substituted for wood if paintable and similar in appearance to wood. "Stockade" fencing is non-traditional and discouraged.

Fences on adjacent lots usually have different designs. Larger developments with multiple lots should consider several styles of fencing to offer variety and the expression of the single lot scale. Maximum fence height is recommended to be 6 feet, except that the maximum fence height is recommended to be 4 feet at (i) front yards, and (ii) side yards adjacent to streets. A lower height may be required to facilitate automobile sight lines at corners.

II. WALLS

Exterior Building Walls are typically finished in wood clapboard, novelty wood siding, cedar shingles, brick, stucco on masonry, fieldstone or cementitious clapboard siding (smooth side out). Wood siding should be painted or solid stained; brick and stucco may be painted. Vinyl and aluminum siding are not recommended (and have been banned from most historic districts). Building walls traditionally are sided in no more than one material, although siding material may change from one wall to another at a corner. Each building should have no more than two siding materials, with changes allowed only at comers, i.e. painted clapboard may be used on a front elevation with side elevations clad in weathered cedar shingles, etc . Wood clapboard and shingles should be horizontal, except on side walls of dormers where they may run parallel to the roof line. Building walls should be one color per material used.

Brick is recommended to be “molded” if it is to have historic texture and appearance. Cheaper “Wire-cut” brick is a relatively recent innovation and imparts a uniformity and exactness that is immediately discernible as non-traditional.

Mortar should be colored to aged appearance. Brick mortar joints are recommended to be struck and no more than 3/8” wide.

Wood Siding is recommended to be horizontal, maximum 6” to the weather.

Shingles are recommended to be maximum 5 ½” to the weather. White or natural cedar wood shingles may be let to age naturally, or painted with a weathering stain. Shingles are recommended to be machine cut with bottom edges aligned. Split shakes are typically found only on roofs, never on walls.

Trim typically should not be less than 3 1/2” in width at comers and 3 1/2” in width around openings, except at the front door where its width is typically larger, befitting its relative importance on the façade. Exceptions to this rule of thumb may be appropriate on shingle –style structures and for homes with very developed classical detailing. Trim is recommended to be wood or a paintable man-made material similar in appearance to wood.

III. DOORS & WINDOWS

Primary Entry Doors are recommended to be paneled with or without glazing and may incorporate multi-paned glass sidelight(s) and/or transoms. Sliders are discouraged on the street façade.

Secondary Entry Doors may be glazed and may have glass sidelight(s) and/or transoms. Garage Doors should be painted or stained.

Garage doors accessed directly from streets may be swinging, sliding or overhead operation, but generally should be detailed to have the appearance of swinging carriage-type doors. Wherever feasible they should be installed as 2 separate doors, rather than one 16’ to 18’ wide door.

Windows could be made of wood (painted), solid vinyl or painted aluminum and should be glazed with clear glass. Multiple windows in the same rough opening should be separated by a 2” minimum post,

ganged or “direct mulled” groups of windows being a recent and non-traditional invention.

Window Muntins are encouraged to be true divided light or simulated divided light (affixed on the interior and exterior surfaces), and are recommended to create panels of square or vertical proportion. Snap-on grids are discouraged.

Bay Windows are encouraged to extend to the floor inside and to the ground outside. Bay windows that do not extend to the ground outside should be visually supported by structural brackets.

Shutters are recommended to be wood or a paintable man-made material similar in appearance to wood. Shutters are recommended to be operable, sized and shaped to match openings. Louvered, paneled and plank shutters are typical.

IV. PORCHES, STOOPS & BALCONIES

Porches and Stoops located on streets are typically open and not enclosed by glass, screen or any other material. Porch and entry stoop floors traditionally are tongue and groove wood, tongue-and-groove wood composite, or masonry. True covered porches were almost never made of “decking” with gaps, but rather of “floor boards” run perpendicular to the face of the house and pitched to drain.

Porch and stoop columns are recommended to be made of wood, fiberglass impregnated with marble dust, or a paintable man-made material similar in appearance to wood.

Porch skirts The open area beneath porches and stoops are recommended to be concealed with latticework or other suitable underskirt. The spaces between lattice strips are recommended to not be larger than 1 1/2 inches or smaller than 3/4 inches.

Glass conservatories generally appear at the rear of homes, or occasionally the sides.

Entry Stairs may be wood, tongue-and-groove wood composite, or masonry.

Balconies that cantilever are recommended to be visibly supported by structural brackets or tapered beams.

Railings are recommended to have top and bottom rails. Top rails will typically be eased and pitched to shed water. Bottom rails have a vertical proportion when viewed in section. Top and bottom rails are typically centered on the boards or pickets supporting them. Railings and balusters may be wrought iron, wood, or a paintable man-made material similar in appearance to wood.

V. ROOFS

Roofs in traditional neighborhoods are typically clad in one of the following materials: wood shakes; galvanized steel, (5 V crimp or standing seam allowed), Galvalum; copper, lead-coated copper or slate. Fiberglass / asphalt shingles are permissible.

Principle Roofs on Single houses generally shall slope 5:12 to 14:12.

Ancillary Roofs and Porch Roofs may be sheds. These roofs generally slope no less than 2:12.

Flat Roofs are generally not found in traditional architecture for obvious reasons, but do sometimes find expression in porch roofs or in a downtown location.

Gutters & Downspouts; when used are typically made of galvanized steel copper (not copper-coated); lead-coated copper or aluminum. Gutters typically are “K” style (ogee) or half-round. Downspouts are recommended to be round. Splash blocks of fieldstone; brick or gravel are common.

Visible flashing should be copper, lead-coated copper or anodized aluminum. Exposed rubber membrane flashing is discouraged.

Copper roofs, flashing,, gutters, and downspouts are recommended to be allowed to age naturally (not painted or sealed).

Roof penetrations, except chimneys, are recommended to be placed so as not to be easily visible from streets or paths. Roof penetrations, except chimneys, are recommended to be painted to match the color of the roof, except those of metal, which may be left unpainted.

Dormers occur in shed, gable, or arched roof configurations with a minimum slope of 4:12 or hipped roofs with a slope to match the principal structure. Eyebrow dormers are typical of some styles.

Skylights, when used, are recommended to be placed so as not to be easily visible from streets or courts and should be flat glass (not bubbled Plexiglass).

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