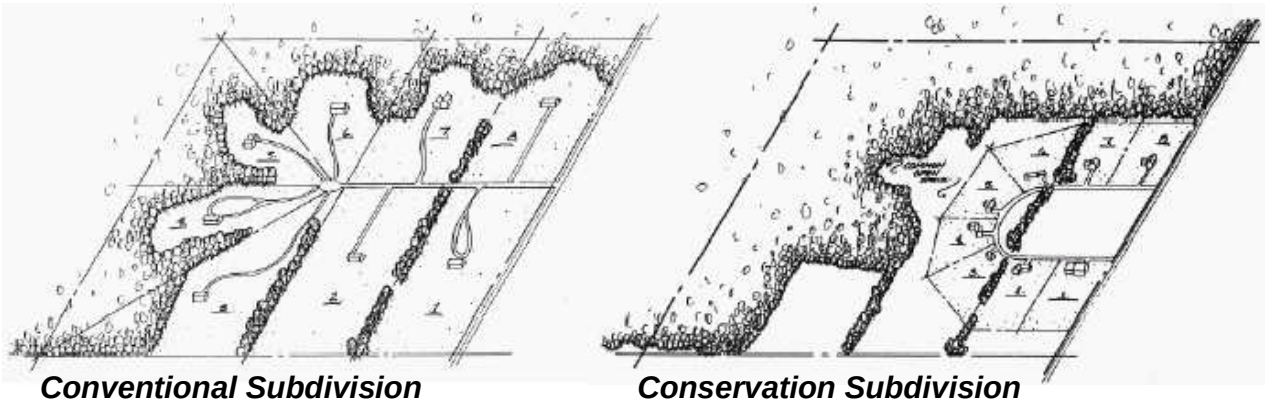
Conservation Subdivision Development Standards Guidebook

Hendricks County, Indiana

Illustrations from the State of Wisconsin's Model Conservation Subdivision Ordinance



Conventional Subdivision ***Conservation Subdivision***

Introduction

The Hendricks County Area Plan Commission may grant conservation subdivision designation for any parcel or contiguous parcels of at least five acres, that is in any district permitting single family and multiple family residences. All applicants for a Conservation Subdivision Designation must show the Hendricks County Area Plan Commission that the proposal complies with the purposes and standards of Chapter 46 of the Zoning Ordinance, and that it also follows the guidelines set forth in this document.

Chapter 1
Development Standards

A. Lots

1. Setbacks -- The Plan Commission will evaluate setbacks as part of the proposed development package, and encourages setbacks to be typical for the type of housing proposed. There are no standard minimum setbacks that must be used in conservation subdivision developments, but the plan commission expects that site design, material, construction and public safety will determine appropriate setbacks for each proposal.

    a. Front Setbacks
        1. Varied or Uniform -- Front setbacks may be varied or uniform, depending on the context.

    Varied Setback Example: Each group of three adjacent houses contains at least one house whose front setback differs from those of its neighbors by a minimum of (five) 5 feet.

        2. Front-Loading Garages -- In no case shall front-loading garages have less than a 20' front setback.

b. Side Setbacks -- Note that smaller side setbacks (than those found in other residential zoning districts) may require that buildings be sprinklered, in order to comply with Fire Codes. Building material should also be taken into consideration when determining side setbacks.

c. Rear Setbacks -- When determining rear setbacks, consideration should be given as to whether the rear property line abuts public right-of-way or other private property, and if other private property, then whether that property is part of the same conservation subdivision development.

2. Lots -- The Plan Commission will evaluate lot size and configuration as part of the proposed development package, and encourages lots to be typical for the type of housing proposed. There are no standard minimum lots sizes that must be used in conservation subdivision developments, but the plan commission expects that site design, material, construction and public safety will determine appropriate lots for each proposal.

   a. Perimeter Lots -- The plan commission wishes to maximize compatibility between the proposed conservation subdivision project and existing development. Therefore, perimeter lots are expected to be compatible with existing development and offer good transitions between the uses.

3. Driveways -- The plan commission must approve the specifications for all driveways in the conservation subdivision. The use of all-weather, pervious surfaces for private driveways is encouraged.

B. Landscaping

The Plan Commission will evaluate landscaping for the conservation subdivision as a package, in accordance with the stated purposes of the Conservation Subdivision District, and will consider the following as landscaping priorities:

1. Preservation of existing plant material
   - The importance of conserving native plant material cannot be stressed enough. Native Plants, for the sake of this manual, are defined as plants that existed in Hendricks County prior to European settlement and can be found in areas relatively undisturbed by humans. These areas have been identified and classified into different categories referred to as Plant Communities. Most of Hendricks County was once forested, like much of Indiana, but from 1779 to 1900, approximately 93% of the forests were cleared.

- The majority of native plants are now located in remnant wood lots throughout Hendricks County and along stream banks bisecting farm fields. These plants are the building blocks of securing a firm foundation for future generations to enjoy the great outdoors in ways such as wildlife viewing, hunting, etc. Plant communities are complex systems that provide nesting for birds, shelter for mammals, and breeding areas for amphibians and reptiles.

- Native plant communities also provide value to our communities through retention of soil and reduction of erosion, the creation of new soil through the decaying process of dead trees and wildflowers, and the infiltration of rainwater. Plants also absorb air pollution and produce oxygen, and maintain biodiversity by creating breeding and foraging opportunities for birds, mammals, reptiles and amphibians.

Photo of Tryon Farms by Todd Barker

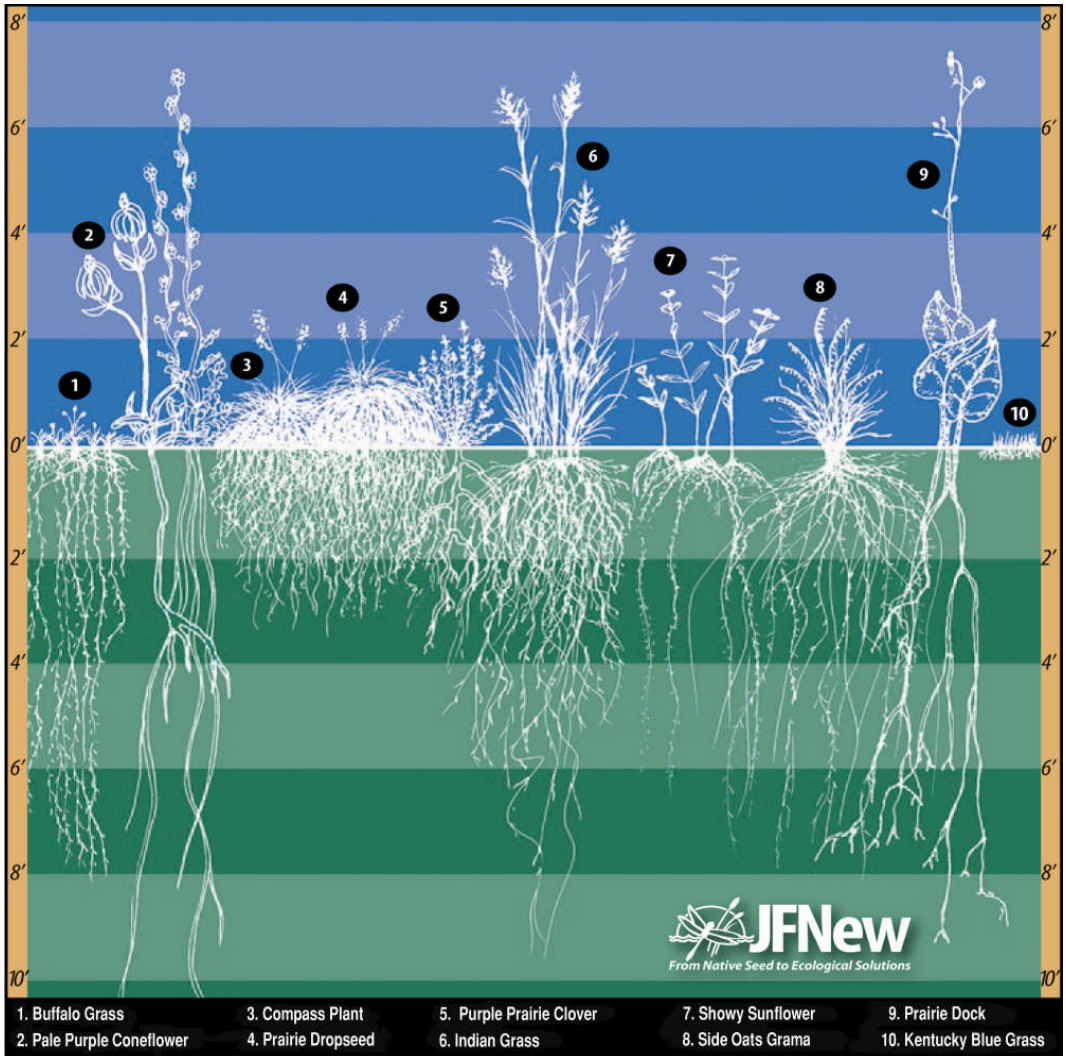
- Preserved areas can act as buffers between roads, other communities, and provide a sense of place for a particular community. By preserving existing plant material a neighborhood can have its own sense of identity, which is woven into the types of wildflowers and trees within the system and the age of the particular system, i.e., one or two hundred year old oak trees within a wooded area can give a feel of maturity and security to a newly established development.

- A conserved plant community (wood lot, old field, etc.) can facilitate wildlife movement across areas dominated by human activities. Movement for animals can occur within a community and have opportunity to access streams for water, foraging and breeding or other larger areas not yet developed, which may be otherwise bisected by turf grass and/or fences. By incorporating native plant communities into the design, future conservation design developments with similar preservation areas will not only allow the facilitation of wildlife movement from one core area to another within the community, but will also allow for an expansion of these areas from their present size as one community "backs up" to another community.

Photo of Tryon Farms wood lot *by Todd Barker*

- Wood lots protect watersheds. They stabilize slopes, reduce sediment inputs to streams and maintain the quality of the temperature in the water. They perform a vital function of maintaining the integrity of our streams. The root activity and decaying matter of the forest floor act as a sponge holding and gradually releasing a great deal of water. Winter snow trapped in the forest is also gradually released, because the ground beneath the forest is less deeply frozen than in open ground and snow melting takes longer in the shade of trees than in open yards and streets, reducing the peak flows during thaws and warm winter days.

- Typical lawn grasses have shallow roots, usually only 3 to 4 inches deep. Native prairie plants consist of deep roots, usually greater than two feet. The deep roots of native plants penetrate the soil allowing small channels for stormwater to travel down. The increased surface area of roots below the soil surface absorbs more stormwater, which reduces the amount of water that travels through storm sewers. Reducing stormwater runoff benefits Indiana streams by decreasing the large volume of water that enters a stream during and immediately after a rain event. Stormwater is more easily returned to the local water table instead of being piped or carried through a swale to a stream. The local water table slowly releases the water back into a stream permitting the stream to flow in a more consistent manor throughout the year. The streams also benefit by decreased erosion on the banks and less turbidity caused by sediment. Further, the deep roots of native plants help stabilize the soil, reducing the potential for erosion to occur.



2. Use of native plant materials

- The use of native plant materials should be used wherever possible. Native plant materials typically require less maintenance and care once established. They are usually resistant to fungal infections, pests, drought, and can tolerate the harsh winters that Hendricks County typically encounters. Native plants sources can be found at the Indiana Native Plant and Wildflower website http://www.inpaws.org/sources.html

Photos of the native Eastern Redbud (Cercis canadensis) by ***U.S. Fish and Wildlife Service's*** *Britt Slatterv*

3. Non-use of invasive plant species
   - An "Invasive plant" is another name for a plant that grows quickly and aggressively, displacing other plants as it spreads. Usually, invasive plants are not native to North America. Aggressive species can be responsible for degrading wildlife areas, farmland, even back yard gardens and are responsible for destroying thousands of acres of our natural plant communities in Indiana.

Above photos of invasive *Japanese honeysuckle (Lonicera japonica) from Indiana Native Plant and Wildflower Society*

- The Indiana Plant and Native Wildflower Society in conjunction with the Indiana Department of Natural Resource's Division of Nature Preserves has a web-site that lists the invasive plant species which should be avoided when planning the landscape of the community or individual homeowner's yard. This web-site is located at http://www.inpaws.org/plants.html

4. Creation of new natural landscape areas, where not already existing (i.e., reclamation of farm ground or mined ground).
    - The more natural areas that are preserved, the less maintenance will be required for the overall community. Trees, shrubs, grasses and flowers that are established throughout the development as part of the landscape plan, reduces the need for fertilizers and expensive pesticides (which are detrimental to wildlife such as birds and fish) decreases maintenance such as mowing, increases biodiversity and the opportunity for foraging and breeding by wildlife to occur close to home as previously mentioned.
    - Created natural landscapes can act as pollution buffers to nearby streams and ponds by treating and slowly releasing rainwater into the watershed. Stormwater runoff which may pick up organic compounds as it flows across neighbor yards and streets and can be harmful in large amounts to Indiana's waters can be absorbed by the natural plant communities prior to it entering a stream.

It should be noted that the plan commission considers the landscape requirements of the zoning and subdivision ordinances as starting points for the landscape proposal, but encourages that the landscape plan be customized for the proposed development.

C. Open Space

As defined in the Hendricks County Zoning Ordinance and Subdivision Control Ordinance, open space is land used for recreation, greenways, resource protection, amenity, and/or bufferyards. The ordinance definitions further state that in no event shall any area of a lot constituting the minimum lot area of said lot nor any part of an existing or future road or right-of-way be counted as constituting open space except that bufferyard areas may be included in the area of a lot constituting the minimum lot area.

Open space is an integral part of all conservation subdivisions and includes the portion of the conservation subdivision that has been set aside for permanent protection. Note that for the purposes of a conservation subdivision, land in common ownership under a horizontal property regime (condominium) does not automatically qualify as open space.

The plan commission expects that all open space will meet the purpose statements and goals of the conservation subdivision district.

Photo of Coffee Creek Center by Todd Barker

The open space located between these two homes does not qualify as permanent open space because:

1) It does not meet the definition of open space since it is considered part of two lots, instead of being in common ownership; and
2) It does not meet the general requirements for open space in Section 46.05 A.3. of the Zoning Ordinance, since it is a narrow area of open space, less than 100' wide.

Section 46.05 C. of the Hendricks County Zoning Ordinance (Conservation Subdivision) states that the areas that may be considered as open space include:

1. Land within the designated floodway
2. Designated wetlands
3. Easements
4. Drainage ways -- Note that drainage ways may be considered as part of the open space only if the plan commission believes that they meet the conservation subdivision standards and the County's stormwater management ordinance.
5. Lands whose slope and/or soils make them particularly susceptible to erosion when disturbed by development activities.
6. Lakes and ponds -- Note that lakes and ponds may be considered as part of the open space only if they meet the standards. There is no minimum size for lakes and ponds as long as the plan commission believes that they meet the conservation subdivision standards and the County's stormwater management ordinance. Amenities, such as fountains and plantings around the edge of lakes and ponds are encouraged and recommended.

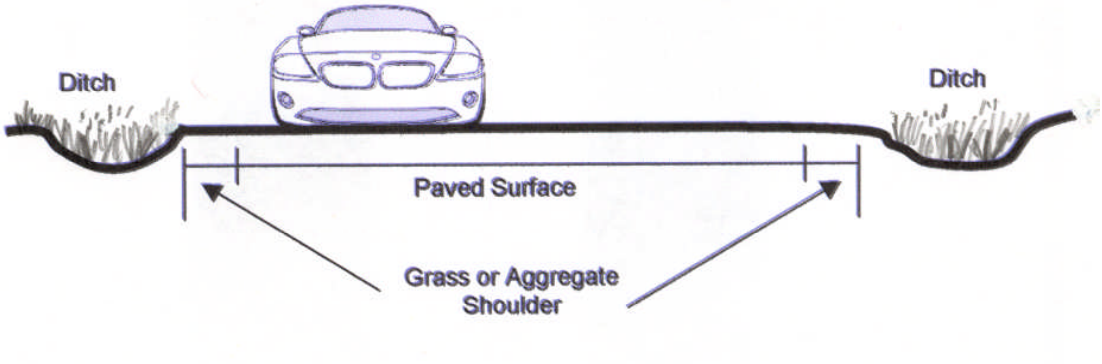
D. Street and Sidewalks

The Plan Commission will consider circulation as part of an overall vehicular and pedestrian plan. That plan will be evaluated based on how it meets the purpose statements and the goals of the conservation subdivision. The plan commission also encourages the separation of motorized vehicular traffic and pedestrian traffic. School bus service, trash pick-up, parking and emergency services will also be considered when evaluating the proposed circulation plan.

1. Streets -- It should be noted that the plan commission considers the street standards of the subdivision control ordinance as the minimum standards, unless other street standards are proposed that are appropriate for the proposed development.

Photo of Prairie Crossing Development by Todd Barker

The use of ditches for storm water drainage, instead of curb and gutters, is recommended in conservation subdivisions.



If more narrow streets are proposed, guest or overflow parking areas might be necessary and school bus shelters for pick-up at the development's entrance should also be considered.

Crosswalk Example:

*Photo of Coffee Creek Center Development by **Todd Barker***

The plan commission recommends that all intersections use marked crosswalks or enhanced treatments such as the use of decorative pavers. Tactile surfaces at curb ramps are also strongly encouraged.

2. Sidewalks, Trails and Pedestrian Walkways -- It should be noted that the plan commission considers the sidewalk standards of the subdivision control ordinance as the minimum standards, unless other standards are proposed that are appropriate for the proposed development.

Sidewalks should be compatible with the neighborhood design, and are strongly encouraged to be connected with parks, open spaces and/or common areas within the development or in the vicinity.

Trails within the conservation subdivision are strongly encouraged to be connected to all existing or proposed trails in the surrounding area, including regional trail systems like the Vandalia Rail-Trail and the B & O Trail, as well as local trail systems.

Pervious Surface Trail Example:

The plan commission encourages the use of pervious surface trails, such as those constructed of finely crushed granite, within the open space area of conservation subdivisions.

Photo of Tryon Farms Development by Todd Barker

Recommended Trail Guidelines

Safety is of utmost importance, and should be the highest priority in determining the treatment for all intersections and trail crossings.

• The recommended width of a multi-use path is 8' wide, or whatever is feasible based on the surrounding land, with a buffer between the path and the street.

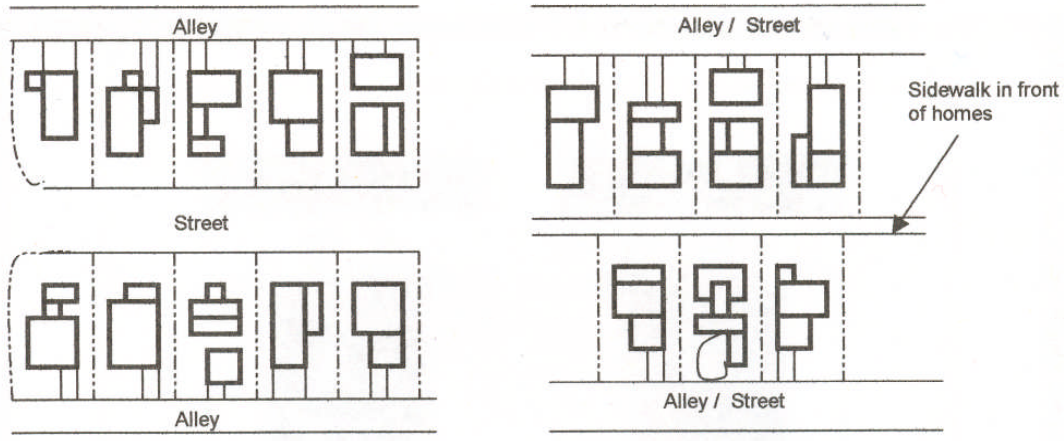
• To aid pedestrian navigation and comfort, the following elements are encouraged along the trail: shade trees, landscaping, pedestrian-scaled lighting, water fountains, and seating and resting spots.

• Curb ramps should be provided to accommodate wheelchairs, bicyclists, and strollers. To the maximum extent possible, the trail should be accessible to people with disabilities. A wheelchair user should be able to move safely and conveniently.

3. Alleys

The use of alleys in a conservation subdivision is optional, but the plan commission encourages setbacks to be typical for the type of housing design proposed. Neo-traditional designs typically incorporate alleys.

Alley Examples:

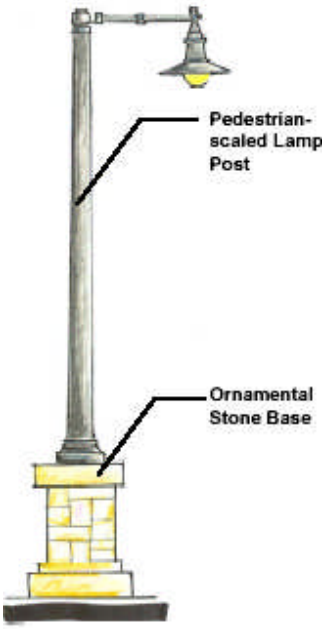


If alleys are proposed, the plan commission will consider whether they enhance the visual quality of the development, are safe to use and provide adequate emergency and utility vehicles access. Note that the plan commission desires a reduction in the amount of impervious surface that would typically be provided in a development, so they will also consider whether the use of alleys increases the amount of impervious surface.

4. Streetscape -- The Plan Commission will evaluate the proposed streetscape for the conservation subdivision as a package, in accordance with the stated purposes of the Conservation Subdivision District, and suggests that the streetscape be scaled to the pedestrian.

The streetscape concept for conservation subdivisions encourages a consistent use of materials and craftsmanship throughout the entire development. Standard material and construction methods should be developed for use with all entrance signs, wall treatments, and bridge treatments. The specific streetscape design style should be used throughout the subdivision and should be compatible with the proposed housing styles.

a. Lighting -- Applicants for conservation subdivision designation are expected to submit a lighting plan that complies with Section 58.10 of the Hendricks County Zoning Ordinance.



Light Detail from the Ronald Reagan Parkway Master Plan

Lighting is primarily important in any neighborhood for safety purposes, but also represents one of the simplest and most cost effective ways of providing a unifying visual element for the conservation subdivision. Choosing an ornamental light standard is an effective way to establish a unique visual image for the neighborhood.

Recommended Lighting Guidelines:

• Streets, sidewalks, and paths that are to be illuminated should use a low-intensity, high quality light, which provides good, uniform visibility while avoiding light pollution.
• Lighting shall be fully shielded and full-cut off in order to avoid light pollution.
• Lighting style shall be consistent within the entire conservation subdivision.
• If streetlights are included, spacing shall be dictated by the surrounding circumstances.
• Care should be taken in coordinating the location of street and pedestrian lighting in relation to trees in the right-of-way. Trees should be placed so their mature height will not obstruct lighting nor grow into any overhead utility lines.

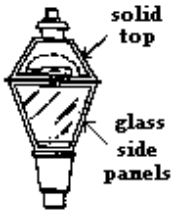
The plan commission encourages the use of streetlights in conservation subdivisions that are appropriately scaled to the pedestrian and residential streetscape. The plan commission is opposed to light pollution, and encourages lighting to be shielded to prevent stray upward light.

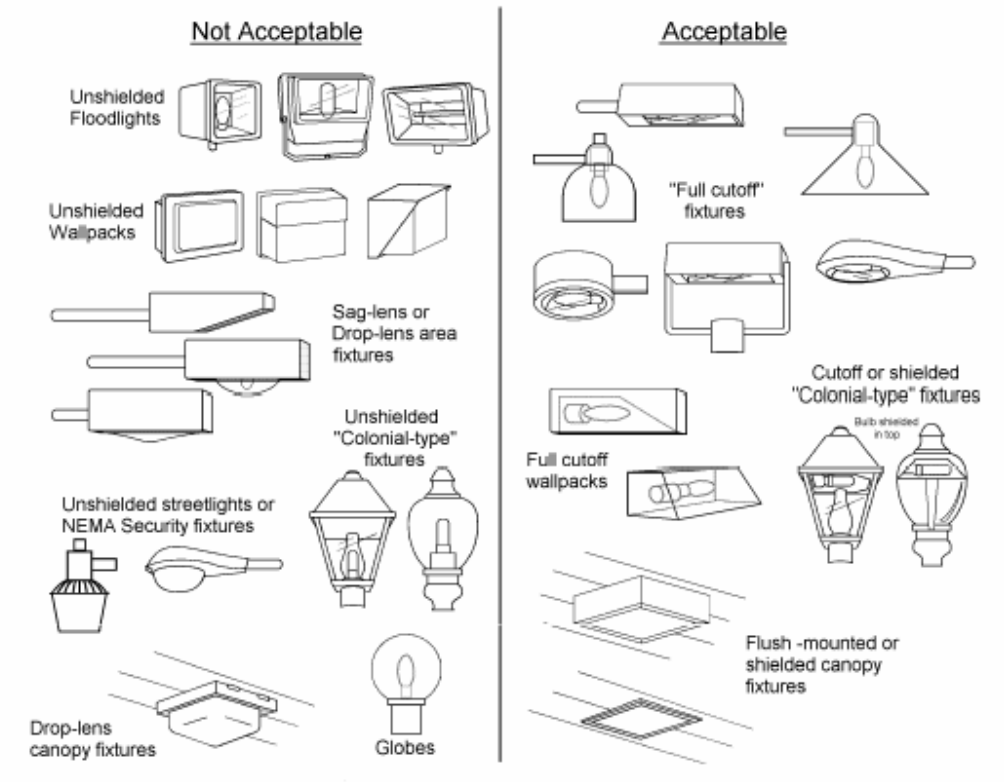
The drop-lens cobra head luminaire produces a level of glare and uplight that is unnecessary.

Flat-lens cobra head fixtures provide excellent lighting with greatly reduced glare and no uplight.

Non-cutoff fixtures like this "acorn" ornamental cause light pollution.

Post-top ornamental fixtures can be cutoff with clear panels and lamp/reflector located above.





Entry signage will also help to create a special identity for the subdivision.

b. Entrance Signs -- Applicants for conservation subdivision designation are expected to provide monument type entrance signs displaying the name of the subdivision on all subdivision access streets. The plan commission considers the standards of Section 9.05 of the Hendricks County Subdivision Control Ordinance as the minimum standards for entry signage.

Entrance Sign Example *Photo illustration by K.K. Gerhart-Fritz*

Recommended Entrance Sign Guidelines

• The entrance signs should be positioned to appropriately depict a sense of entry into the subdivision.

• Entrance signs should be coordinated with the design of other elements in the conservation subdivision, in order to establish a visual character consistent with other subdivision streetscape amenities. The use of similar materials will establish a visual harmony within the subdivision.

• The entrance sign and plant materials must not obstruct the motorist's view of oncoming traffic.

E. Utilities

The Plan Commission expects that all utilities will be buried. When possible, developers are encouraged to place utilities along the rear lot lines.

Chapter 2
Stormwater Standards

A. **Consistent with Ordinance --** Proposed stormwater management must be consistent with the most recent versions of the Hendricks County Stormwater Management Ordinance and the Hendricks County Stormwater Technical Standards Manual.

B. Additional Requirements for Conservation Subdivisions – The post construction water quality treatment standard specified by the Hendricks County Stormwater Management Ordinance for all subdivisions (80% reduction of Total Suspended Solids in the Water Quality Volume (WQv)), can be achieved through treatment by a number of pre-approved Best Management Practices (BMPs) or by the approved use of innovative BMPs. The BMPs may be structural, manufactured or natural in nature.

The Conservation Subdivision Ordinance additionally requires that BMPs selected for stormwater management incorporate natural drainage systems including natural or biological elements in the treatment process. The pre-approved BMPs meeting this criterion include:

- Bio-retention
- Constructed Wetland
- Filter Strip
- Vegetated Swale
- Wet Pond

For more information on Best Management Practices (BMPs), see the Hendricks County Stormwater Technical Standards Manual.

This pond, located in the Prairie Crossing Development, is part of that subdivision's natural drainage system. Photo by Todd Barker.

Innovative BMPs for Conservation Subdivisions approved under the provisions of the Hendricks County Stormwater Management Ordinance must also include natural drainage systems including natural or biological elements in the treatment process.

Purely structural or manufactured water quality treatment processes alone will not be acceptable stormwater quality management systems for Conservation Subdivisions.

C. General Guidance – Applicants should seek to include natural drainage systems in the design of Conservation Subdivisions to the greatest degree possible. This is not to say that structural or manufactured products cannot be utilized. However, they should be used in situations where only that solution is suitable from an engineering perspective. Applicants should strive to limit the use of structural or manufactured BMPs, but when used, make them part of an overall "treatment train" that includes natural or biological elements. By following this design perspective, the greatest degree of stormwater quality treatment may be realized for such pollutants as oil and grease (from vehicles), lawn chemicals, or dissolved constituents such as nitrogen, ammonia and phosphorus (from fertilizer).

D. Optional Density Incentive for Natural Drainage Systems – As prescribed by Section 46.06 B.3. of the Conservation Subdivision Ordinance, the Optional Density Incentive may be permitted for designs that incorporate natural drainage systems. No density incentive will be permitted with purely structural or manufactured drainage systems. Up to three additional dwelling units may be permitted for drainage systems utilizing a combination of structural or manufactured BMPs which incorporate natural or biological elements (example: a dry detention pond with extensive natural plantings or a manufactured separator in combination with a treatment wetland). Up to five additional dwelling units may be permitted with a drainage system composed of exclusively natural elements.

Chapter 3
Architectural Standards

BUILDING DESIGN -- The plan commission expects the developer to describe the proposed architecture for the conservation subdivision by describing common characteristics or elements of the proposed architecture. Developers shall either provide pictures of the proposed house styles or shall furnish enough information for the plan commission to approve the proposed building design. Within a development, the architecture shall be complementary (building style, form, size, color, materials and roofline).

a. Front Porches -- The plan commission encourages the use of roofed front porches or covered entryways when consistent with the architectural style.

***Covered Entryway Example**:*

Willow Cottage. Portland. Oregon

***Roofed Front Porch Example**:*

Amadeus Haus. Stratford. Ontario

b. Garages -- The plan commission wishes to minimize the visual impact of garages. See also this document, Chapter 1, A.1.a.2., Front-Loading Garages, for front setback information.

1. This may be accomplished through one of the following methods for attached garages:

   i. The attached garage has a noticeably greater setback than the front elevation of the home.

***Garage with Setback Example**:*

ii. The attached garage is side-loading or rear-loading.

Side-Loading Garage Example*:*

iii. The attached garage fills a maximum of 1/3 of the length of the front elevation.

Garage 1/3 Length of Front Elevation Example*:*

iv. Another method is proposed which minimizes the visual impact of the attached garage.

2. Detached garages may also be used as long as their visual impact is minimized and they are clearly subordinate in size and use to the dwelling. This may be accomplished through one of the following methods:
   i. The garage is accessed from the rear or side of the lot or from an alley.
   ii. The garage has a noticeably greater front setback than the front elevation of the home.
   iii. Another method is proposed which minimizes the visual impact of the garage.

Detached garages in Coffee Creek Center are accessed from the alley. Photos by Todd Barker.

c. Accessory Buildings -- The plan commission wishes to minimize the number of accessory buildings for each house. If accessory buildings are planned, the plan commission encourages that they be complimentary to the dwelling and clearly subordinate in size and use to the dwelling. This may be accomplished by use of at least one of the following methods:

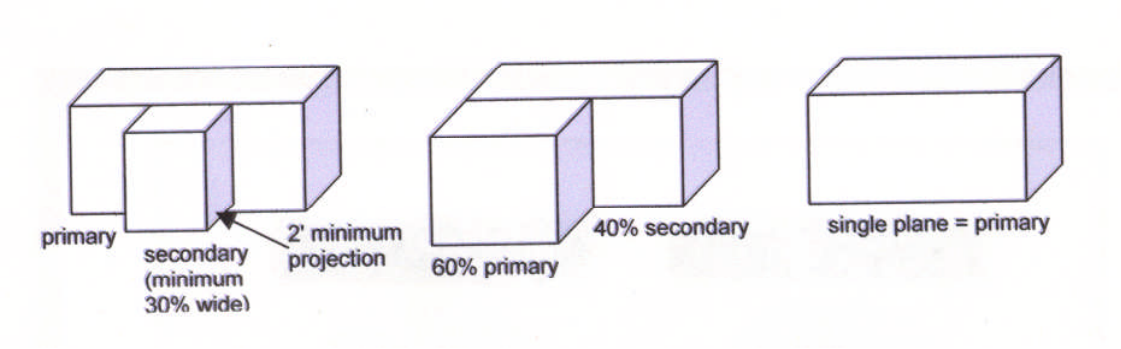
1. The accessory building is constructed of the same building material as the house.
2. The accessory building is the same color as the house.
3. The accessory building is the same style as the house.

***Accessory Building (Pool House) In Greek Revival Style Example**:*

Crisp Architects, Millbrook, New York.

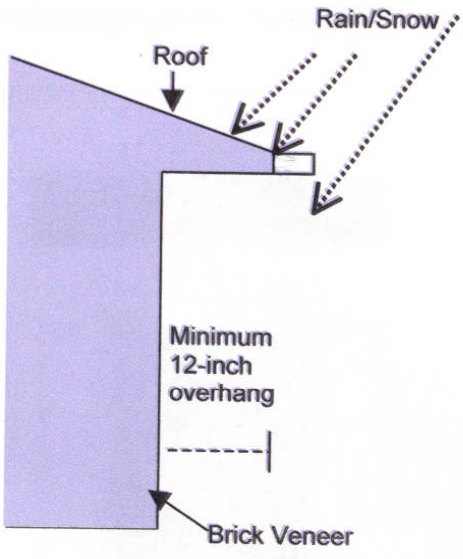
e. Articulation -- The plan commission encourages that front and back elevations are articulated, in order to provide visual interest, as long as the articulation is consistent with the dwelling's architectural style.

Articulation Example: For an elevation to be considered substantially different, the secondary plane must project at least 24 inches from the primary plane and constitute at least 30% of the entire elevation.



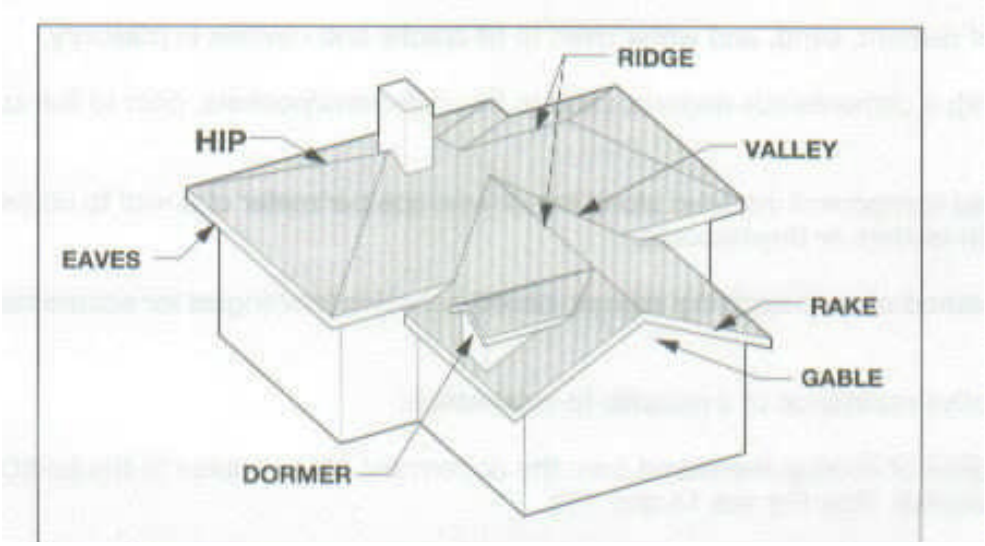
f. Roofs -- The plan commission believes that the roof on a house contributes a great deal to the overall appearance.

1. Roof Overhang -- The plan commission encourages a 12-inch overhang on all sides of the structure, as measured from the building face, unless the architectural style dictates differently.



Roof Overhang Example

2. Roof Planes -- The plan commission encourages the use of more than one roof plane, in order to add visual interest, as long as that is consistent with the architectural style.



Roof Plane Example: The above roof shows more than one plane.

3. Roof Pitch -- While the plan commission chose not to establish a minimum roof pitch, the use of flat roofs is discouraged, unless it is appropriate to the architectural style.

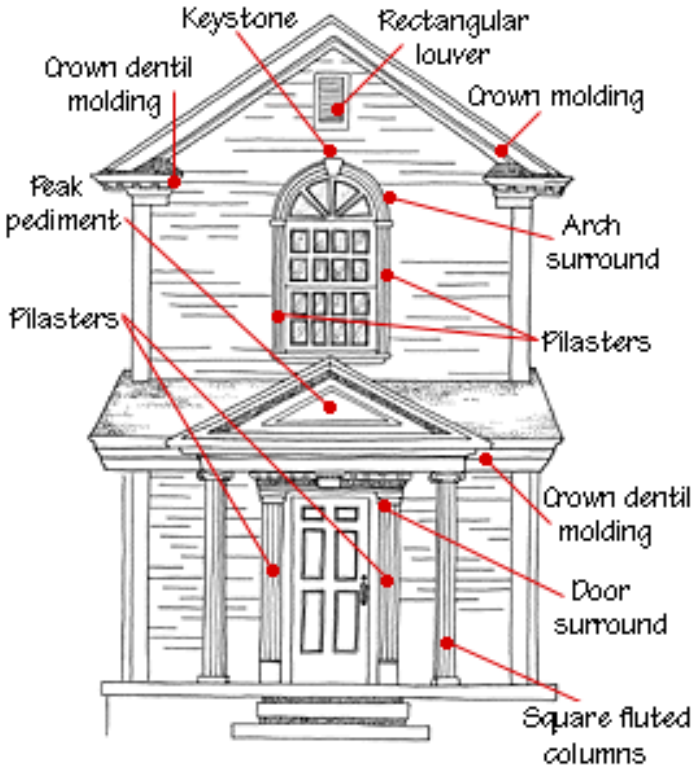
g. Building Materials -- The plan commission encourages the use of more than one building material on each house, as long as that is consistent with the architectural style. The developer is encouraged to use building materials that are appropriate to the house's architectural style. If vinyl siding is used, it should be certified by the Vinyl Siding Institute (meaning it meets the ASTM D3679 standards), and installed in accordance with the Institute's Vinyl Siding Installation Manual, V4756. In addition, the plan commission *strongly* recommends that vinyl siding be hand-nailed in place in order to ensure a better looking finished appearance. Note that if homes are placed closer together, the use of more fire resistant materials is encouraged.

The Vinyl Siding Installation Manual can be downloaded for free from the Vinyl Siding Institute's Website: www.vinylsiding.org

h. Building Color -- The plan commission encourages that the colors selected be appropriate for the architectural style.

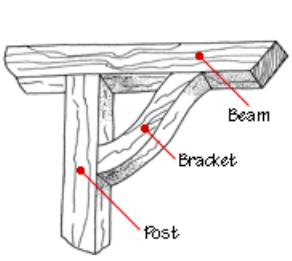
i. Visual Interest -- Developers and builders are encouraged to create visual interest through use of the above recommendations. Additional ways to create visual interest include the use of architectural millwork and details such as cornices, decorative window trim, dormer windows, columns, arches, different window types, etc.

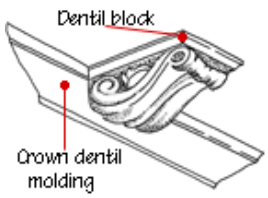
1. Architectural Millwork -- One way to create visual interest is through the use of architectural millwork, which may also be called trim or detailing. The term architectural millwork refers to the moldings, posts, columns and other detailing applied to house exteriors. The genre' includes shutters that flank windows; pediments and pilasters that surround doors; dentil and crown moldings; columns; and the other elements that add interest. Millwork serves a functional role, too--moldings hide the transitions between differing materials and columns may provide support. Architectural millwork should be consistent with the house's architectural style.



***Brackets Examples**:*

Illustrations from Dan Vandervorts' Hometips.com

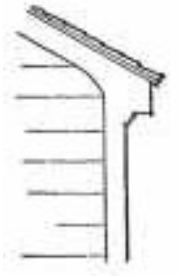




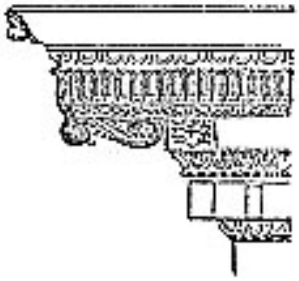
2. Cornices -- The cornice is the uppermost section of moldings along the top of a wall or just below a roof and has three primary functions*:*

- It provides “the termination” of the vertical spread of the building. It’s the top; pure and simple.
- It provides a balance and proportion to the entire façade, acting as a counterweight to the aesthetically heavier base of the building.
- When cantilevered away from the plane of the main façade, the cornice serves a function, acting as a rain shield for the upper floors and helping to minimize dirt streaking and water stains.

A simple cornice set below the roof.



A highly decorative cornice set along the top of a wall.

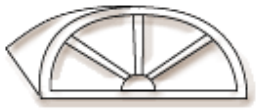


Illustrations from About.com's Architecture Glossary

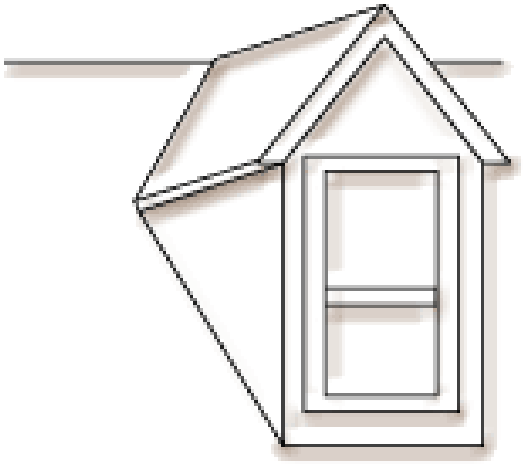
3. Dormer Windows -- Dormer windows are windows that stick out of a roof and have a roof of their own.

Dormer Windows Example*:* Drawings from REALTOR® Magazine, National Association of Realtors®

Hipped Dormer



Eyebrow Dormer



Gabled Dormer

Shed Dormer

Inset Dormer

4. Decorative Window and Door Trim -- Decorative trim around windows and doors can add visual interest.

Photo by Edison Coatings, Inc.

Brick Window Trim Examples

Photo by

Illustration by ShutterLand

Shutters Window Trim Example

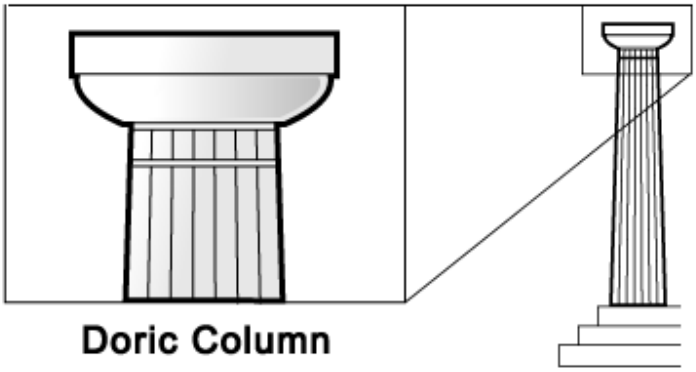
Photo by M. Stella

Photo of the 1796 House in Stockbridge, MA

Examples of Front Door Trim

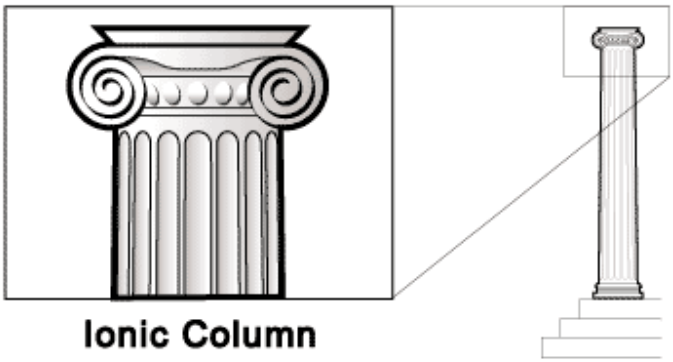
5. Columns -- There are three basic column styles for single-family homes, derived from ancient Greek architecture. The plan commission encourages that columns to be appropriately scaled to the dwelling.

Column Types Example: Column drawings from REALTOR® Magazine, National Association of Realtors®



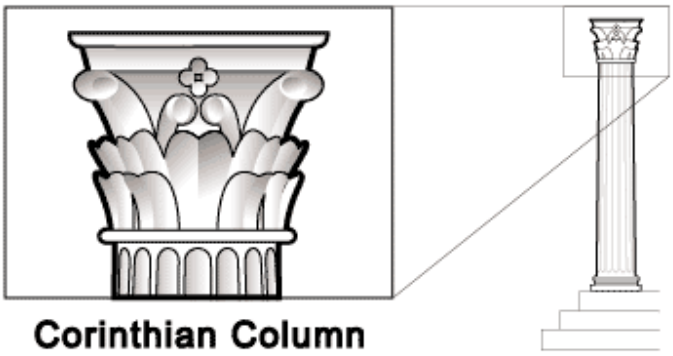
Doric Column

The **Doric** column is the oldest and simplest Greek style--it is found on the Parthenon in Athens. This column features fluted sides, a smooth rounded top, or capital, and no separate base.



Ionic Column

The scroll-shaped ornaments at the capital identify **Ionic** columns, which resemble a ram's horns. The Ionic column rests on a rounded base.

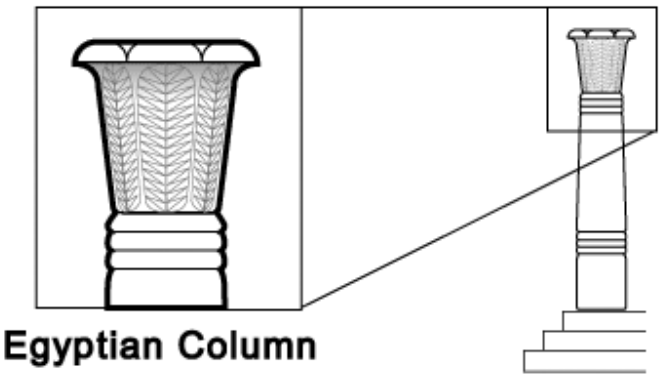


Corinthian Column

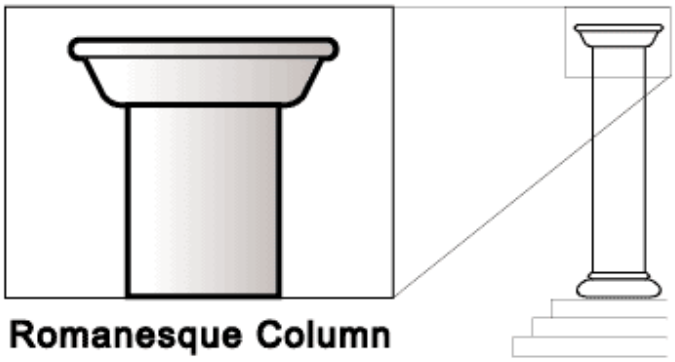
Corinthian columns are the latest of the three Greek styles and show the influence of Egyptian columns in their capitals, which are shaped like inverted bells. Capitals are also decorated with olive, laurel, or acanthus leaves. Corinthian columns rest on a base similar to that of the Ionic style.

Column Types Example*:* In modern times, features of the three styles were mixed. Greek-influenced columns are frequently found in Greek Revival, Neoclassic, and Southern Colonial homes. Later Neoclassic versions (beginning in late 1800s and early 1900s) of these columns were often thinner and didn't have fluting.

Although Greek-influenced columns are by the far the most widely used in modern architecture, other column styles also occur. Column drawings from REALTOR® Magazine, National Association of Realtors®



Egyptian columns seem to be modeled after the shape of the lotus flower indigenous to the Nile. These columns taper out at the top and are often ornamented with palm-like leaves near the capital. Other features include horizontal rings about one-quarter and three-quarters of the way up the shaft. Variations on these columns appeared in Egyptian Revival homes built during the mid-1800s.

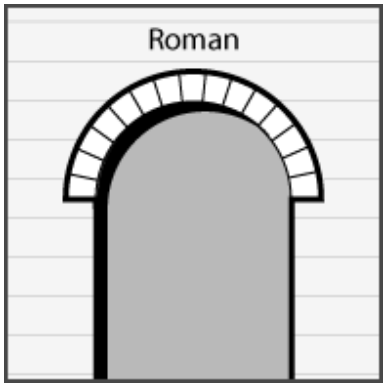


Romanesque columns were used by American architect Henry Hobson Richardson in the mid-1800s in order to support the massive Roman arches in his Romanesque Revival homes. These squat, square columns often rest on massive, trapezoid-shaped bases, or piers, and often have floral or other decorations on their capitals. Simpler pier columns, often with wider bottoms than tops, are also common in Mission and Craftsman homes.

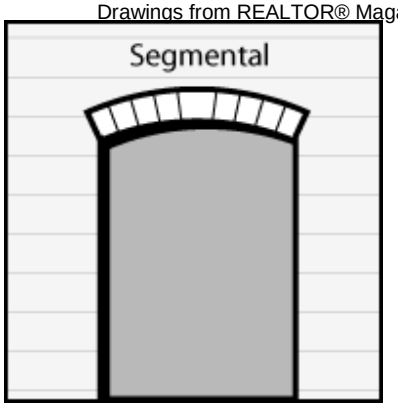
7. Arches -- Arches are typically seen above windows and doors in residential structures.

Arch Types Example:

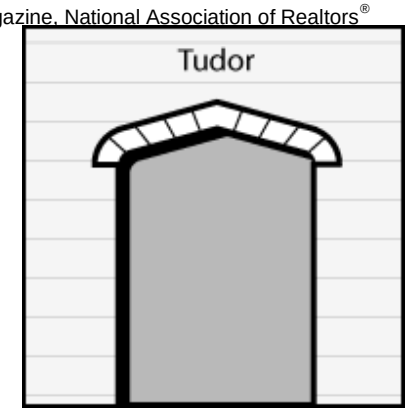
Drawings from REALTOR® Magazine, National Association of Realtors®



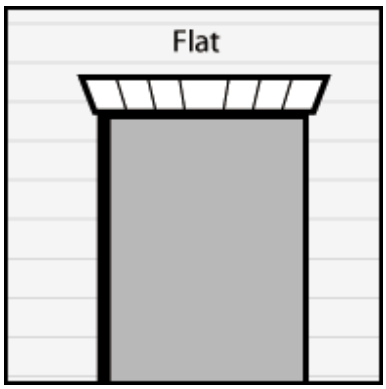
A **Roman** arch is a strong, rounded arch that forms a semi-circle. Often made of masonry, Roman arches still stand in the Coliseum.



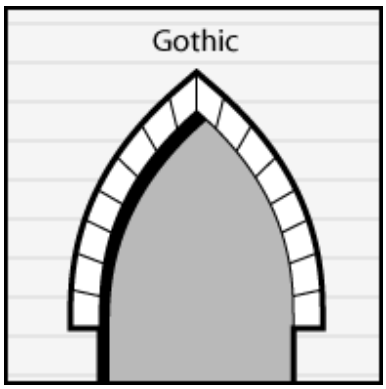
A **Syrian, or segmental,** arch forms a partial curve, or eyebrow, over a door or window. This arch has a slight rise and is semi-elliptical across the top.



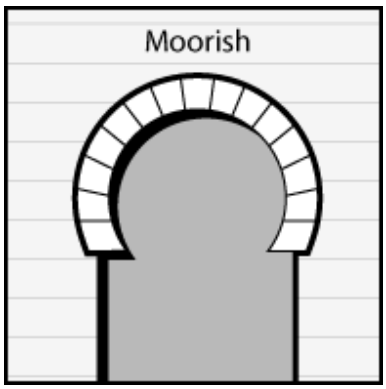
Tudor arches are often described as "flattened" Gothic arches. They feature a point at the crown, but the span is much wider than the Gothic style.



A **Flat** arch, also known as jack or straight arch, extends straight across an opening with no curvature, creating a horizontal emphasis.



A narrow, pointed opening is the hallmark of a **Gothic** arch. The Gothic arch developed as a more sinuous and elegant successor to the Roman arch and was widely used in cathedrals of the Middle Ages such as Notre Dame in Paris.



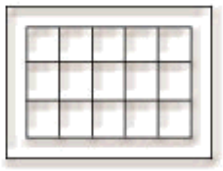
A **Moorish, or horseshoe** arch, extends beyond a semi-circle. The top of the arch is rounded and then curves in slightly before descending.

8. Window types -- Windows are a common way to add visual interest.

Window Types Example: Drawings from REALTOR® Magazine, National Association of Realtors®

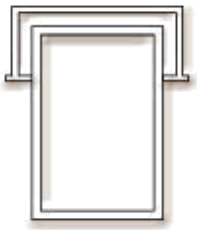
Bay

Box Bay

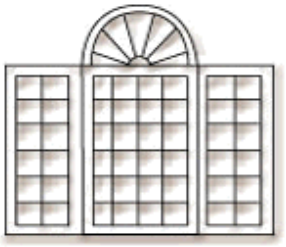


Casement

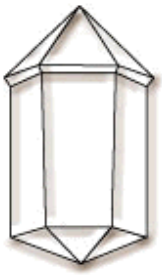
Circle Bay



Label Mold



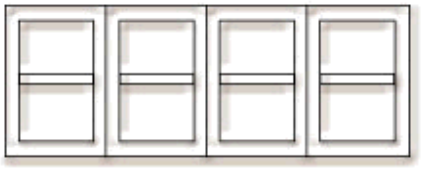
Palladian



Oriel

Paired Windows

Hood Mold



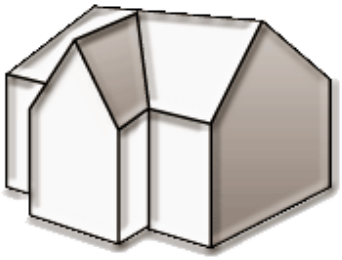
Ribbon Window

j. Similar Houses Restricted -- The plan commission discourages the construction of very similar houses near each other, including across the street or adjacent. In determining whether houses are different, the plan commission recommends that at least two of the following alternatives be met:

1. The unit is a different housing type; e.g., single-family detached versus single-family attached.
2. The house differs in the number of full stories, e.g., 1-story versus 2 stories.
3. A different type of garage serves the house: A front-load garage (one-car, two-car, three-car), or a side-load garage or a detached garage.
4. The house is constructed of a different building material.
5. The placement of the home on the site is rotated, e.g., 90° versus 60°.
6. The house has a variation in the articulation of the front façade.
   i. The garage is setback from the front façade by at least 4 feet.
   ii. There is a covered, open walled porch of at least 6 feet in depth extending at least 33% of the width of the front façade; or
7. There is other articulation of the front façade at least 4 feet in depth, extending at least 33% of the width of the front façade.
8. The unit is a different architectural style.
9. The house has a different roof type:

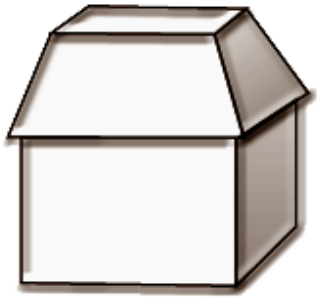
Roof Type Examples: Drawings from REALTOR® Magazine, National Association of Realtors®

Bonnet

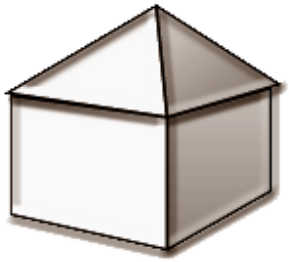


Cross-gabled: often used for Tudors and Cape Cods

Gambrel: Either front- or side-faced; used in Dutch Colonials

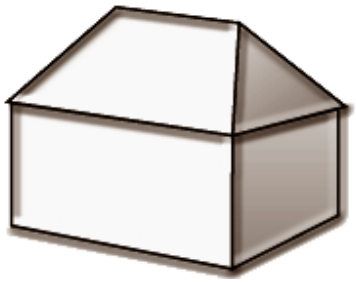


Mansard: Often found in French colonial and Ranch styles



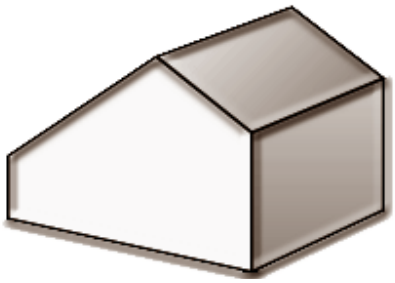
Hipped: Used in 1 and 2- stories and four square bungalows

Front gabled: Used for Cape Cods and Colonials



Pavilion-hipped: Featured in Cape Cod, Colonial, and Ranch styles

Side-gabled



Salt Box: Featured in two-story colonials; common in the eastern United States

10. Some other criteria that will convince the plan commission that the house is different.

c. Architectural Style -- There is no specific architectural "style" required for residential structures in a conservation subdivision development, although the style of the architecture should be uniform or complementary within the development. The plan commission will refer to the following architectural style examples for reference purposes. The developer is expected to describe the proposed architectural style(s) by describing common characteristics or elements of style.

Architectural Style Example*: Art Deco*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Art Deco --The 1925 Paris Exhibition Internationale des Arts Decoratifs launched the Art Deco style, which echoed the Machine Age with geometric decorative elements and a vertically oriented design. This distinctly urban style was never widely used in residential buildings; it was more widespread in public and commercial buildings of the period.

Towers and other projections above the roofline enhance the vertical emphasis of this style, which was popularized by Hollywood movies of the 1930s. Flat roofs, metal window casements, and smooth stucco walls with rectangular cutout mark the exteriors of Art Deco homes. Facades are typically flush with zigzags and other stylized floral, geometric, and "sunrise" motifs. By 1940 the Art Deco style had evolved into "Art Moderne," which features curved corners, rectangular glass-block windows, and a boat-like appearance. Popularized in the United States by Finnish architect Eliel Saarinen, the style enjoyed a revival in the 1980s.

Architectural Style Example*: California Bungalow*

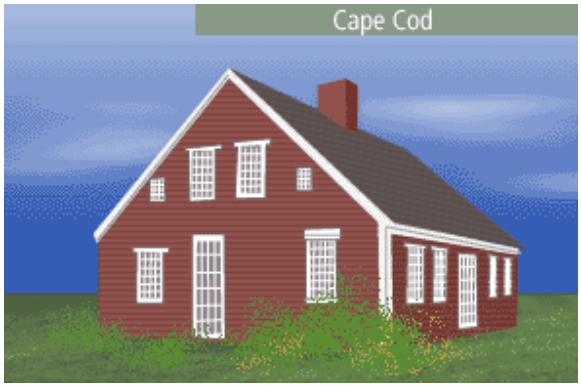
Style drawing from REALTOR® Magazine, National Association of Realtors®

California Bungalow --The style, often called the California Bungalow, was most popular between 1900 and 1920 and evolved into the Craftsman movement. An offshoot, the Chicago Bungalow, appeared in the Midwest, also in the early part of the century. It's characterized by few material details, an offset entryway, and a projecting bay on the facade.

Architectural Style Example*: Cape Cod*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Cape Cod — Some of the first houses built in the United States were Cape Cods. The original colonial Cape Cod homes were shingle-sided, one-story cottages with no dormers. During the mid-20th century, the small, uncomplicated Cape Cod shape became popular in suburban developments. A 20th-century Cape Cod is square or rectangular with one or one-and-a-half stories and steeply pitched, gabled roofs. It may have dormers and shutters. The siding is usually clapboard or brick.



Architectural Style Example*: Colonial*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Colonial —America's colonial period encompassed a number of housing types and styles, including Cape Cod, Saltbox, Georgian, and Dutch Colonial. However, when we speak of the Colonial style, we often are referring to a rectangular, symmetrical home with bedrooms on the second floor. The double-hung windows usually have many small, equally sized square panes. During the late 1800s and throughout the 20th century, builders borrowed Colonial ideas to create refined Colonial Revival homes with elegant central hallways and elaborate cornices. Unlike the original Colonials, Colonial Revival homes are often sided in white clapboard and trimmed with black or green shutters.

Architectural Style Example*: Contemporary*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Contemporary --Known by their odd-sized and often tall windows, their lack of ornamentation, and their unusual mixtures of wall materials--stone, brick, and wood, for instance. Architects designed Contemporary-style homes (in the Modern family) between 1950 and 1970, and created two versions: the flat-roof and gabled types. Exposed beams often characterize the latter. Both breeds tend to be one-story tall and were designed to incorporate the surrounding landscape into their overall look.

Architectural Style Example*: Craftsman*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Craftsman -- Popularized at the turn of the 20th century by architect and furniture designer Gustav Stickley in his magazine, *The Craftsman*, the Craftsman-style bungalow reflected, said Stickley, "a house reduced to it's simplest form... its low, broad proportions and absolute lack of ornamentation gives it a character so natural and unaffected that it seems to... blend with any landscape."

The style featured overhanging eaves, a low-slung gabled roof, and wide front porches framed by pedestal-like tapered columns. Material often included stone, rough-hewn wood, and stucco. Many homes have wide front porches across part of the front, supported by columns.

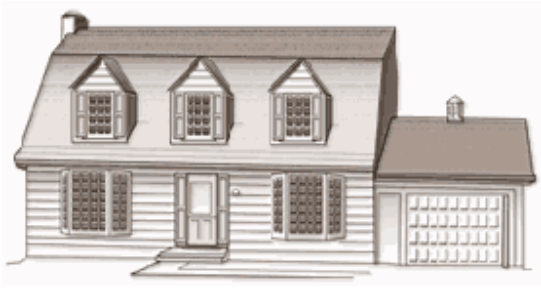
Architectural Style Example*: Creole*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Creole --The Creole Cottage, which is mostly found in the South, originated in New Orleans in the 1700s. A front wall that recedes to form a first-story porch and second-story balcony that stretch across the entire front of the structure distinguishes the homes. Full-length windows open into the balconies, and lacy ironwork characteristically runs across the second-story level. These two- and three-story homes are symmetrical in design with front entrances placed at the center.

"Creole French," a variation of the basic Creole design, came into vogue in southern states in the 1940s and 1950s.

***Architectural Style Example**:*
Dutch Colonial



Style drawing from REALTOR® Magazine,
National Association of Realtors®

Dutch Colonial --This American style originated in homes built by German, or "Deutsch" settlers in Pennsylvania as early as the 1600s. A hallmark of the style is a broad gambrel roof with flaring eaves that extend over the porches, creating a barn-like effect. Early homes were a single room, and additions were added to each end, creating a distinctive linear floor plan. End walls are generally of stone, and the chimney is usually located on one or both ends. Double-hung sash windows with outward swinging wood casements, dormers with shed-like overhangs, and a central Dutch double doorway are also common. The double door, which is divided horizontally, was once used to keep livestock out of the home while allowing light and air to filter through the open top. The style enjoyed a revival during the first three decades of the 20th century as the country looked back with nostalgia to its colonial past.

Architectural Style Example*: Farmhouse*

Farmhouse -- Most farmhouses were built without the assistance of an architect and, unless the farmer was wealthy, only the space actually needed was constructed. As fortunes increased and families expanded, more space was added. Rooms tended to be small to make them easier to heat.

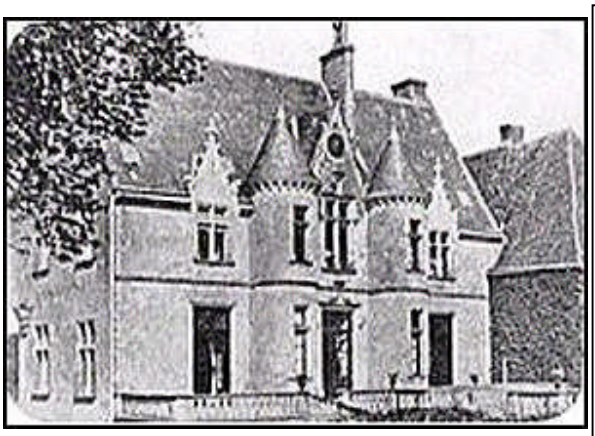
As people moved farther from the fields and into larger towns, they took the architectural characteristics of the farmhouse with them. Traditional farmhouses are two stories, with simple, vertical lines and a gable roof. Farmhouses typically have white or pastel wood siding, with a front porch, often elaborate with decorative columns, railings, and other accents. This style often features a large kitchen. Farmhouse-style homes are not just found on farms anymore.

Architectural Style Example*: Federal*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Federal —Ubiquitous up and down the East Coast, Federal-style architecture dates from the late 1700s and coincided with a reawakening of interest in classical Greek and Roman culture. Builders began to add swags, garlands, elliptical windows, and other decorative details to rectangular Georgian houses. The style that emerged resembles Georgian, but is more delicate and more formal. Many Federal-style homes have an arched Palladian window on the second story above the front door. The front door usually has sidelights and a semicircular fanlight. Federal-style homes are often called "Adam" after the English brothers who popularized the style.

Architectural Style Example*: French Normandy*



Photos from HGTV.com

French Normandy

In Normandy and the Loire Valley of France, farm silos were often attached to the main living quarters instead of a separate barn. After World War I, Americans romanticized the traditional French farmhouse, creating a charming style known as French Normandy. Sided with stone, stucco, or brick, these homes may suggest the Tudor style with decorative half timbering (vertical, horizontal, and diagonal strips of wood set in masonry).

The French Normandy style is distinguished by a round stone tower topped by a cone-shaped roof. The tower is usually placed near the center, serving as the entrance to the home. French Normandy and French Provincial details are often combined to create a style simply called French Country or French Rural.

French Normandy homes in the United States can be any size because American builders adopted their own loose version of the style. Aside from romantic designs, southern California has many homes that more closely resemble the simple farmhouses of France, featuring a delightfully whimsical, picturesque charm that is reminiscent of the traditional French farmhouse.

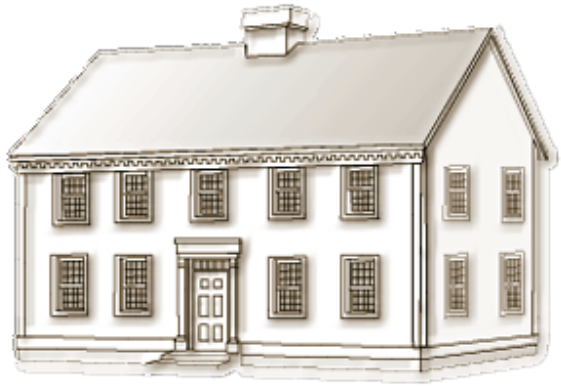
Architectural Style Example*: French Provincial*

Style drawing from REALTOR® Magazine, National Association of Realtors®

French Provincial -- Balance and symmetry are the ruling characteristics of this formal style. Homes are often brick with detailing in copper or slate. Windows and chimneys are symmetrical and perfectly balanced, at least in original versions of the style. Defining features include a steep, high, hip roof; balcony and porch balustrade; rectangle doors set in arched openings; and double French windows with shutters. Second-story windows usually have a curved head that breaks through the cornice.

The design had its origins in the style of rural manor homes, or chateaux, built by the French nobles during the reign of Louis XIV in the mid-1600s. The French Provincial design was a popular Revival style in the 1920s and again in the 1960s.

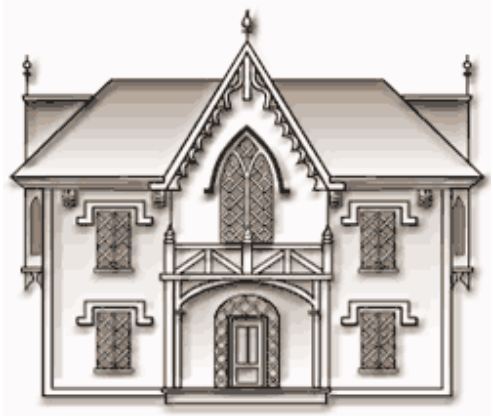
Architectural Style Example*: Georgian*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Georgian — The style is named for four King Georges of England. Georgian homes are refined and symmetrical with paired chimneys and a decorative crown over the front door. Modeled after the more elaborate homes of England, the Georgian style dominated the British colonies in the 1700s. Most surviving Georgians sport side-gabled roofs, are two to three stories high, and are constructed in brick. Georgian homes almost always feature an orderly row of five windows across the second story. Modern-day builders often combine features of the refined Georgian style with decorative flourishes from the more formal Federal style.

Architectural Style Example*: Gothic Revival*

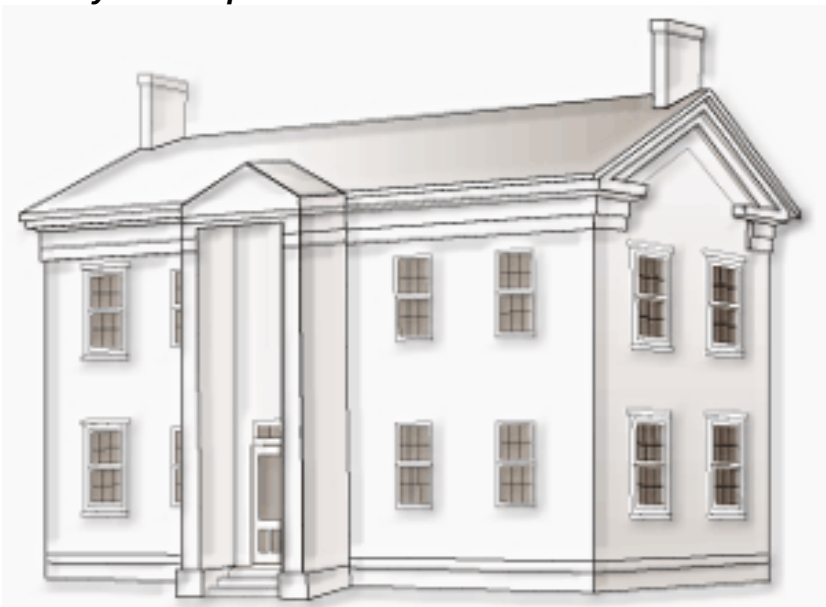


Style drawing from REALTOR® Magazine, National Association of Realtors®

Gothic Revival --The influence of English romanticism and the mass production of elaborate wooden millwork after the Industrial Revolution fueled the construction of Gothic Revival homes in the mid-1800s. "Gothic" windows with distinctive pointed arches; exposed framing timbers; and steep, vaulted roofs with mark these picturesque structures cross-gables. Extravagant features may include towers and verandas. Ornate wooden detailing is generously applied as gable, window, and door trim.

American architects Alexander Jackson Davis and Andrew Jackson Downing championed Gothic in domestic buildings in the 1830s. Most Gothic Revival homes were constructed between 1840 and 1870 in the Northeast.

Architectural Style Example*: Greek Revival*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Greek Revival --This style is predominantly found in the Midwest, South, New England, and Midatlantic regions, though you may spot subtypes in parts of California. Its popularity in the 1800s stemmed from archeological findings of the time, indicating that the Grecians had spawned Roman culture. American architects also favored the style for political reasons: the War of 1812 cast England in an unfavorable light; and public sentiment favored the Greeks in their war for independence in the 1820s.

Identify the style by its entry, full-height, or full-building width porches, entryway columns sized in scale to the porch type, and a front door surrounded by narrow rectangular windows. Roofs are generally gabled or hipped. Roof cornices sport a wide trim. The front-gable found in one subtype became a common feature in Midwestern and Northeastern residential architecture well into the 20th century. The townhouse variation is made up of narrow, urban homes that don't always feature porches. Look for townhouses in Boston, Galveston, Texas., Mobile, Ala., New York, Philadelphia, Richmond, Va., and Savannah, Ga.

Architectural Style Example*: International*

Style drawing from REALTOR® Magazine, National Association of Realtors®

International -- Initiated by European architects--such as Mies van der Rohe--in the early 20th century, this is the style that introduced the idea of exposed functional building elements, such as elevator shafts, ground-to-ceiling plate glass windows, and smooth facades.

The style was molded from modern materials--concrete, glass, and steel--and is characterized by an absence of decoration. A steel skeleton typically supports these homes. Meanwhile, interior and exterior walls merely act as design and layout elements, and often feature dramatic, but nonsupporting projecting beams and columns. With its avant-garde elements, naturally the style appeared primarily in the East and in California.

Architectural Style Example*: Italianate*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Italianate -- Italianate homes, which appeared in Midwest, East Coast, and San Francisco areas between 1850 and 1880, can be quite ornate despite their solid square shape. Features include symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; and towers, in some cases. The elaborate window designs reappear in the supports, columns, and doorframes.

Architectural Style Example*: Mission*

Mission

The word "Mission" is often used to describe a type of furniture built by Stickley and Craftsmen School designers who were on a *mission* to create beautiful, functional things. In architecture, however, the word Mission means something quite different.

Mission is an early 20th century house style modeled after quaint churches built by Spanish missionaries in colonial days. You can recognize a Mission style home by the fanciful rounded parapets rising from the roof. These stucco-sided homes are also noted for their rounded dormers, arched entry porches, and playful round or quatrefoil (four-petal) windows. Some Mission style homes even have mock bell towers suggestive of the old Spanish churches.

Architectural Style Example*: Monterey*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Monterey -- This style emerged in 1853 when Boston merchant Thomas Larkin relocated to Monterey, Calif. The style updates Larkin's vision of a New England Colonial with an Adobe brick exterior. The Adobe reflected an element of Spanish Colonial houses common in the Monterey area at the time. Later Monterey versions merged Spanish Eclectic with Colonial Revival styles to greater or lesser extents.

Architectural Style Example*: National*

Style drawing from REALTOR® Magazine, National Association of Realtors®

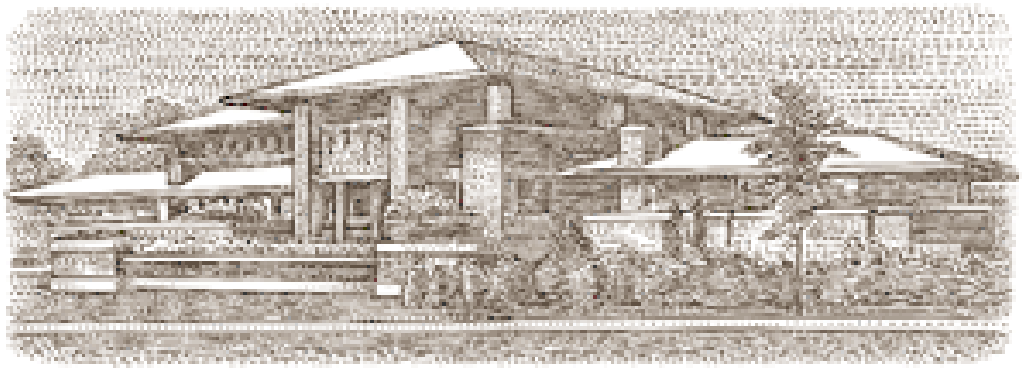
National -- Born out of the fundamental need for shelter, National-style homes, whose roots are set in Native American and pre-railroad dwellings, remain unadorned and utilitarian. The style is characterized by rectangular shapes with side-gabled roofs or square layouts with pyramidal roofs. The gabled-front-and-wing style pictured here is the most prevalent type with a side-gabled wing attached at a right angle to the gabled front. Two subsets of the National style, known as "hall-and-parlor family" and "I-house," are characterized by layouts that are two rooms wide and one room deep. Massed plan styles, recognized by a layout more than one room deep, often sport side gables and shed-roofed porches. You'll find National homes throughout the country.

Architectural Style Example*: Neo-Classical*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Neoclassical -- A well-publicized, world-class event can inspire fashion for years. At least that's the case with the 1893 World's Columbian Exposition in Chicago, which showcased cutting-edge classical buildings that architects around the country emulated in their own residential and commercial designs. The Neoclassical style remained popular through the 1950s in incarnations from one-story cottages to multilevel manses. Its identifying Ionic or Corinthian columned porches often extend the full height of the house. Also typical: symmetrical facades, elaborate, decorative designs above and around doorways, and roofline balustrades (low parapet walls).

Architectural Style Example*: Prairie*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Prairie -- In suburban Chicago in 1893, Frank Lloyd Wright, America's most famous architect, designed the first Prairie-style house, and it's still a common style throughout the Midwest. Prairie houses come in two styles--boxy and symmetrical or low-slung and asymmetrical. Roofs are low-pitched, with wide eaves. Brick and clapboard are the most common building materials. Other details: rows of casement windows; one-story porches with massive square supports; and stylized floral and circular geometric terra cotta or masonry ornamentation around doors, windows, and cornices.

These homes clearly exhibit the neutralized surfaces and abstraction of form characteristic of prairie architecture.

Architectural Style Example*: Pueblo*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Pueblo -- Taking its cues from Native American and Spanish Colonial styles, chunky looking Pueblos emerged around 1900 in California, but proved most popular in Arizona and New Mexico, where many original designs still survive.

The style is characterized by flat roofs, parapet walls with round edges, earth-colored stucco or adobe-brick walls, straightedge window frames, and roof beams that project through the wall. The interior typically features corner fireplaces, unpainted wood columns, and tile or brick floors.

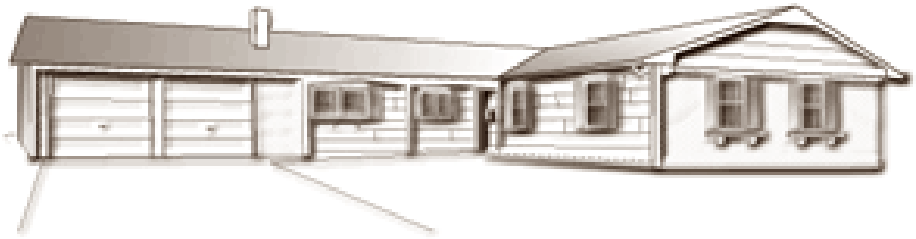
***Architectural Style Example**:*
Queen Anne (Victorian)

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Queen Anne -- A sub-style of the late Victorian era, Queen Anne is a collection of coquettish detailing and eclectic materials. Steep cross-gabled roofs, towers, and vertical windows are all typical of a Queen Anne home. Inventive, multistory floor plans often include projecting wings, several porches and balconies, and multiple chimneys with decorative chimney pots.

Wooden "gingerbread" trim in scrolled and rounded "fish-scale" patterns frequently grace gables and porches. Massive cut stone foundations are typical of period houses. Created by English architect Richard Norman Shaw, the style was popularized after the Civil War by architect Henry Hobson Richardson and spread rapidly, especially in the South and West.

Architectural Style Example*: Ranch*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Ranch -- Sometimes called the California ranch style, this home in the Modern family, originated there in 1930s. It emerged as one of the most popular American styles in the 1950s and 60s, when the automobile had replaced early 20th-century forms of transportation, such as streetcars.

Now mobile homebuyers could move to the suburbs into bigger homes on bigger lots. The style takes its cues from Spanish Colonial and Prairie and Craftsman homes, and is characterized by its one-story, pitched-roof construction, built-in garage, wood or brick exterior walls, sliding and picture windows, and sliding doors leading to patios.

Architectural Style Example*: Regency*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

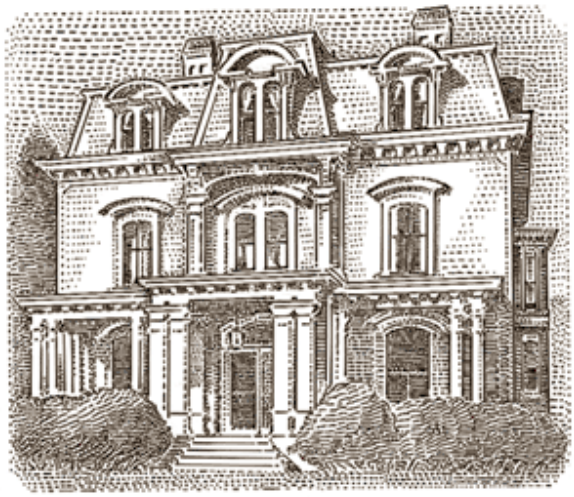
Regency -- Although they borrow from the Georgian's classic lines, Regency homes eschew ornamentation. They're symmetrical, two or three stories, and usually built in brick. Typically, they feature an octagonal window over the front door, one chimney at the side of the house, double-hung windows, and a hip roof. They've been built in the United States since the early 1800s.

Architectural Style Example*: Salt Box*

Style drawing from REALTOR® Magazine, National Association of Realtors®

SALTBOX -- New England Colonial style got its name because the sharply sloping gable roof that resembled the boxes used for storing salt. The step roofline often plunges from two and one-half stories in front to a single story in the rear. In Colonial times, the lower rear portion was often used as a partially enclosed shed, which was oriented north as a windbreak. These square or rectangular homes typically have a large central chimney and large, double-hung windows with shutters. Exterior walls are made of clapboard or shingles. In the South this style is known as a "cat's slide" and was a popular in the 1800s.

Architectural Style Example*: Second Empire (Victorian)*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Second Empire -- Popular in the Midwest and Northeast, this Victorian style was fashionable for public buildings during Ulysses S. Grant's presidency, but its elaborate, costly detail fell out of favor in the late 1800s for economic reasons. Second empire homes feature mansard roofs with dormer windows, molded cornices, and decorative brackets under the eaves. One subtype sports a rectangular tower at the front and center of the structure. (*See also Victorian*.)

Architectural Style Example*: Shed*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Shed -- A subset of the Modern style, including Ranch, Split Level, and Contemporary, Shed homes were particular favorites of architects in the 1960s and 1970s. They feature multiple roofs sloping in different directions, which creates multigeometric shapes; wood shingle, board, or brick exterior cladding; recessed and downplayed front doorways; and small windows. There's virtually no symmetry to the style.

Architectural Style Example*: Shingle*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Shingle -- This American style originated in cottages along the trendy, wealthy Northeastern coastal towns of Cape Cod, Long Island, and Newport in the late 19th century. Architectural publishers publicized it, but the style was never as popular around the country as the Queen Anne.

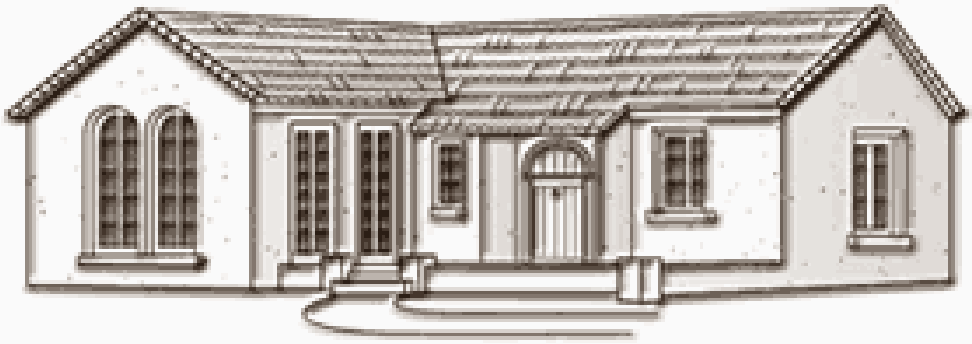
Shingle homes borrow wide porches, shingles, and asymmetrical forms from the Queen Anne. Unadorned doors, windows, porches, and cornices; continuous wood shingles; a steeply pitched roofline; and large porches also characterize them. The style hints at towers, but they're usually just extensions of the roofline.

Architectural Style Example*: Shotgun*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Shotgun -- Tradition says this name came from the fact that if you fired a shotgun through the front doorway of this long, narrow home, and the bullet exited directly through the back door. The style is characterized by a single story with a gabled roof. Shotguns are usually only one room wide, with each room leading directly into the next. Exterior features include a vent on the front gable and a full front porch trimmed with gingerbread brackets and ornamentation. Mail-order plans and parts for shotgun homes were widely available at the turn-of-the-century, making it a popular, low-cost structure to build in both urban and suburban settings.

Architectural Style Example*: Spanish Eclectic*



Style drawing from REALTOR® Magazine, National Association of Realtors®

Spanish Eclectic -- Most common in the Southwest and Florida, Spanish-style architecture takes its cues from the missions of the early Spanish missionaries—such as the one at San Juan Capistrano in California—and includes details from the Moorish, Byzantine, Gothic, and Renaissance architectural styles. The houses usually have low-pitched tiled roofs, white stucco walls, and rounded windows and doors. Other elements may include scalloped dormers, windows and balconies with elaborate grillwork, decorative tiles around doorways and windows, and a bell tower or two.

Architectural Style Example*: Split Level*

Style drawing from REALTOR® Magazine,
National Association of Realtors®

Split-Level -- A Modern style that architects created to sequester certain living activities--such as sleeping or socializing--split levels offered an multilevel alternative to the ubiquitous ranch style in the 1950s. The nether parts of a typical design were devoted to a garage and TV room; the midlevel, which usually jutted out from the two-story section, offered "quieter" quarters, such as the living and dining rooms; and the area above the garage was designed for bedrooms.

Found mostly in the East and Midwest, split-levels, like their Ranch counterparts, were constructed with various building materials.

Architectural Style Example*: Stick (Victorian)*

Style drawing from REALTOR® Magazine, National Association of Realtors®

Stick -- A member of the Victorian family, along with Second Empires and Queen Annes, the Stick house boasts a lot of detailing. However, few Stick homes incorporate all the possible features. Typical characteristics include gabled, steeply pitched roofs with overhangs; wooden shingles covering the exterior walls and roof; horizontal, vertical, or diagonal boards--the "sticks" from which it takes its name--that decorate the cladding; and porches.

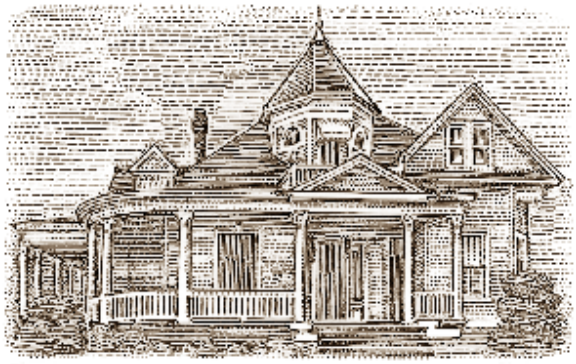
You'll find traditional sticks in the Northeast and their sister, the Western Stick, in California. The Western Stick is rectangular with sliding glass doors, a small chimney, and large panes of glass.

Architectural Style Example: Tudor

Tudor — This architecture was popular in the 1920s and 1930s and continues to be a mainstay in suburbs across the United States. The defining characteristics are half-timbering on bay windows and upper floors, and facades that are dominated by one or more steeply pitched cross gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys. A subtype of the Tudor Revival style is the Cotswold Cottage. With a sloping roof and a massive chimney at the front, a Cotswold Cottage may remind you of a picturesque storybook home.

Style drawing from REALTOR® Magazine, National Association of Realtors®

Architectural Style Example: Victorian



Style drawing from REALTOR® Magazine, National Association of Realtors®

Victorian—Victorian architecture dates from the second half of the 19th century, when America was exploring new approaches to building and design. There are a variety of Victorian styles, including Second Empire, Italianate, Stick, and Queen Anne. Advancements in machine technology meant that Victorian-era builders could easily incorporate mass-produced ornamentation such as brackets, spindles, and patterned shingles. The last true Victorians were constructed in the early 1900s, but contemporary builders often borrow Victorian ideas, designing eclectic "neo-Victorians." These homes combine modern materials with 19th century details, such as curved towers and spindled porches. A number of Victorian styles are recreated on the fanciful "Main Street" at Disney theme parks in Florida, California, and Europe.