

Estate Subdivision Architectural Standards

Purpose

The purpose of the Estate Subdivision standards is to (1) discourage bland and characterless suburban residential design, (2) promote architectural variety and interest in residential neighborhoods, and (3) bolster the quality of neighborhood life.

Applicability

All residences in Estate subdivisions shall comply with the following architectural standards. Each residence in an Estate subdivision shall have architectural features as listed in the table below.

Further, every residence in an Estate subdivision shall have a minimum of 12 inch overhangs.

Architectural Standards

Note: these are minimum standards.

Elevation	Group	Standard	√
Front	A 4 features from this group	Change in elevation of roof ridge	
		Change in direction of roof ridge	
		Roof with minimum of two dormers	
		Bay or oriel window	
		Porch or verandah (minimum of 40% of the width)	
		Portico or shed roof accent over front entry (minimum area: 4'x10')	
		One hundred percent brick or stone on front, side, and rear elevations (this item qualifies as 3 design features)	
		Minimum of 50% brick or stone on front façade (1)	
	B 3 features from this group	Multiple building materials (secondary material must cover at least 20% of front façade) (1)	
		Crawl space or basement	
		Hip roof	
		Gable accent	
		Side-by-side windows (within 8"; minimum of 50% of windows in each story)	
		Door sidelight(s)	
		Door transom	
		Window Transom	
	Side garage bump-out (minimum size 3'x10' exclusive of garage area)		
	C 2 features from this group	Decorative door architrave	
		Decorative window architrave	
		Decorative window cornice	
		Decorative trim molding (including fascia, soffit and corner trim at a minimum)	
		Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils)	

Front	C 2 features from this group	Pent roof or pent roof return	
		Accent siding	
		Shutters (all front, side, and rear elevations)	
		Window grids	
		Decorative front door (minimum 25% glazing)	
		Decorative gable vents	
		Keystone (over all first floor, front façade windows, and doors)	
		Windows in garage door	
		Foundation plantings (minimum 2 trees, or 1 tree and 4 shrubs, or 8 shrubs)	
Side and Rear	A1 Side or rear elevation oriented toward perimeter street 3 features from this group	Change in roof ridge elevation	
		Change in roof ridge direction	
		Finished space pop-out (3'x10' minimum)	
		Open or screened-in porch (10'x10' minimum)	
		Bay or oriel window	
		Bay door	
		Side-by-side windows (within 8"; minimum of 50% of windows in each story)	
		Exterior chase fireplace	
		Façade modulation (other than items listed here; minimum 12" in depth)	
		Roof with minimum of two dormers	
		One hundred percent brick or stone on front, side, and rear elevations (this item qualifies as 3 design features).	
		Minimum of 50% brick or stone on applicable side or rear elevation	
		A2 All other side or rear elevations 2 features from this group	Change in roof ridge elevation
	Change in roof ridge direction		
	Finished space pop-out (3'x10' minimum)		
	Open or screened-in porch (10'x10' minimum)		
	Bay or oriel window		
	Bay door		
	Side-by-side windows (within 8"; minimum of 50% of windows in each story)		
	Exterior chase fireplace		
	Façade modulation (other than items listed here; minimum 12" in depth)		
	Roof with minimum of two dormers		
	Roof overhangs (minimum of 12")		
	One hundred percent brick or stone on front, side, and rear elevations (this item qualifies as 3 design features).		
	Minimum of 50% brick or stone on applicable side or rear elevation (2)		
	B 2 features from this group for rear elevations 1 feature from this group for side elevations	Multiple building materials (secondary material must cover at least 20% of the applicable elevation)	
		Hip roof	
		Roof overhang, 12"	
		Decorative door architrave	
		Decorative window architrave	
		Decorative window cornice	
		Decorative trim molding (including fascia, soffit and corner trim at a minimum)	
		Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils)	
Accent siding			
Door transom			
Shutters (all front, side, and rear elevations)			
Window grids			
Patio doors (double width, not sliding)			

Garages (Attached or detached)	1 or 2 car garages 1 feature from this group	Garage front façade stepped back from the front building line by at least 10 feet	
		Garage doors do not comprise more than 40% of the linear length of the ground floor street facing façade	
		Side or rear load garage	
Garages (Attached or detached)	3 or more car garages	No more than 2 one-car garage doors nor more than 1 two-car garage door can be located on the same architectural plane of a front elevation. Additional garage doors must be offset by a minimum of 12 inches.	
	All garages	No driveway can exceed 20 feet in width at the sidewalk	
Substitute Features			

- (1) Front façade area is exclusive of window or door areas but does include all wall areas oriented to the front of a dwelling unit located between the two side walls of the building.
- (2) Side elevation area is exclusive of window or door areas. Rear elevation area is exclusive of window or door areas but does include all wall areas oriented to the rear of a dwelling unit located between the two side walls of such building.

Substitute Features

Different architectural design features than those listed may be substituted by the Plan Commission when, in the Commission’s opinion, such features result in an architectural effect similar to that provided by the features already listed.

Enforcement Of Standards

A building permit application submitted for a lot in an Estates subdivision shall include a copy of the attached architectural standards list indicating the features from each group in the required numbers that are being applied to the residence. No residence in an Estate subdivision shall be occupied until its compliance with the architectural standards (among other requirements) is confirmed by the Hendricks County Planning & Building Department.

Glossary

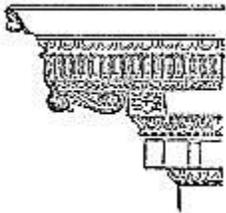
Architrave - The lowest of the 3 main parts of an entablature that rests directly on top of a column.



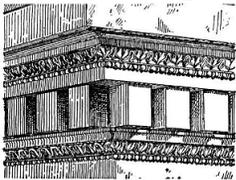
Bay Window - is a window space projecting outward from the main walls of a building and forming a bay in a room, either square or polygonal in plan. The angles most commonly used are 90, 45, and 30 degrees.



Cornice - is the uppermost section of moldings along the top of a wall or just below a roof.



Dentil - is one of a series of closely spaced, rectangular blocks that form a molding. The dentil molding usually projects below the cornice, along the roofline of a building.



Dormer - is a window which is set vertically on a sloping roof. The dormer has its own roof, which may be flat, arched, or pointed.



Exterior Chase - is a structure built around and enclosing portions of chimney exterior to the house.

Frieze - is a horizontal band which runs above doorways and windows or below the cornice. The frieze may be decorated with designs or carvings.



Gable - is the triangle formed by a sloping roof. A building may be front-gabled or side-gabled. The house shown here is cross-gabled. It has a gabled wing. Porches and dormers may also be gabled.



Hip Roof - slopes down to the eaves on all four sides.



Keystone - is the stone at the top of an arch. It is the supporting element for the entire arch and without it the arch would collapse.



Oriel Window - projects from the wall and does not extend to the ground.

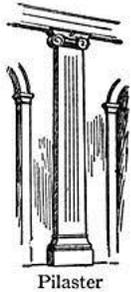


Pent Roof - is a single pitched roof sloping on one side only.



Pent Roof Return-----

Pilaster - is a rectangular support which resembles a flat column.



Porch - is a feature relating to a floor-like platform structure attached to the front or back entrance of a building. It may be enclosed by a screen, latticework, broad windows, or other light frame walls extending from the main structure.



Portico - is a porch or walkway with a roof supported by columns, often leading to the entrance of a building.



Quoins - are the corner stones that anchor the edge of the building wall.



Roof Ridge - is applied to the intersection of two surfaces forming a salient angle, especially the angle at the top between the opposite slopes or sides of a roof or a vault.

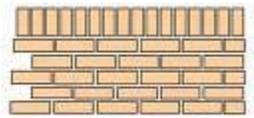
Shed Roof – is similar to a gable roof, as it allows rain and snow to run off easily.



Sidelight - is a framed area of fixed glass alongside a door or window opening.



Soldier Course - a course of bricks laid with the long sides upright.



A soldier course used at the top of a wall

Soffit - describes the underside of any construction element.



Transom - is a window over a door, hinged at the top or bottom edge, and capable of being opened for ventilation.



Verandah - is a large balcony on the level of a ground floor.

