

Architectural Guidelines

The Stonegate Community Plan was developed recalling the best from the past with emphasis placed on character of the public realm and quality of life. Beautiful tree lined streets, safe and comfortable sidewalks, tasteful home design and appropriate house placement all add value, variety and interest to the street. The maturing of these streets over time will create beautiful 'outdoor rooms' for pedestrian activity.

The connecting pattern of streets allows for integration of the neighborhood clusters thereby creating a sense of community. The public realm is unified by park space, including small neighborhood parks and a large central park. The central park will be anchored by a community building, public school and village shops all within walking distance from your front door. Open space will adjoin the rear yards giving your yard an added sense of expanse and privacy.

Creating emphasis on the development of the public realm, along with good architectural controls, will not only create a great place to live but will add value as Stonegate matures.

The following building elements are critical in creating interest in any structure and are what define different architectural styles. By following these general guidelines it is our hope to create successful architecture and interesting streetscapes.

BUILDING MASSING

The Building Massing (width, depth and height of a building) is controlled largely by the Lot Standards for the individual lot. The building massing is to be neo-traditional in character recalling traditional architectural styles. Architectural styles are to be interpreted in proportion, detail and scale while fitting with today's lifestyle. In all cases the garage location is to be de-emphasized by locating it away from the street.

Diversity in building massing and style are encouraged to create a variety in overall streetscape.

FACADES

Facades must have a defined base or foundation, wall mass, and termination formed by a pitched roof or articulated cornice. In each instance appropriate to the architectural style. Front and side facades shall be of one consistent character throughout. All residential buildings must be raised above the sidewalk grade, see Lot Standards for specific heights. Material changes are allowed as described below.

- When a facade is constructed of more than one material within the same plane the material change shall occur only along a horizontal plane (not in a vertical or diagonal line). The heavier of the two materials shall always be placed beneath the lighter material. See photo example A on page 3.
- When a facade is constructed of more than one material along the length of the facade changes in material shall occur only at offsets in massing in the vertical plane. See photo example B on page 3.
- The triangular area of gabled walls may be a dissimilar material than the lower portion of the wall if appropriate to the style of the structure. Otherwise, the full height gabled wall should be finished with a consistent material. See photo example C on page 3.

Exterior trim, building materials and colors are to be approved. Acceptable exterior materials are brick, stone, wood, cementitious stucco and cementitious siding products. Vinyl siding/trim, aluminum siding/trim ~~are not permitted.~~ **FAUX STUCCO SYSTEMS APPROVED FOR TRIM ONLY.** Exposed foundation walls greater than 16" above grade must be covered with an approved facade material down to grade.

PORCHES

porches are to be consistent with the architectural style of the home. Porches may have finished ceilings, exposed beams or exposed rafters as appropriate to the house style.

Porch floors shall be wood, concrete, brick, stone or pavers finished on all exposed sides. Posts, columns and balustrades shall be wood. Railings shall be wood, steel or ornamental iron scaled appropriately to the facade. All exposed wood trim, steel or ornamental iron shall be painted.

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ENTRANCES

All primary entrances shall be highly articulated by architectural elements appropriate to the architectural style. Any such elements incorporated into the design shall be compatible with the architectural style, materials and details of the building as a whole.

The location, proportion and style of doors, sidelights, trim and transoms must be appropriate to the style. Doors may be of wood, embossed steel, fiberglass with wood veneer or masonite. Storm and screen doors shall be full view (single light or opening) without decorative trim. Front stoops (horizontal surface and steps) shall be brick, concrete, stone or pavers. All exposed edges to be finished. Side and rear stoop/ steps are permitted to be detailed in wood.

WINDOWS (Penetration)

A critical feature of any architectural style is the window design. Fenestration shall be architecturally compatible with the building style in placement, proportion, variation in window size, materials, trim details, mode of operation (ex: double hung, casement), number of panes of glass, trim details, whether it has shutters, etc. should be consistent with the style of the structure. All of these elements are important in distinguishing the various architectural styles.

Windows shall be built of wood or vinyl. Glass shall be clear (free of color) except where stained or art glass is appropriate to the style. Glass block ~~with a tinted~~ tinted glass may be used ~~if not visible from the public realm~~ if not visible from the public realm. Snap-in muntins are permitted in lieu of actual muntins if the surface facing the exterior is painted to match the exterior sash.

Black screening material is not permitted on windows that have outside facing screens (charcoal color is accepted). Screens mounted on the inside face of windows may be any color.

EXTERIOR WOOD TRIM

Cornices, corner boards, rakes, pediments, window trim, balustrades, brackets and other trim features are defining characteristics of the various architectural styles and must be included in the design of the structure. Scale and detail of all trim to be appropriate to the character of the house and shall be approved.

ROOFS

The pitch, shape and mass of a roof is critical in successfully translating an architectural style. Roof pitches must be consistent with the style of the structure. Flat roofs, if necessary to achieve a specific architectural style, are permitted if edged by a railing, parapet or cornice appropriate to that style.

- Roof materials & colors are to be approved.
- Rake details must match house style and are to be approved.
- All roof penetrations (except chimneys) must be painted to match roof color. Copper may be left natural.
- Metal gutters and down spouts are to be pre-finished, or painted, to match adjacent building materials. If gutters or down spouts are used as decorative elements they may be a contrasting color. Copper may be left natural.

DORMERS, GABLES, BAYS AND TOWERS

Dormers, gables, bays and towers are to match the architectural style. The proportion and detailing of dormers is critical to the successful articulation of the roof line.

High style Victorian homes, for example, often include towers and bays protruding from and above the main building mass. Location and scale of such features are to match house character in style and material.

CHIMNEYS ~~REQUIRED~~

Chimneys are ~~required~~ on all fireplaces (~~not thru-wall vents~~) and must be placed appropriately per style of the home. Exposed surfaces of all chimneys to be brick, stone or cementitious stucco. Flues to be metal or tile with appropriate chimney caps.

THRU-WALL VENTS ARE ALLOWED ; EXTERIOR DETAILING SHOULD BE COMPATIBLE WITH ELEVATION & NOT APPEAR AS A ADD ON, MIN. OF 2 TREES REQUIRED FOR SCREENING.