

HOUSE DESIGN AND SPECIFICATIONS GUIDELINES

In order that each neighborhood be comprised of homes that artfully and in a well-crafted way depict popular historical archetypes that provide the country's venerated residential areas timeless character and enduring appeal, the following styles have been designated as acceptable for neighborhood homes (as defined in *A Field Guide to American Houses*, written by Virginia and Lee McAlester):

Colonial Revival, Neoclassical, Tudor, Prairie, Craftsman, Italian Renaissance, Spanish Eclectic, Postmedieval English, Georgian, Adam, Greek Revival and French Eclectic

Each of the developer's neighborhoods has adopted aesthetic standards intended to ensure that homebuilding follows the norms of these architectural styles. The standards address elements of design, materials, craftsmanship, fixtures, and landscaping that taken together define the architectural style of a home.

Exteriors of houses should:

- a) demonstrate thoroughly the identifying elements of the historic house style being depicted, those being "massing, scale, proportion, and character derived from the nature of the building materials, details, and spatial flow" (*American House Styles, A Concise Guide* by John Milnes Baker, A.I.A.);
- b) reject design elements that are not consistent with the historic style of the house being depicted;
- c) avoid exaggerated and insufficient gestures of style;
- d) eschew eclecticism and decoration, materials, fixtures, and construction techniques that belie the historic house style being depicted;
- e) achieve proper proportion consistent with the historic house style being depicted.

Preliminary and final house plans are required to be submitted to the architectural control committee of each neighborhood, on the title or cover sheet of which a fully developed, narrative Statement of Stylistic Intent is required, which lists the identifying features of the selected house style, as described in *A Field Guide to American Houses* by Virginia and Lee McAlester.

This narrative is intended to lead the designer to consider, in composing elevations of a house, a holistic integrity in the use of architectural details by rooting their aggregated use, in a shared derivation of style and history. Equally important to any identification of style is a sense of massing that is typical of the style articulated. Therefore, roof plan designs are required to define a composition of forms reflective of style rather than merely being derived from the floor plan of the house.

Preliminary plans are required to be scaled at 1/4" = 1'-0" and consist of a site plan, floor plans, all elevations, and roof plan.

Final house plans are required to consist of a site plan, grading and drainage plan, foundation plan bearing structural engineer's seal and signature, foundation silhouette, floor plans, elevations, roof plan, such construction details as necessary to fully explain and enable construction of all exterior elements to proceed therefrom.

All house plans, whether preliminary or final, are required to have a title block on each page, the architect or designer's company name, postal address, email address, phone number and fax number. Each succeeding plan submittal must show the original date of the plans, i.e. the date of the Preliminary Plans, and the date of each succeeding revision.

