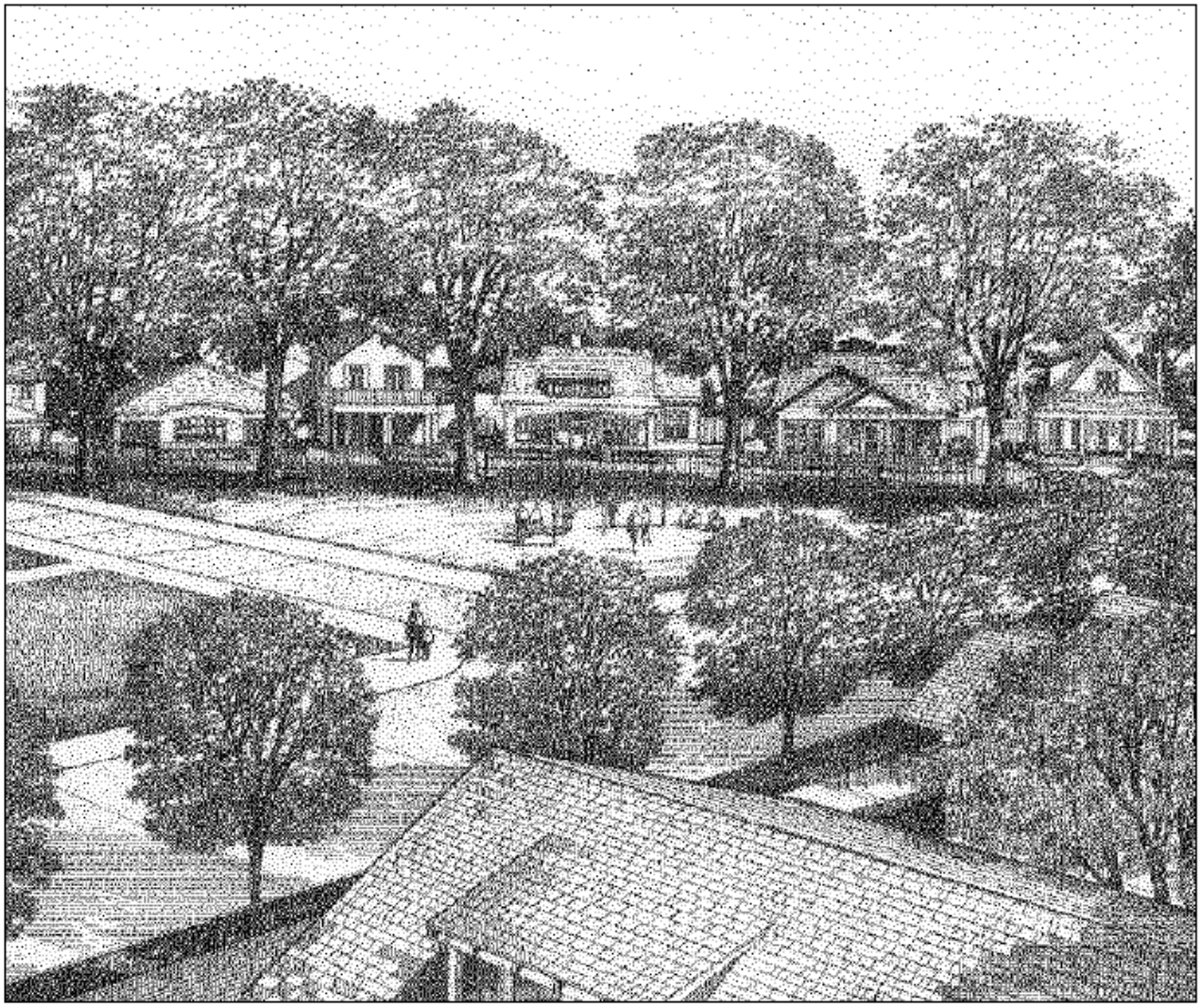
Olde Towne at Millcreek
Lafayette, Lousiana



Notes:

Variances to the Urban Design Guidelines may be granted on the basis of architectural merit.

These guidelines will be updated periodically, and all subsequent changes will apply to all buildings which have yet to complete the schematic design review.

The guidelines are strictly aesthetic in their intent. In cases of contradiction within the local safety codes, these guidelines shall be overruled, with notification given to the Design Review Committee. In no way does compliance with these guidelines exempt a structure from conformance with other applicable codes.

a traditional neighborhood development
Olde Towne at Millcreek
Lafayette, Louisiana

Date – February 20, 2004 Edited – June 6, 2013

Urban Design Guidelines

ARCHITECTS SOUTHWEST

Phase 2A&3A

Olde Towne at Millcreek

Introduction

This guideline is conceived and administered to guide the development of Olde Towne at Millcreek within the city of Lafayette, Louisiana. The guideline assures that all buildings are harmonious with each other and within the language of the traditional architecture of the region. The guideline further assures a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by a five-minute walking distance from edge to center.
- Residences, shops, workplaces and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably.
- Public open spaces in the form of plazas, parks, and playgrounds provides places for informal social activity and recreation.
- Building frontages in disciplined alignment define the public space.
- Civic buildings reinforce the identity if the community, providing places for purposeful assembly.

Variances to provisions of the regulating plan are considered unique and not set to a precedent for future waivers and exceptions. A variance is the allowance of a practice consistent with the general intent but not a specific provision of the regulating plan. A waiver may be granted administratively by the design review committee on the basis of hardship or design excellence.

Civic buildings are not subject to the provisions of the code. Their design shall be approved by the design review committee.

Olde Towne at Millcreek

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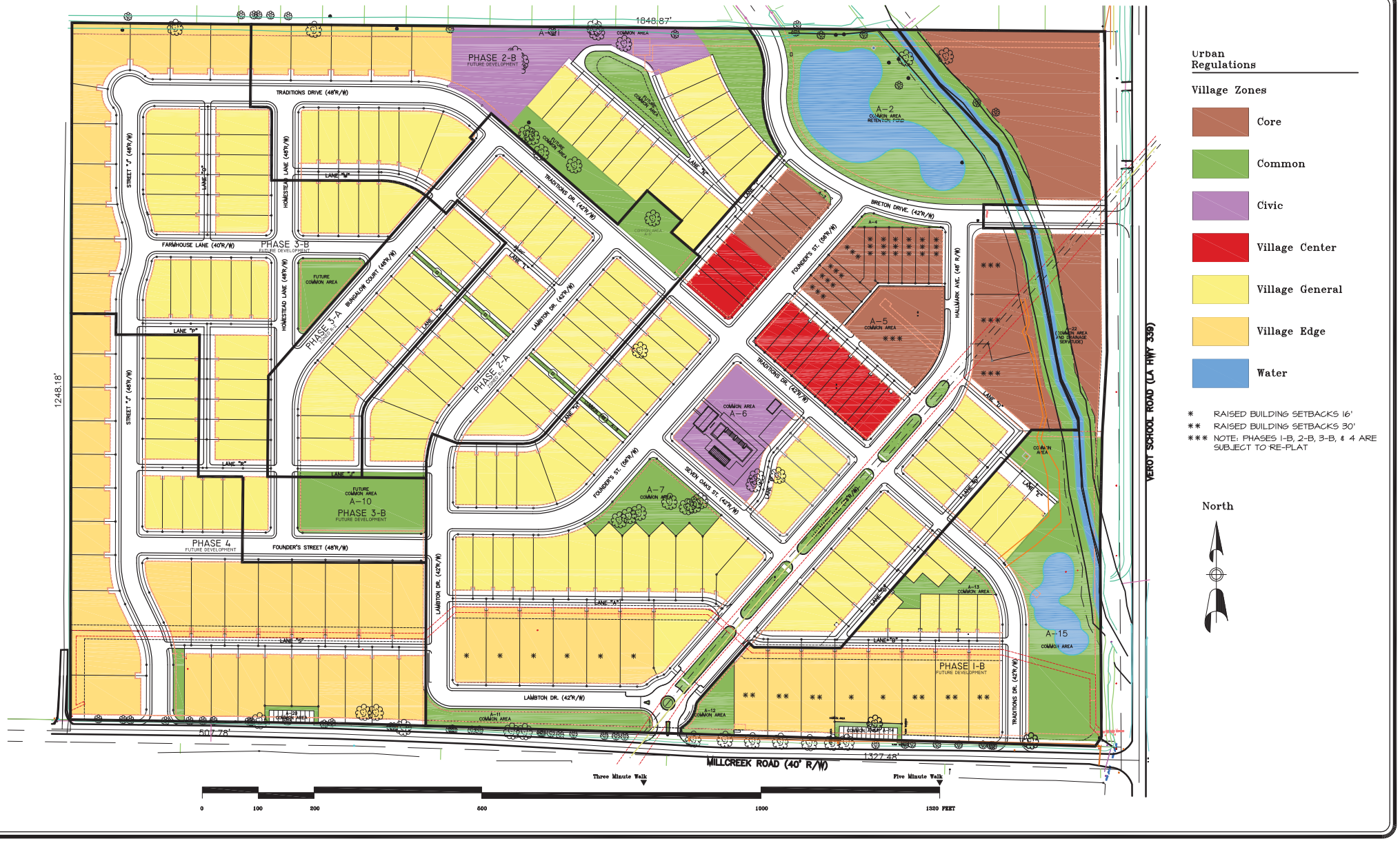


a traditional neighborhood development

Olde Towne at Millcreek

Lafayette, Louisiana

Date-March 25, 2002, Revised-August 22, 2011

DESIGN GUIDELINES

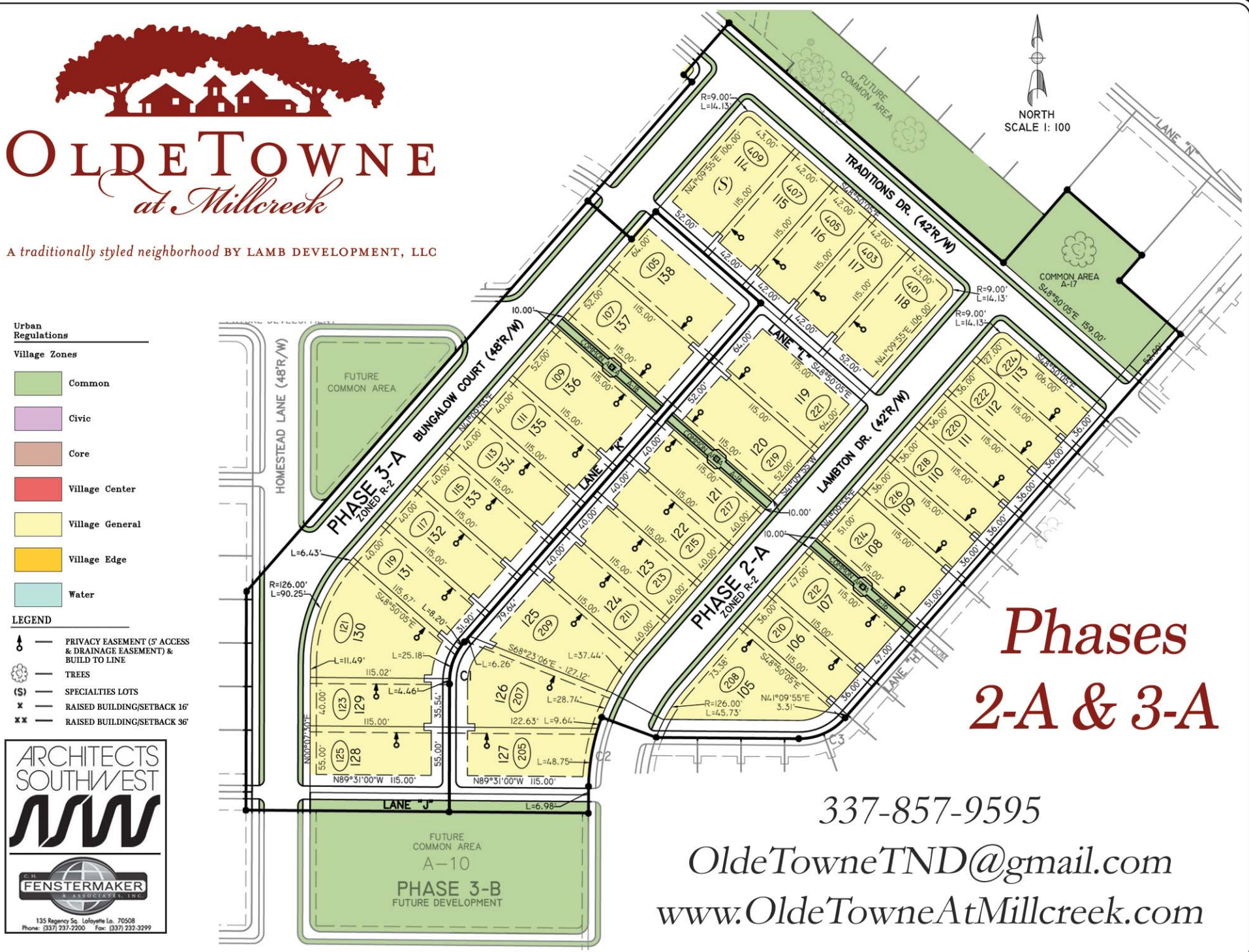
– URBAN REGULATING PLAN –

ARCHITECTS SOUTHWEST

S-1

OldeTowne at Millcreek

A *traditionally styled neighborhood* BY LAMB DEVELOPMENT, LLC



Phases 2-A & 3-A

337-857-9595

OldeTowneTND@gmail.com

www.OldeTowneAtMillcreek.com

ARCHITECTS SOUTHWEST

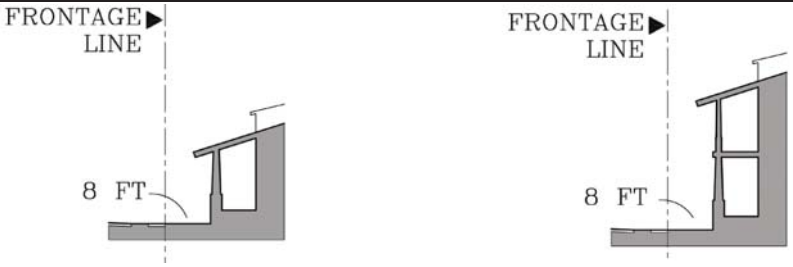
C. H. FENSTERMAKER & ASSOCIATES, INC.

135 Regency Sq. Lafayette La. 70508
Phone: (337) 237-2200 Fax: (337) 232-3299

Matrix of Urban Regulations

Applicable to Phases 2-A and 3-A

Date 08-22-2011

Urban Regulations		Village Zone			Setbacks in Feet
		Village General			
Lot Width in Feet		36' - 40'	40' - 50'	50' - 60'	
Building Types	Cottage, Courtyard, and Porte Cochere Houses	8	8	8	Front
		5	5	5	Left
		5	5	5	Right
		15	15	15	Rear
General Instructions	Building Use	All types shall require residential use at all stories of the principal structure.			
	Civic Uses	N/A			
	Outbuilding	Outbuilding shall permit lodging and approved home occupation use of a maximum size of 500 square feet.			
	Parking	Automobile storage of adequate size and access shall be provided within the lot, in a garage or carport enclosure at the ratio of 1 place per dwelling. A minimum if 50% of the maximum permitted parking count shall be in a garage or carport and the remainder may be on a pad within the confines of the buildable lot.			
	Parking Max. Count	2	40'-46' = 2 46'-50' = 3	50'-58' = 3 58'-60' = 4	
Horizontal Placement Instructions	Outbuildings (GARAGES)	See Placement Plans			
	Facade	Placement of the facade at the front setback shall be mandatory unless otherwise shown. Buildings shall show no more than 3 corners to the frontage.			
	Fences and Garden Walls	Where provided, fences and gates shall be built on the primary frontage line only. Garden walls and gates shall be built on the frontage line, but may be built coplaner or beyond to the front wall of the main building. Coplaner garden walls shall be brick, stucco, stone, wrought iron, living garden wall. Buildings on corner lots may build a garden wall and gates at only one of its frontage lines when approved by the DRC in advance. Said garden wall shall be constructed at a BTL of 2'-0" behind the frontage line. In the absence of a building wall, a garden wall must be built, coplaner to the side wall @ the 5'-0"min setback line to the rear R/W @ alley.			
	Corner Lots	Buildings on cornor lots shall hold clear a view triangle defined by two points 30 feet from the intersection of the curbs extended.			
	Specialty Lots	Urban regulations are to be coordinated with the buyer and the design review committee.			
	Parking	Parking shall be entered from the rear lane if provided.			
Vertical Placement Instructions	Porches, Balconies, Stoops	Porches, balconies, and stoops shall be provided in any one of the combinations shown in "frontage types".			
	Main Floor	The first floor porch level shall be elevated above the sidewalk grade a minimum of 2 feet at the leading edge of the sidewalk @ the R/W.			
	Main Floor Ceiling Height	The first story interior plate height shall be no less than 10'.			
	Maximum Bldg. Height	The maximum building height shall be 2.5 stories.			
Frontage Types					

OLDE TOWNE at Millcreek

Designation of Specialty Lots, Privacy Lots, Privacy Easements and Construction Requirements

Phases 2a and 3a Revised 8/11/2011

Benefactor Lots/Owners grant a 5' Privacy Easement to the adjacent Lot.
Beneficiary Lots/Owners receive a 5' Privacy Easement from the adjacent Lot.
Builder should confirm designations with Design Review Committee prior to planning construction.

Phase 2A Lot Numbers	Specialty or Privacy Lot Indication	Privacy Easement Designation Left or Right Designation, Facing Lot	
		Left Side	**Right Side**
105	Privacy Lot	Benefactor	Not a Beneficiary
106 – 107	Privacy Lot	Benefactor	Beneficiary
108 – 112	Privacy Lot	Beneficiary	Benefactor
113	Privacy Lot	Not a Beneficiary	Benefactor
114	Specialty Lot	Beneficiary	Not a Benefactor
115 – 117	Privacy Lot	Beneficiary	Benefactor
118	Privacy Lot	Not a Beneficiary	Benefactor
119	Privacy Lot	Benefactor	Not a Beneficiary
120	Privacy Lot	Benefactor	Beneficiary
121 – 126	Privacy Lot	Beneficiary	Benefactor
127	Privacy Lot	Not a Beneficiary	Benefactor
Phase 2A Lot Numbers			
128	Privacy Lot	Benefactor	Not a Beneficiary
129	Privacy Lot	Benefactor	Beneficiary
130	Privacy Lot	Benefactor	Beneficiary
131 – 136	Privacy Lot	Benefactor	Beneficiary
137	Privacy Lot	Beneficiary	Benefactor
138	Privacy Lot	Not a Beneficiary	Benefactor

SPECIALTY AND PRIVACY LOT CONSTRUCTION REQUIREMENTS

- The main body of a building shall be constructed on the build to line.
- Windows constructed on the build to line shall be a minimum or 6' above the interior of the floor.
- Construction of doors is prohibited on the build to line.
- A garage or carport may be, but is not required to be constructed on the build to line.
- Garden walls shall be required at locations along a build to line on which neither a building or a garage are constructed, shall apply from the front to the rear setback line except where front porches exist and the cost of Garden Walls shall be the sole responsibility of the lot owner.

Metrocode requires the use of fire resistant materials on underside of eaves constructed within 5' of the property line and allows no ventilation under the eave, therefore requiring the use of roof vents.

Olde Towne at Millcreek

Building Type Descriptions

Live-Work Unit:
A live-work unit is a multi use commercial building with common sidewalls. It contains a dwelling unit above or behind the commercial element, which most often serves as retail, or office space. To maintain pedestrian continuity required by commercial establishments, alleys and rear parking normally serve these unique units. Living areas can be utilized by the owner or rented out to generate income. The live-work unit is also known as flex-house.

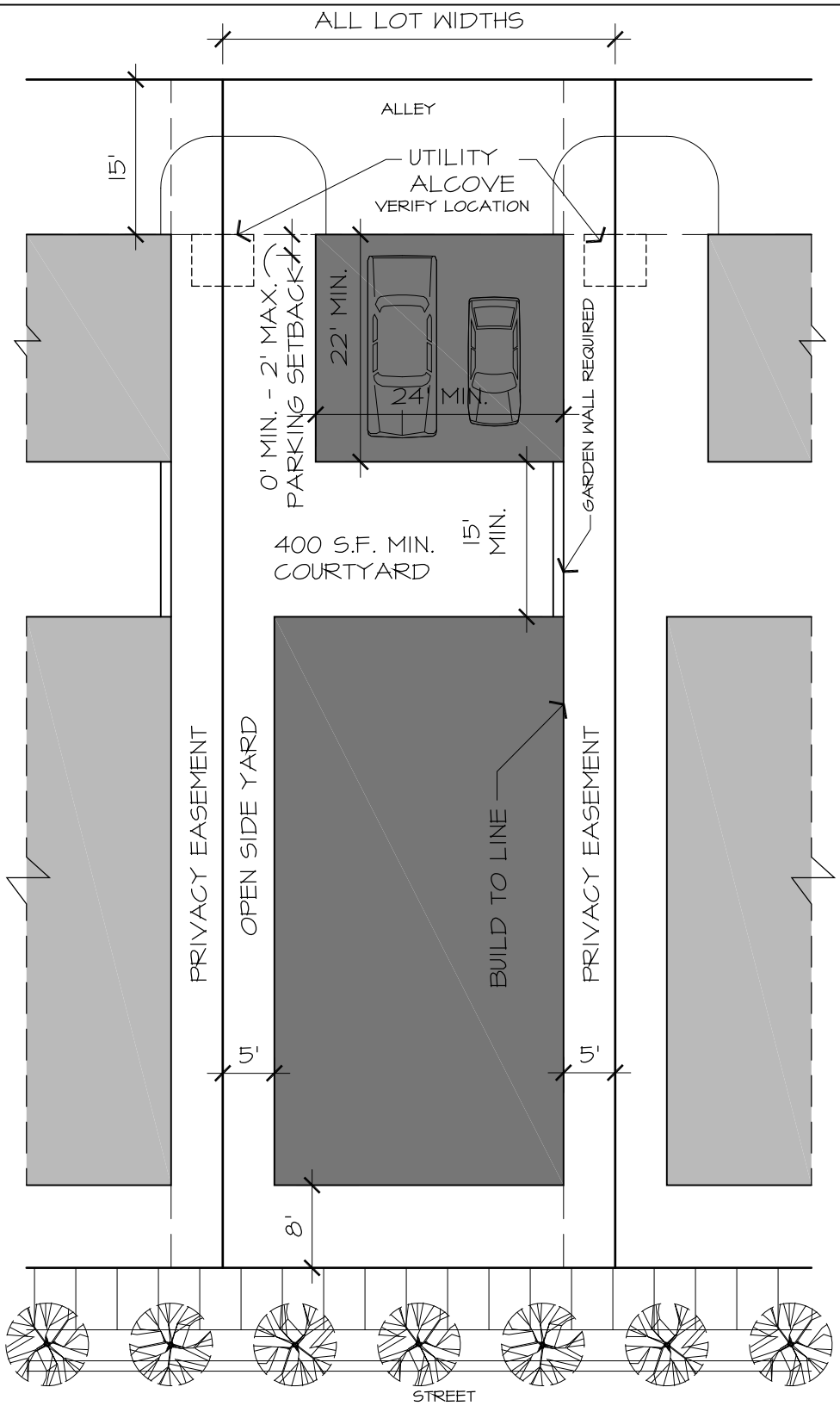
Town House:
A town house is a single family dwelling, most often 2 stories in height, having common sidewalls. Some offer private yards or patios and front pedestrian continuity is maintained by utilizing rear load garages. Ownership is fee simple. These efficient living areas are also known as row houses.

Cottage:
A cottage is a single family rectangular shaped dwelling smaller than a house. Most are 1 or 1.5 stories and can accommodate modest size porches. Those having larger porches are known as bungalows. When rear loaded, the cottage is often separated from the garage by a small yard.

Courtyard House:
A courtyard house is a single family dwelling that encloses a private courtyard on two or three sides. Normally these functional houses are "L" or "C" shaped in order to shield the private realm from the public realm. Garages may be attached or detached. Courtyard houses can also be referred to as patio homes.

Porte Cochere House:
Customarily a porte cochere house is single-family dwelling having a covered attachment for parking near the front of the house. As envisioned in Olde Towne where most parking is rear loaded this house type will actually be a "faux porte cochere" where the area normally used for parking will serve as an outdoor living are. It will function similar to a side yard house and will be "I" or a reverse "L" in shape. The porte cochere is a popular addition to many craftsman bungalows.

Manor House:
A manor house is a large, single family dwelling, normally built on larger size lots. These houses are basically rectangular in shape and often supplemented with an outbuilding or back building such as a cottage or garage apartment. Garages are almost always detached from the manor house. Villa and Chateau are terms that may also be used to describe this house type.



COTTAGE
ALL WIDTHS
VILLAGE GENERAL

a traditional neighborhood development
Olde Towne at Millcreek

Lafayette, Louisiana

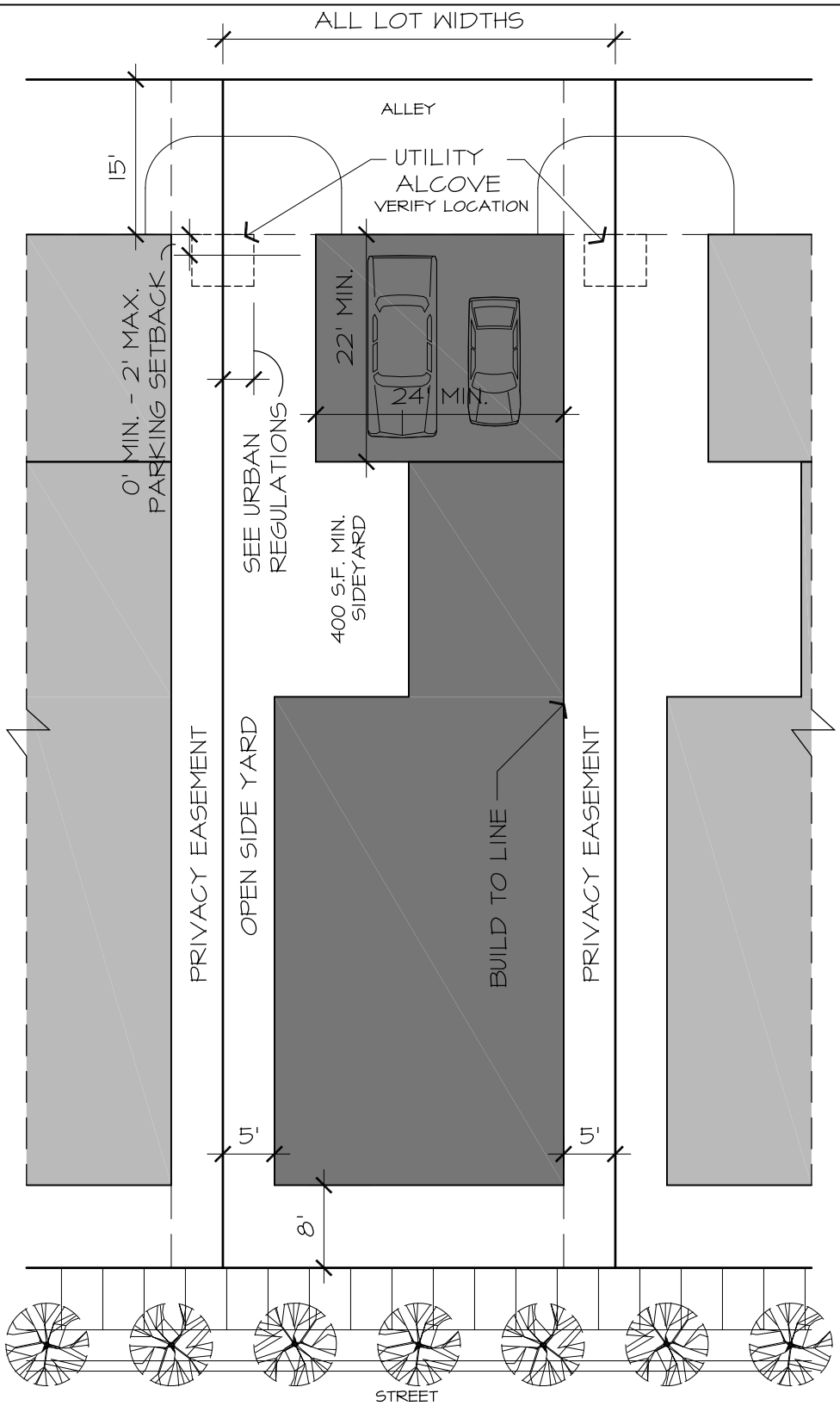
Date–March 25, 2002, Revised–August 22, 2011

Urban Regulations

Placement Plan
Phases 2A & 3A

ARCHITECTS SOUTHWEST
A Professional Corporation
LAFAYETTE, LA.
(318) 237-8211

HT–4A



COURTYARD HOUSE
ALL WIDTHS
VILLAGE GENERAL

a traditional neighborhood development
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Lafayette, Louisiana

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Phases 2A & 3A

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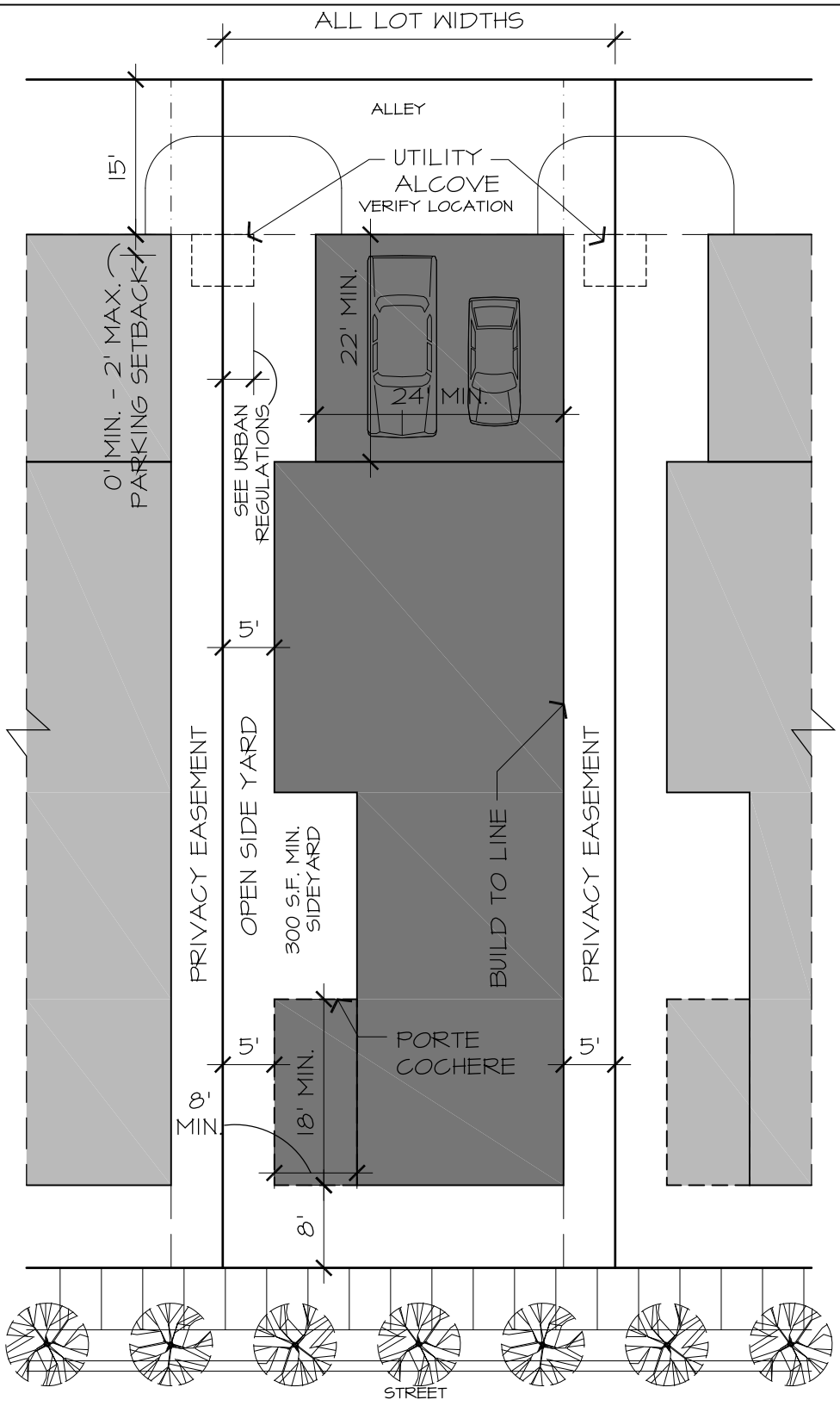

PORTE COCHERE HOUSE
ALL WIDTHS
VILLAGE GENERAL

a traditional neighborhood development
Olde Towne at Millcreek

Lafayette, Louisiana

Date–March 25, 2002, Revised–August 22, 2011

Urban Regulations

Placement Plan
Phases 2A & 3A

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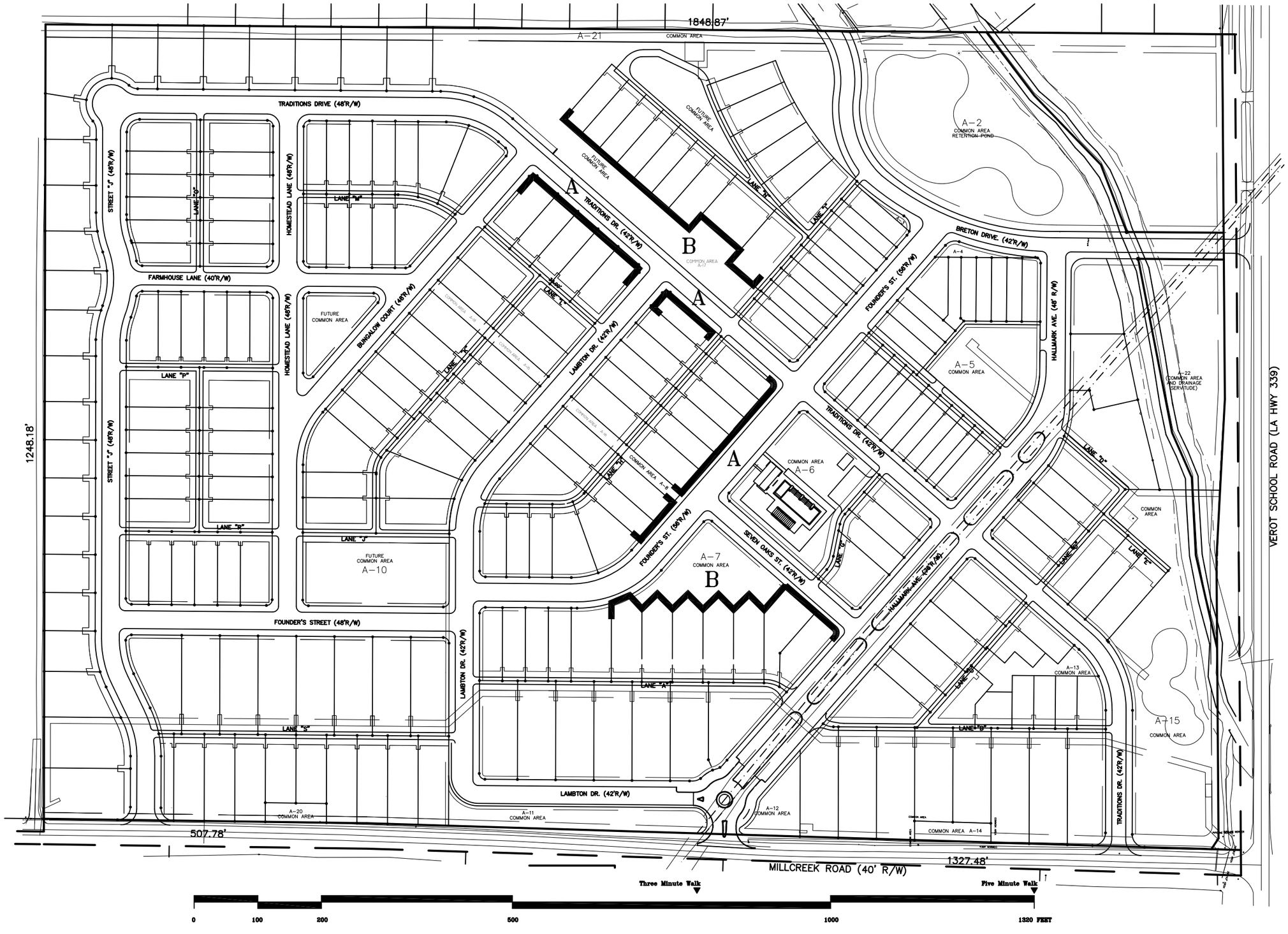
HT–6A

A – Owner's Option

B – As Determined by The Design Review Board



a traditional neighborhood development

Olde Towne at Millcreek

Lafayette, Louisiana

Date–March 25, 2002, Revised–August 22, 2011

DESIGN GUIDELINES

- MANDATORY FENCE PLAN -

ARCHITECTS SOUTHWEST

A Professional Corporation

LAFAYETTE, LA (318) 237-2011

Definitions

Carport: A roof structure supported by columns, used to shelter an automobile. Carport shall be separated from courtyard by a garden wall or other approved solid enclosure such as a storage room.

Clapboard Siding: A siding commonly used as an exterior covering on a building of frame construction applied horizontally and overlapped with the grain running lengthwise thicker along the lower edge than along the upper edge.

Classical Proportions: A series of ratios developed over the course of centuries and believed to result in pleasing proportions for buildings and building elements. Based on Greek and Roman principles, various systems for classical proportions were developed and modified through the centuries. In the United States, a number of publications with these principles included American Vignola.

Classical Orders: The design of systems of columns and cornices derived from ancient Roman and Greek precedence defined by trivialis and modified by the ages by Italian, French, and English architects. This system of columns controls the dimensions of the cornices they carry. Columns within Olde Towne are based upon the Claude Perrault's ordinance of the five types of columns, which are Tuscan, Doric, Ionic, Corinthian, and Composite.

Coffee House: A restaurant with no more than forty seats or more that six full-time equivalent employees (FTE) and which is open for no more than 14 hours per day.

Colonnade: A roofed structure supported by columns.

Corner Lot: A lot situated at the juncture of two or more streets.

Cornice: An ornamental molding at the meeting of the roof and wall, usually cosists of bed molding, soffit fascia and crown molding.

Courtyard: An open space surrounded by walls and buildings measured 12'-0" at its minimum depth.

Curb Radius: The curved edge of the street at an intersection measured at the inner edge of the parking lane.

Deck: Any wooden platform without a solid roof structure.

Definitions

Dentil: One of a series of small rectangular blocks forming an architectural molding or projecting beneath a cornice.

DRC: Design Review Committee

Eaves: The lowest overhanging part of sloping roof.

Façade: The wall of a building parallel to and corresponding to a frontage line.

Fence: 3'-6' High.

Footprint: The total area of structure as measured at the ground level. When enclosed space is located above a porch or cantilevered out from the lower floor, the footprint of heated and cooled space shall include the enclosed space of the upper level.

Freeze: A plain or decorated horizontal part of an entablature between the architrave and cornice.

Frontage Line: The lot line which coincides with the street track.

Gable: The vertical triangular portion of the end of a building having a double sloping roof from the level of the cornice or eaves to the ridge of the roof.

Garage: An enclosed structure to shelter automobile.

Garden Structures: Pavilions, gazebo, harbors, pergolas, and other similar structures no more than one story in height.

Garden Wall: An opaque fence or wall not exceeding 6 feet in height, made of natural stained wood, masonry, stucco, ornamental steel, vegetation, or a combination of the above, generally used to separate sideyards or a back yard (private) from the street or alley (public) area.

Light: An aperture through which daylight is admitted into the interior of a building. A pane of glass, a window, or compartment of a window.

Loggia: A roofed but open gallery or arcade along the front or side of a building often at an upper level.

Lot: A separately platted portion of land containing use-held privately.

Main Body: The largest part of the front fascia. It includes the front door of the house.

Multi-Family Residential: Any dwelling structure consisting of more than one dwelling unit.

Definitions

Muntin: A secondary framing member to hold panes with window, window wall, or glazed door.

Neighborhood Proper: The built-up area of a TND including blocks, street, squares, and parks.

Office (Home): Shall mean premises used for the transaction of business or the provision of professional services related to the home occupation of the owner or tenant of a residence. Said home occupation shall employ no more than 2 full-time employees, one of which must be the homeowner or tenant of the premises.

Office (Corporate Use): Premises used for the transaction of business or the supply of professional services employing no more than 8 full-time employees.

Ogee Gutters: A double curve formed by a union A convex and concave line resembling a S-shape.

Out Looker: A member which projects and supports that part if the roof construction beyond the face of gable.

Out Building: A separate building additional to the principle building, contiguous with the rear lot line of a maximum of 2 stories and having a maximum living area of 500 square feet.

Overhead Connector: A walk, deck, or similar structure that connects the house with an outbuilding or garden structure at any level other that the first floor.

Parking: Carport, garage, or parking pad with maximum width no greater than 12' per car.

Patio: A hard-surfaced area without a solid roof structure.

Pediment: A wide, low pitched gable surrounding the fascia of a Grecian styled building.

Pergola: An open air garden structure with a trellis roof, porch, gallery, veranda: A covered outdoor area attached to a house.

Portal: A large and imposing doorway entrance or gate.

Definitions

Portico: A walkway or porch with a roof supported by columns, often at the entrance of a building.

Primary Residence: The primary dwelling structure on a lot.

Private: That which is neither public nor civic.

Residential Tower: A small room, porch, or deck which protrudes from the maximum height allowed for a residence.

Shared Parking: Where day, night or weekday/holiday schedules allow for the use of parking spaces by more than onne user sich as woth meeting halls, religious buildings, and dwelling retail combinations.

Side-Yard Setback: The minimum distance from the side property line adjacent to another lot to the main body of the house closest to the property **line.**

Single Family Dwelling: A dwelling consisting of one dwelling unit.

Square: An outdoor public tract spaciously defined by its surrounding buildings as a room is defined by its side walls, and adjacent to streets on at least 2 sides. Squares shall be partially paved and surrounded by shop front use or row house use lots on at least sixty percent of its perimeter. One-third of the sixty percent may be substituted by a natural special border such as a water front for at least one side. Commercial uses shall be permitted on all of the surrounding lots.

Stairs: Stairs are for the purpose of accessing floors or levels beyond the first floor.

Stoops/Steps: Stoops/steps are for the purpose of accessing the first floor or level.

Story: A habitat level within a builfing no more than fourteen feet in height from finished floor to finished ceiling.

Street Vista: The view framed by buildings at the termination of the axis of a street.

Street Wall: A masonry or wood wall, no less than 75% opaque, built along the frontage line and between 6 and 14 feet in height. Any opening must be gated. The percent opaqueness shall be calculated including all openings.

Definitions

Street Edge: A masonry wall wood fence or hedge no less than 50% opaque built along the frontage line between 3 and 5 ft in height. Any wall, fence, or hedge built between the frontage line and a point even with the nearest enclosed edge of the house may be oof no greater height than the street edge. The percent capacity shall be calculated including all openings.

Street Lamps: A light standard between 8 and 14 ft in height equipped with an incandescent or metal halide light source**.**

Terrace: An upper level outdoor living area without solid roof.

Through Street: Through streets may provide primary access to and/or border but not pass through a neighborhood proper. Where through streets border or pass through a neighborhood proper, there shall be between the frontage line and the street lanes a sidewalk of not less than 6 ft, at least 1 lane of parking, at least one 10 ft travel lane and a planted area with trees planted no further than 50 ft apart. Through streets will generally be constructed in accordance with the existing city of Lafayette or parish of Lafayette road and street regulations.

Townhouse: A residential dwelling attached to a similar dwelling.

Tract: A separately platted portion of land containing a use held in common.

Transom: A small hinged window above another window or door. The horizontal cross piece to which such a window is hinged.

Tree (Street): A deciduous tree resisitent to root pressure of proven viability in the region.

Two-Story Dwelling: A structure whose height exceeds 12'-0" feet above the finish floor.

Utility Alcove: An alcove reserved on the plat of record for use by public and private utilities.

Signage

Commercial/Live Work Signage:
Signage shall be made of canvas, metal or wood. Signs shall be limited to one project sign and one flat sign. Sign area shall be no greater that 27 sq inches/lf of storefront.
The area of signs shall be accumulative. Signs may be no bigger than 36" in vertical dimension or 4'-0" in horizontal dimension on project signs.
Sign location shall be within the cornice and ground vertically no lower than 8'.
All lit signage will be indirectly lighted with the exception of canvas signs which may be internally lit. Signage may be incorporated in awnings.
Neon lighting may be used as signage lighting.

Commercial/Live Work Awnings and Canopies:
Awnings shall be made of canvas or approved metal. Additionally, canopies may be made of wood. Ground floor canopies or awnings shall be a minimum horizontal dimension of 4' from building frontage to a maximum of 2' from the back of the curb.
Upper floor canopies or awnings shall be a minimum horizontal dimension from building frontage of 2' to a maximum of 5' or 2' from back of curb, whichever comes first.
Canopies or awnings shall be vertically no lower than 8' from the sidewalk.
Awnings shall be attached directly to building walls without use of columns or supporting poles down to walks.
Canopies requiring columns or supports on sidewalks are allowable with Design Review Committee and City approval.

Bungalow Architecture

Bungalow Houses

Bungalow Architecture, as a style surfaced at the turn of the century in the form of several architectural sub-types. In the United States, bungalows can be categorized as Prairie, Craftsman and Farmhouse and have been elevated in acceptance by some of this countries greatest architects. All three of these sub-styles were extensively used in the south and more specifically in the gulf south. The style naturally addresses the climatological issues, such as sun protection, and cross ventilation, while also reinforcing the strong social interface within the best neighborhoods.

The bungalow was chosen as the architectural typology at "Olde Towne" due to it's historical association with the area. As a style, it creates a very unique opportunity for the residential market capitalizing on the national resurgence of this style as a great American architecture.

The generic features of the bungalow architecture, as outlined in the following narratives evolved over +/- 40 years, all prior to World War II. The result embodied in the sub-types, evolved in a very different way, exemplified by massing changes, material use, opening type idiosyncrasies and a whole host of detail nuances.

The typological examples provided here are intended to explain the basic elements, which help to create a unified sense of place at "Olde Towne". It is strongly encouraged that further research be done to more clearly understand that further research be done to more clearly understand the significant depth of this style. Included is a list of additional readings, which should prove beneficial.

List of suggested reading materials:

Bungalow Colors: Exteriors - Robert Schweitzer
Bungalow Nation - Dianne Maddex, Alexander Vertikoff (Photographer)
Bungalow Plan Book - Matthew Bialecki, Christian Gladu, Jill Kessenich
American Bungalow Magazine - John Brinkman, Publisher - 1-800-350-3363

Architectural Guidelines for Olde Towne at Millcreek
Bungalow Architecture

Walls

MATERIALS

Buildings shall be finished in: Unit Masonry or Brick selected from pre- approved palettes of wire cut brick

Concrete masonry units shall not be considered acceptable for exposed applications.

Exterior cut stone shall be natural or modular cast, color shall be in accordance with the approved palette, mortar shall match the primary stone color.

Exterior siding must consist of 1"x 6" or 1"x 8" wood or fiber-cement board, or other products approved by the design review committee (DRC), such as wood clapboard, wood shingle, split cider shakers, drop siding and board and batten.

Cement plaster (stucco) shall mean Portland cement plaster consisting of three-coat work over metal lathe, however the use over polystyrene sheet board is not allowed.

Exterior architectural woodwork shall be limited to custom or premium grades of woodwork and shall include, but are not limited to exterior standing and running trim, exterior ornamental work, pediment heads, pilasters, cupolas, railings, columns, exterior frames, jambs, and exterior shutters.

Elements

MATERIALS

Columns/piers/arches shall be made of wood, brick, stone, fiberglass, or stucco.

Balconies/porches Shall be supported by painted wood or fiberglass at the "Village Edge & Village Center" and of metal at the "Village Center".

Stoops shall be made of painted wood, brick, stucco, or cast concrete.

COLUMN CONFIGURATION

Columns, if provided, shall be of a splayed or square proportion.

Brick and stucco arches shall be no less than 6 inches in depth. Piers shall be no less than 12x12 inches.

Posts shall be no less than 5" x 5" and chamfered at the corners with lambs tongue transitions.

Cantilevers shall be permitted only as open balconies or porches supported by visible brackets.

Roofs

CLADDING MATERIALS

Roofs shall be finished in: Asphalt shingles in dark gray or brown tone (min 308#/30 year), slate shingles, concrete shingles, red cedar shingles, galvanized steel, lead coated stainless steel, or copper.

ROOF SLOPE

The principle roof slope shall be symmetrical gable or hip with a slope between 6:12 and 9:12. The shed or roof should be parallel to the principal frontage.

Ancillary roofs may be sheds, hipped, or gabled with roof slope between 4:12 and 9:12. Shed roofs may be as low as 3:12.

Openings

MATERIALS

Windows shall be architecturally correct, offer high efficiency, low maintenance and be selected from the following materials.

Wood windows units shall be pre finished or primed for field painting.

Wood clad window units shall be clad in aluminum or vinyl.

Solid vinyl window units shall provide with appropriate architectural profiles.

Exterior doors shall be architecturally correct, offer high efficiency, low maintenance and be of wood or fiberglass.

EXTERIOR DOORS

Front entry door shall be 8' height or 6' -8" w/ transom
Other entry doors shall be 8' or 6'-8" height

PLACEMENT

All vertically superimposed openings shall be centered along the vertical axis.
Openings occurring along build to line shall place sill no less than 6' above finished floor.

NOTE: Designers are encouraged to look at the attached reading material list on AT-1 of this document for direction and ideas in design for the bungalow style.

Architectural Guidelines for Olde Towne at Millcreek
Bungalow Architecture

Walls

Garden walls shall be finished in stone, brick, wood, or stucco matching the principal building.

Non-mandated fences shall be made of wood or wood split rail (left natural, painted or stained white or a color compatible with residence), stone or brick, and aluminum, iron or steel.
"A" Mandatory fence plan lots may select fences from pre-selected styles and a white color pallet offered by the DRC.
"B" Mandatory fence plan lots shall have fence styles, materials, and colors selected by Developer.

See sheet S-6 for mandatory fence plan.

MATERIAL ARTICULATION

Wall materials shall be combined horizontally (not panelized) with the heavier material below, i.e., wood above stucco and stucco above brick.

Exterior chimneys shall be no less than 8 inches thick and capped with an overhang of no less than 1 inch.

Fences shall have no more than a 4-inch gap between pickets.

Wood wall trim shall be attached directly to the sheathing and shall not exceed 6" in width and 1" in depth, except at the front door surround.
Stucco trim treatment around openings shall not protrude in excess of ½ inch from the finished wall face.

Elements

BALUSTERS

Spindles and balusters on railings shall not exceed 4 inches on center.

UNDERCROFT

Undercroft shall be open between pier supports or infilled with a wood lattice having a face dimension of 2 inches with 2-inch voids.

The outermost face of lattice shall be greater than 2 inches from the face of the exterior wall.

Where face of slab occurs at undercroft, concrete shall be treated with approved finishes or landscaping.

PORCHES

Porches shall have a minimum depth of 8' measured from the porch edge to the front wall.

Roofs

DORMERS

Dormers shall be placed a minimum of 36 inches from side building walls.

EAVE CONFIGURATION

Overhangs must be a minimum 16". Closed eaves shall be finished with profiled moldings.

Overhanging eaves may have exposed rafters.

Gutters shall be ogee, rectangular, or half-round at overhanging eaves.

ROOF PENETRATIONS

No ventilating, plumbing or heating vents shall be placed on the front of a building roof.

All penetrations from the roof shall match or be painted to match the color of the roof.

GUTTER MATERIAL

Gutters shall be made of galvanized steel, lead coated steel, painted aluminum or copper.

Openings

WINDOW DEPTH

The interior face if the outermost sash shall align with the centerline of the stud wall.

COMPONENTS

Windows equipped with wood or canvas awnings, must be sized to match the opening

PROPORTIONS

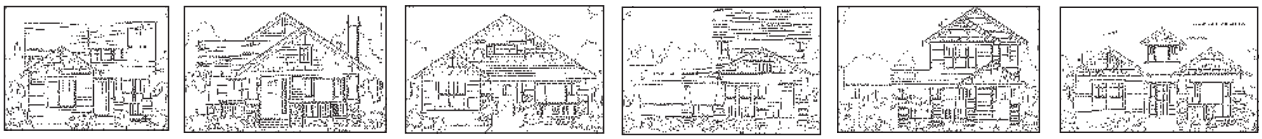
The total glazing area on each façade shall not exceed 30% of the total surface area.

Windows shall be rectangular or vertical proportion, not less than 1:1.6 or square.

Window mullions shall be true divided lites or simulated divided lites, with authentic wood muntins and mullions, creating panels vertical in proportion.

There may be no more than one circular or hexagonal window on each principal façade.

– CRAFTSMAN STYLES –



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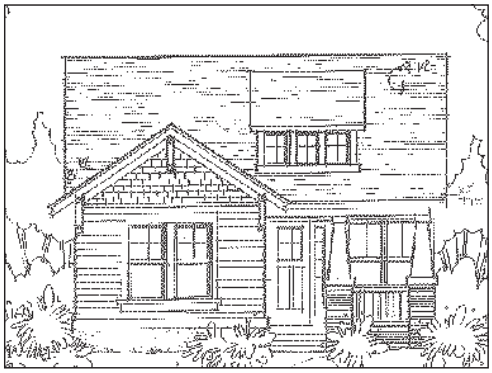

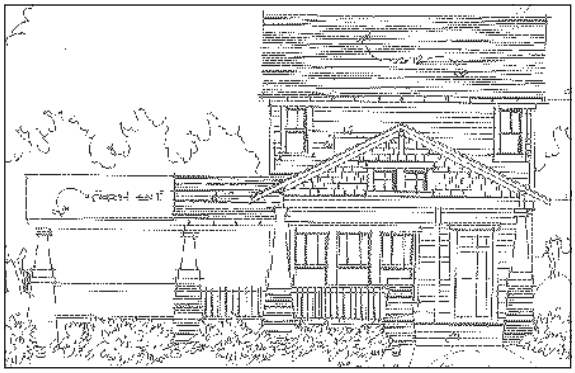

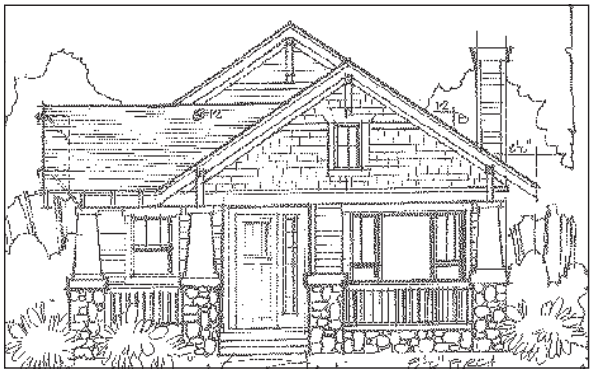

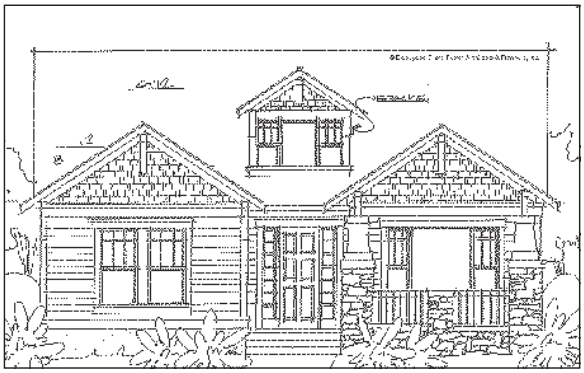

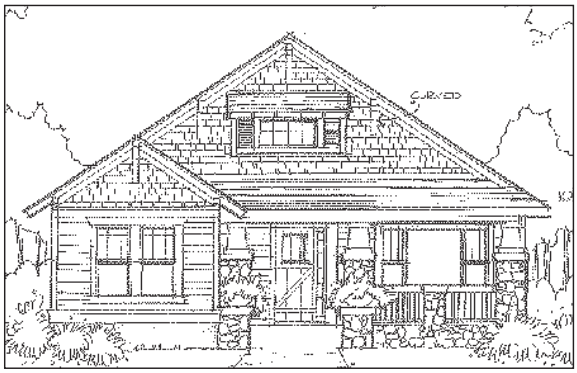

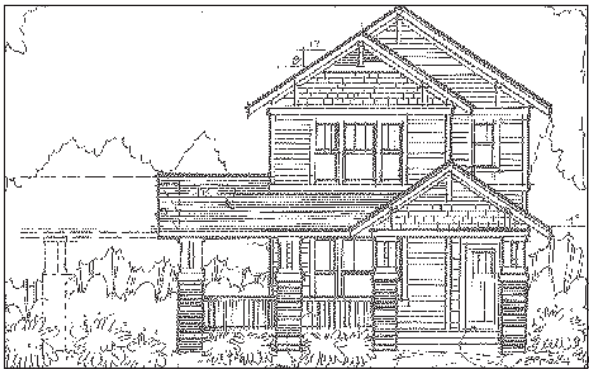

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Craftsman Style

Identifying Features

Low-pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhang
Roof rafters usually exposed
Decorative (false) beams or braces commonly added under gables
Porches, either full or partial width with roof supported by tapered square columns
Columns or pedestals frequently extend to ground level (without a break at the level of the porch floor)

Principle Subtypes

Four Principle Subtypes:
Front-Gabled Roof – About one-third of craftsman houses are of this subtype. Porches, which may either be full – or partial- width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but 1 ½ and 2 story examples are not uncommon; Dormers are found in only about 10% of this subtype.

Cross Gabled Roof – Cross-gabled examples make up about ¼ of craftsman houses. Of these, ¾ are 1 story examples; Dormers occur on about 20%. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

Side – Gabled Roof - A third of craftsman houses are of this subtype. Most are 1 ½ stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. 2-Story examples commonly have added full-width porches. This subtype is most common in the northwestern and mid-western states.

Hipped Roof – These make up less than 10% of craftsman houses, they are almost equally divided between 1 and 2 story examples. This subtype is similar to some simple prairie houses, which normally lack the exposed rafters and other typical craftsman details.

Variants & Details

Porch Roof Supports – Columns for supporting the porch roofs are a distinctive and variable detail. Typically short.

Square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

Roof-Wall Junctions – Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; Along horizontal edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

Other Details – Craftsman doors and windows are similar to those used in vernacular prairie houses. Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof – wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Brick, concrete block, and stucco are also used.

Occurrence

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The craftsman style originated in Southern California-like and vernacular examples of the contemporaneous prairie style, it was quickly spread throughout the country by pattern books and popular magazines. Eventually the style permeated the U.S. from the west to the east coast and from Canada to the Gulf of Mexican.

Comments

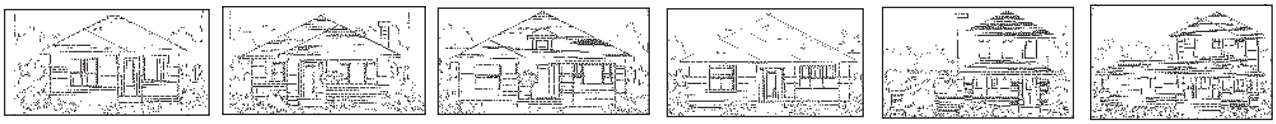
Craftsman houses were inspired primarily by he work if 2 California brothers – Charles Sumner Green and Henry Mather Greene – who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple craftsman – type bungalows; By 1909 they had designed and executed several exceptional landmark examples that have been called the

Craftsman Style

"Ultimate Bungalows." Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the Western Architect, The Architect, House Beautiful, Good Housekeeping, Architectural Record, Country Life in America, and Ladies' Home Journal, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for craftsman bungalows; some even offered completely pre-cut packages of lumbar and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable maller house in the country. High-styled interpretations are rare except in California, where they have been called the Western stick style. One-story vernacular examples are often called simply Bungalows or Bungaloid Style.

1. McAlester, Virginia & Lee, A filed Guide to American Houses, Alfred A. Knopf, Inc, New York, 1997.

– PRAIRIE STYLES –



a traditional neighborhood development
Olde Towne at Millcreek
Lafayette, Louisiana

Date – February 20, 2004

Design Guidelines
Architectural Typologies

ARCHITECTS SOUTHWEST
LAFAYETTE, LA
(318) 237-3617

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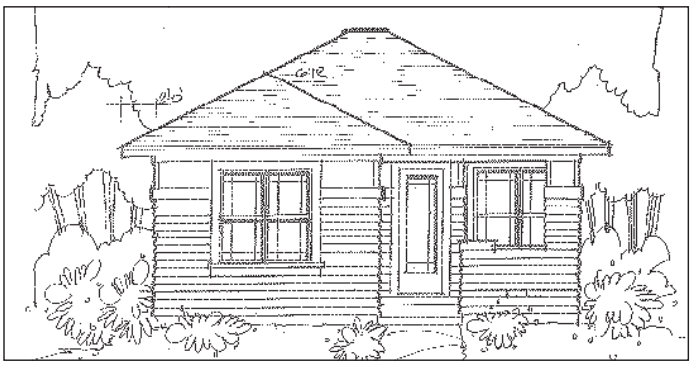

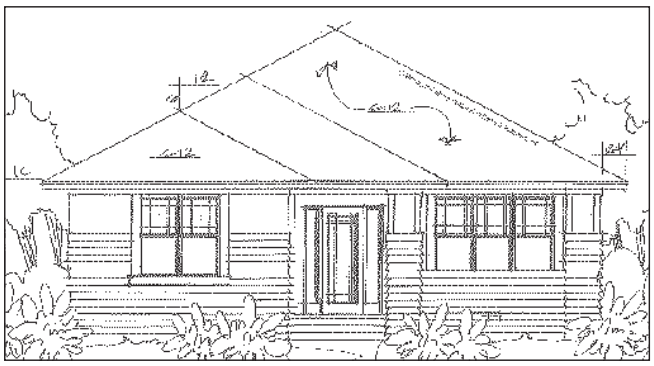

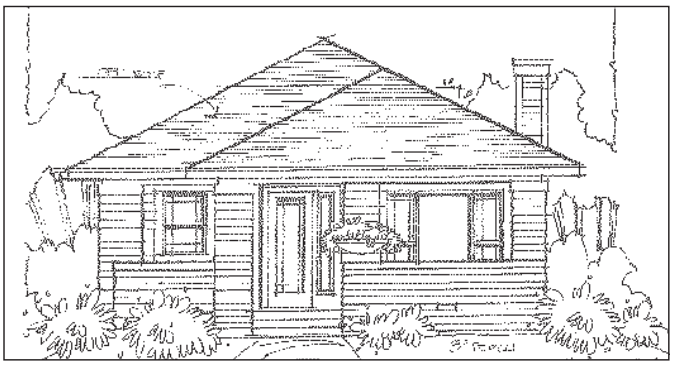

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Prairie Style

Identifying Features

Low- pitched roof, usually hipped, with widely overhanging eaves
Two stories, with one story wings or porches
Eaves, Cornices, and façade detailing emphasizing horizontal lines
Often with massive, square porch supports

Principle Subtypes

Four Principle Subtypes can be distinguished:

Hipped Roof, Symmetrical, With Front Entry - This subtype, which is sometimes called the prairie box or American foursquare, has a simple square or rectangular plan, low-pitched hipped roof, and symmetrical façade. One-story wings, porches, or carports are clearly subordinate to the principal two-story mass. The entrance, which may be centered or off-center, is a conspicuous focal point of the façade. This was the earliest prairie form and developed into the most common vernacular version. In vernacular examples, hipped dormers are common, as are full-width, single-story front porches and double-hung sash windows.

Hipped Roof, Symmetrical, No Front Entry - Similar to the type just described, but with inconspicuous entrances and facades dominated by horizontal rows of casement windows having sharply defined vertical detailing. This is a favorite form for smaller, architect – designed prairie houses and also for those built on narrow urban lots.

Hipped Roof, Asymmetrical – Most high-style examples are of this form. Typically a single, two-, or three – story, hipped roof mass is contrasted with equally dominate, but lower, wings porches, or carports with hipped roofs. The front entrance is usually inconspicuous, the façade being dominated by horizontal rows of casement windows having sharply defined vertical detailing. Many variations occur, but in all cases the façade is asymmetrical; most have masonry walls.

Gabled Roof – In this subtype, gables replace the more typical hipped roofs, high-style examples typically have both front- facing and side gables. Each with exaggerated eave overhangs. Vernacular examples usually have simple front – or side- gabled roofs.

Prairie Style

Variants and Details

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal decorative emphasis is achieved by such devices as :

(1) Contrasting caps on porch and balcony railings
(2) Contrasting wood trim between stories
(3) Horizontal board-and-batten siding
(4) Contrasting colors on eaves and cornice
(5) Selective recessing of only the horizontal masonry joints.

Other common details in both landmark and vernacular examples include window boxes or flattened pedestal urns for flowers; Geometric patterns of small pane window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooded – muntin double hung windows in vernacular

Occurrence

The prairie style originated in Chicago and landmark examples are concentrated in that city's early 20th century suburbs, particularly oak park and river forest, and in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines. They are common in early 20th Century suburbs throughout the country. Most were built between 1905 - 1915; The style quickly faded from fashion after World War I.

Comments

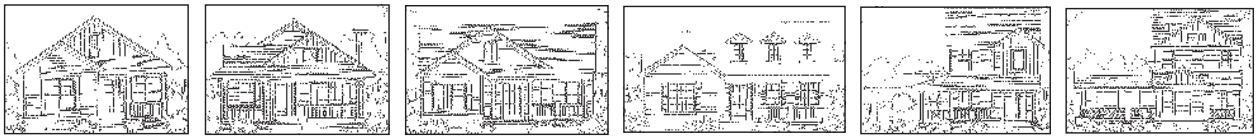
This is one of the few indigenous American styles. It was developed by an unusually creative group of Chicago architects that have come to be known as the prairie school. Frank Lloyd Wright's early work is in this style and he is the acknowledged master if the prairie house. Wright was unusual in that he early turned his creative genius toward the problems of domestic architecture rather than public buildings. His 1893 Winslow House was perhaps the first prairie house; It is a symmetrical rectangle. It was not until about 1900 that he began to use the asymmetrical hipped form, which he continued to develop until about 1913.

Prairie Style

As Wright explained, "Democracy needed something basically better that the box." Many of the other Prairie architects worked either with Wright himself or with his earlier employer and teacher, Louis Sullivan. Others absorbed Wright's and Sullivan's influence simply by being in Chicago. Amongst the most important were George W. Maher, Robert C. Spencer, Jr., Thomas E. Tallmadge, John S. Van Bergen, Vernon S. Watson, Charles E. White Jr., Eben E. Roberts, Walter Burley Griffin, William Drummond, F. Barry Byrne, George G. Elmslie, and William G. Purcell.
Outside the Chicago area, numerous local architects produced creditable and sometimes outstanding prairie houses throughout the Midwestern states and, less commonly, in other regions. The style in its vernacular form was spread throughout the country by patter books published in the Midwest. It is among the more short-lived styles, having grown, flourished, and declined in the years between 1900-1920.

1. McAlester, Virginia & Lee, A Field Guide to American Houses, Alfred A Knopf, Inc., New York, 1997.

– FARMHOUSE STYLES –



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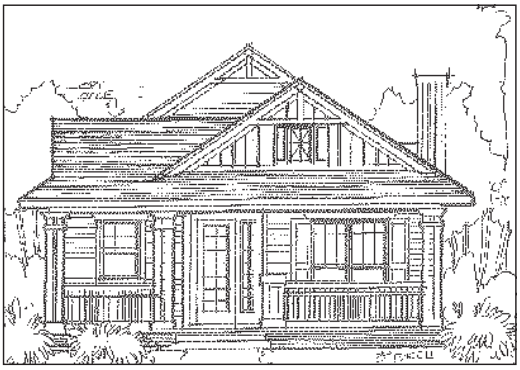

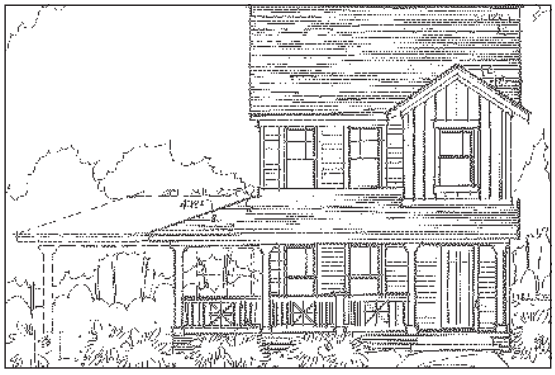

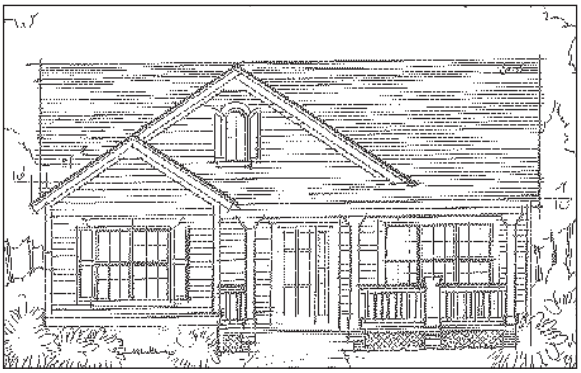

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Farmhouse Style

Farmhouses

The nature if American farm housing has changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local materials, Instead, bulky items used for construction, particularly lumbar from distant sawmills in heavily forested areas, could now be moved rapidly and cheaply over long distances. As a result, large lumbar yards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along the railroad routes. Soon farmhouses built with logs, sod, or heavy hewn frames were being abandoned for wooden dwellings constructed with light balloon or braced framing covered by wood sheathing. The railroads thus changed the traditional building materials and construction techniques of farm dwellings over much of the nation. By the turn of the century, pre-railroad building traditions survived only in isolated areas, far from the nearest rail service.

The railroad- inspired era of national farm housing did not completely erase the earlier traditions, however, for many the previous farm shapes persisted even though now built by different techniques. These, along with some new shape innovations, make up six distinctive families of house shapes that dominated American farm building through the first half of the 20th century. Only recently have these generally been abandoned for still other forms of farm dwellings.

After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England farm tradition, as did similar massed plans with an added extension known as gable0front-and-wing houses. In much if the remaining eastern half of the country, hall-and-parlor and I-house shapes, both descended from the tidewater south tradition by way of the midland log adaptations, remained the dominant farm dwellings. All of these later farm forms, however, tend to show much less geographic restriction than did their pre-railroad predecessors, for as transportation and communication improved, each shaped became distributed beyond its area of traditional dominance. Light framing techniques also led to new farm forms which grew in popularity through early decades of this century. These were generally massed-plan houses that were now relatively simple to construct because light wooden roof framing could easily be adapted to span two-room depths. Such houses, when of rectangular shape, normally had side-gabled roofs and are called massed-plan, side-gabled farm houses. More nearly square plans typically had pyramidal (equilateral hipped) roofs.

Farmhouse Style

Gable-Front Family

The Greek revival movement, which dominated American styled houses during the period from 1830-1850, commonly used the front-gabled shape to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and the adjacent northeast region where simple gable-front farm houses also became popular during the pre-railroad era. This shape persisted with the expansion of the Eastern railroad network on the 1850's and became a dominant farm form until well into the 20th century. Gable-front houses were particularly suited for narrow urban lots in the rapidly expanding cities of the northeast. There, many late 19th and early 20th century neighborhoods are dominated by both styled and simple farm examples built in this form. Most are narrow, two-story houses with relatively steep roof pitches, a related one-story urban form first became common in expanding southern cities in the late 19th century. This is the shotgun house, narrow gable front dwellings one room wide that dominated many modest southern neighborhoods built from 1880-1930. Some are elaborately styled but most are simple farm houses. The origin of these southern shotgun houses has been much debated. Some scholars note that similar forms are common in the West Indies and trace them from Africa to early Haitian influences in New Orleans, whence they became popular with black freedmen, migrating to southern urban centers following the Civil War. A less complex theory is that they are simply the familiar one-room-deep, hall-and-parlor plan of the rural south turned sideways to accommodate narrow urban lots.

An additional wave of interest in the gable-front shape grew from styled houses of the early 20th century craftsman movement, which were typically built in this form. Many modest farm houses without stylistic detailing were inspired by such craftsman houses in the decades from 1910 to 1930. These are usually one-story, double width forms with low-pitched roofs; They were most common in rural areas and occur throughout the country.

Gable-Front-And-Wing Family

While two-story gable-front houses dominated urban form building in the northeast, a related shape, also descended from styled Greek Revival houses, became common in rural areas. In this form, an additional side-gabled wing was added at right angles to the gable-front plan to give a compound, gable-front-and-wing-shape. A shed-roofed porch was typically placed within the "L" made by the two wing. Because these were relatively large and complex houses, most built in the pre-railroad era had Greek Revival detailing.

Farmhouse Style

And were not farm houses. With the coming of the railroads, however, abundant lumber and balloon framing led to an expansion of unstyled farm houses with this form. Some grew in stages as two-story, front gabled wings were added to simple hall-and-parlor and I-house plans. These were typically stepped in shape that is, the roof ridge of the gable-front portion was higher than the adjacent wing. More commonly, the entire structure was built as a unit with a roof ridge of uniform height.

Two-story houses of gable-front-and-wing plan become common only in the northeastern and Midwestern states. In the south, however, traditional one-story, hall-and-parlor plans were frequently built with an added one-story gable-front wing. These one-story, gable-front-and-wing houses had more flexible interior spaces than the typical southern hall-and-parlor plan, which they steadily replaced during the early decades of this century. These one-story forms also became common. Along with the larger two-story examples, in adjacent areas of the expanding Midwest and are the most widely distributed of the gable-front-and-wing family of shapes.

Hall-and-Parlor Family

Simple side-gabled, hall-and-parlor houses (two rooms wide and one room deep) are traditional British farm form which, when expanded by a front porch and rearward addition, became the dominant pre-railroad farm housing over much of the southeastern United States. Hall-and-Parlor houses were first executed with heavy timber framing in the tidewater south and then with hewn logs walls over the vast midland region. After the expansion of the railroad network this form, now executed with light framed walls, remained the dominate farm housing over much of the rural southeast until well into the 20th century. This farm form is thus a persistent survivor which has shown relatively little change since the colonial times. The principle variations in extended hall-and-parlor houses involve different patterns of rearward extensions for enlarging the interior space.

I- House Family

Like the one-story, hall-and-parlor plan, two-story I-houses (two rooms wide and one room deep) are traditional British farm forms that were common in pre-railroad America, particularly in the tidewater south. Similar forms occurred in the Midland area of log construction but were uncommon, probably because of the difficulty of constructing two-story walls made of solid, hewn logs. With the arrival of the railroads, however, I-Houses again became a popular farm

Farmhouse Style

Form over much of the eastern half of the country. They were particularly favored as modest farm dwellings in the Midwestern states where the relatively long and confining winters made large houses more of a necessity than farther south. Post-railroad southern examples are also common, but these were usually the more pretentious houses of affluent local gentry. For this reason, many of these later southern I-houses have added stylistic detailing to make them appear fashionably. Like their hall-and-parlor relatives, post-railroad I-houses were elaborated with varying patterns of porches, chimneys, and rearward extensions.

Massed-Plan, Side-Gabled Family

Massed-plan (more than one room deep) farm houses were common in the pre-railroad era only in parts of the northeast where the early New England building tradition developed roof-framing techniques for spanning large, two-room depths. With the expansion of the railroad this tradition evolved into the massed-plan versions of the gable-front and gable-front-and-winged families previously discussed. Light weight lumbar made widely available by the railroads permitted still simpler methods of light roof framing and these, in turn, led to other types of modest dwellings with two-room depths. These massed-plan houses, normally constructed with either side-gabled or pyramidal hipped roofs, had relatively large and flexible interior plans and thus slowly replaced the traditional one-room-deep hall-and-parlor and I-house forms.

Side-gabled farm houses with massed plans are usually one-story forms that vary principally in roof pitch and in the size and placement of porches. Earlier examples, particularly in the south, commonly had full-width shed-roofed porches. From the front, these resemble their extended hall-and-parlor predecessors, but lack the latter's rearward extensions and resultant broken rear roof line. Examples from the 1930's and later commonly have only small entry porches, or no porch at all, probably in imitation of the then popular cape cod shape of the colonial revival style.

Pyramidal Family

Massed-plan farm houses of rectangular shape are normally covered by side gabled roofs. Those with more nearly square plan, in contrast, are commonly built with pyramidal (equilateral hipped) roofs, which require more complex roof framing but need fewer long-spanning rafters, and thus are less expensive to build. Such roofs appeared on modest farms.

Farmhouse Style

Houses earlier in the post-railroad era than did the side gabled-form. In the South, one-story pyramidal houses became popular replacement for the less spacious hall-and-parlor house during the early decades of the 20th century. One-story pyramidal are less common in the northern and Midwestern states but are joined there by the two-story examples which similarly began to replace the traditional but less spacious rural I-houses of the region in the years from about 1905-1930. During the same period these two-story, pyramidal house also became a popular urban house form throughout the country. Most urban examples were built with colonial revival, neo-classical, prairie, tudor, or craftsman stylistic detailing, but many also remained simple farm forms which lacked such fashionable details. Like their side-gabled relatives, pyramidal farm houses differ principally in the roof pitch and in the size and placement of porches.

1. McAlester, Virginia & Lee, A filed Guide to American Houses, Alfred A. Knopf, Inc, New York, 1997.