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KINGS POINT NORTH

AURORA, CO



**MASTER PLAN
TAB 12**

**ARCHITECTURAL STANDARDS
(FORM H)**

SUBMITTAL DATE:
FEBRUARY 29, 2024

ARCHITECTURAL STANDARDS

Architectural Design Standard	Brief Description of Feature	Location of the Standards in Application Package
1. Residential Material Palette	Materials should be durable and well made to hold up over time. Materials should be appropriate with the architectural style and be applied in a manner that is logical and helps create visual interest in the building. Materials selected should not only be well integrated and cohesive throughout the community, but shall follow the City of Aurora’s UDO and other city regulations, such as masonry requirements.	Refer to “Building Materials” & “Building Material Application in Conviction”, 12.5-12.6 Refer to “General Characteristics” and “Menu of Architectural Standards” on each architectural style, 12.7-12.24
2. Residential Color Palette	Color schemes should be neutral in nature and have a timeless aspect to them. The use of natural tones should be applied and complement the style of architecture. Accent and “punch” colors used on secondary architectural features, such as front entry doors and shutters are allowed to be more pronounced.	Refer to “Exterior Colors”, 12.6
3. Residential Architectural Styles	The architectural styles should be cohesive throughout the entire community and be designed in a timeless fashion. The styles of the community include; Farmhouse, Traditional, European, Prairie, Mountain Modern and Craftsman.	Refer to “General Characteristics” and “Menu of Architectural Standards” on each architectural style, 12.7-12.23
4. Residential Architectural Features	Architectural features and detailing should be appropriate to the architectural style and enhance the elevations. The features and detailing of each home should contain variety and durability that is timeless. Architectural features shall comply with the City of Aurora’s UDO and other city regulations, such as masonry requirements.	Refer to “General Characteristics” and “Menu of Architectural Standards” on each architectural style, 12.7-12.23

The design themes of this matrix and the Master Plan are intended to complement or exceed city ordinance minimums. Unless an adjustment has been specifically requested and granted, the most restrictive shall govern. Where the Master Plan is silent on specific architectural design standards, the UDO or the code in effect at the time of submittal shall govern.

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Streetscape Diversity

1. Allowed product types include single family detached front load, alley load, cluster, single family attached duplexes (front and alley load) and townhome products.
2. A Home shall promote unified diversity by looking different, while being compatible with neighboring houses. A combination of one and two story homes shall be mixed together along the streetscape, creating variety and visual interest.
3. Designing of homes shall be varied to create visual interest. A significant difference in the massing and composition of each home shall be provided.
4. Neighboring homes shall be integrated within the community by incorporating relatively smaller sizes, shapes, and scale, promoting diversity through variations in architectural styles, elements, materials, and colors.
5. Excessive repetition of homes with identical floor plans and elevations shall be discouraged. Footprints and elevations shall be varied.
6. A minimum of four floorplans shall be required for the first 50 dwellings. Each floor plan is required to have a minimum of three elevation styles.
7. The same elevation mirrored or standard shall not be constructed on adjacent or opposing lots with in a neighborhood planning area.
8. High visibility site conditions where side and rear architecture is oriented toward a public street or open space shall be addressed with special design treatments such as additional masonry, windows, building projections, and detailing.
9. Architecture shall be located to take advantage of the site's open space amenities by designing a special relationship and accessibility between indoor and outdoor spaces through covered entries, porches, patios, decks, and verandas.
10. Building elevations shall be designed to mitigate the impact of the garage along the street by varying the location and orientation of garages.
11. Garages shall not appear tacked on to the front of the house, but shall be integrated with the home.
12. Product types and elevations shall be designed to mitigate the impact of the garage along the street by incorporating rear load, side load, and front load garages, and locating porches and other architectural elements in front of the garage.

Specific garage mitigation design criteria include the following:

-In general, garages should be designed and integrated with the home's main roof, characterized by similar roof forms, slope, and massing. In addition window compositions for side entry garage configurations shall be required.

-A range of garage styles and configurations, including two, three, and three car tandem, shall be provided with in each of the Kings Point North neighborhoods.

-Within each neighborhood, a variety of front entry, side entry, rear entry and recessed garage entry configurations shall be provided.

-Detached garages shall be oriented to frame and enclose parking courts, patios, and courtyards.

13. Mitigate the impact of garages by integrating them into the floor plan, building mass, and design of the home. Recommended techniques to mitigate the impact of garages include the following:

- Extending the porch or living space beyond the front face of the garage
- Integrating the garage roof with the home's main body roof, including similar form and slope
- Creating a second story building element, with windows and appropriate detailing within 6 to 8 feet of the front face of the garage
- Using recessed garage doors with deep trim, decorative panels, windows, and other architectural embellishments to provide shadow lines and depth.
- Avoiding excessive freeboard above the garage by separating garage height from the main roof form
- Minimize blank walls above garage doors by utilizing different materials and architectural detailing.
- Providing individual identifiable garage openings for two car and three car garages

Building Massing and Form

1. The articulation and massing of structures give them richness and scale. Long, uninterrupted, exterior walls should be avoided on all structures. All structural walls should have relief to create an interesting blend with landscaping, structures, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.
2. The home's profile shall start low at the edges of the house and mass toward the center. The upper story shall appear lighter, with less bulk than the lower story. Homes shall incorporate single-story building elements on the front and rear in order to reduce building mass.
3. Rear elevation walk out homes shall be softened by the use of building projections, one story building elements, roof skirts, decks, covered decks and covered patios.
4. Homes shall have a principle roof form accentuated by hipped roof segments, gable ends, or roof dormers.
5. Garages shall incorporate similar roof massing and detailing as the main house.

Roof Form

1. For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the design and scale of the units under them.
2. A visible main body roof form shall be used in conjunction with complementary minor roof forms and elements. Minor roof elements such as gable ends and dormers shall be proportional to the spaces they cover and to the overall roof size and form.
3. Roofs shall be broken into smaller planes or roof elements. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided on all homes.
4. Roof overhangs are required to create visual relief and shadow patterns, provide shade for walls and windows, and help shed snow and rain. The minimum overhang for all main roof forms (excluding dormers) shall be a minimum of 12 inches for all rakes and eaves. The roof overhangs for secondary roof elements may vary in order to achieve a consistent roof pitch.
5. Eaves, fascia, and soffits shall be detailed appropriately for each architectural style.

Roof Elements

1. Drainage solutions shall be unobtrusive to the overall building.
2. Roof gutters and downspouts shall be integrated into the design of homes and appear as a continuous architectural element.
3. Downspouts shall be located on vertical members and in inconspicuous locations.
4. Gutters shall be composed of galvanized steel, copper, or painted aluminum.
5. The colors of exposed gutters and downspouts shall complement those of the surfaces to which they are applied.

Covered Entries and Porches

1. Covered entries and porches shall be of a human scale and integrated into the fabric of the home, softening the building facade, acting as a transition into larger scale building components and outdoor living areas.
2. A covered entry or porch compatible with the architectural style of the home shall be required for all homes.
3. Covered entries shall be a minimum of 20 ft.² in area.
4. Covered porches (verandas) shall be a minimum of 50 ft.² in area.
5. Covered porches (verandas) shall be a minimum of 5 feet in depth.
6. Covered entries and porches shall embrace the public street with appropriately styled, scaled, and proportioned building mass, columns, and railings.

Covered Decks

1. Covered decks shall be integrated into the architecture of the home through roof form integration, column design, and railing details.
2. Covered decks shall have a roof forms consistent with the architectural style of the home.
3. Supporting posts and columns associated with covered decks shall be a minimum of 8" x 8" unless grouped (two or more 4 x 4 posts) or enhanced with masonry base.

Building Projections

1. Projected elements such as boxed chimney flues, bay and oriel windows shall be integrated with the main house in terms of materials, textures, proportions, and colors.
2. Projecting elements shall not float but extend to the ground, creating a solid base, or be supported by substantial decorative corbels, brackets, or outlookers.

Chimneys

1. Chimneys shall be constructed of stone, brick, or stucco unless architectural style of the home allows for alternate siding.

Columns and Supports

1. When wooden covered porch columns are used, a minimum of 6 inches with a trimmed cap and base shall be required unless alternate architectural detailing is provided.
2. When masonry piers are used, a minimum size of 18 inches with base and cap shall be required.
3. When masonry piers support wood posts, a minimum post size of 6 inches shall be required. Grouped posts of two or more may be reduced to 4 inches in section and incorporate relief of built up elements.
4. If masonry is used it shall wrap columns, piers, and other elements on all four sides and shall be applied in an appropriate manor with the architectural style.

Windows and Doors

1. A minimum of one window shall be required for each building elevation.
2. Window openings (reveals) in masonry walls (brick, stone lintel, or stucco) shall be recessed within the masonry, incorporating both a header/lintel and a sill.
3. Windows shall be proportioned relative to the style of the home.
4. Bubble style skylights shall not be permitted.
5. Window groupings shall generally be centered within the building masses in which they are placed unless the architectural style of the home allows for alternate window placement.
6. All windows and doors should be trimmed with material appropriate to the architectural style of the home.
7. If window shutters are provided than the window shutters shall be sized to match openings, and should appear functional.
8. Front doors shall be decoratively designed to harmonize with the architectural style of the home.
9. Doors shall feature recessed panels, windows, trim, hardware, or other decoration consistent with the architectural style of the home.
10. French doors are encouraged for access to exterior patios, courtyards, and decks.
11. Front doors with integrated windows for surveillance are encouraged. If windows are not incorporated to the door, sidelights are encouraged to be provided to increase security.
12. Garage door shall incorporate windows, panels, or other ornaments designed to provide visual interest.

Building Materials

1. All homes shall be clad with the minimum of two building materials, including a masonry base material (e.g. brick, stone) and upper facade material (e.g., clapboards, rabbited,lap, drop, or shingle siding or stucco).
2. Masonry elements shall appear substantial and integral to the architectural style of the home and not merely an applied feature.
3. Reflective materials and finishes shall be prohibited.
4. Cladding dimensions from the front elevation shall be consistent for all elevations.
5. Large panel sheets designed to be used in lieu of siding shall not be permitted unless the architectural style of the home allows for panel board and is broken up with vertical or horizontal trim.

Building Material Application in Conviction

1. Material changes shall occur at changes in wall plane, inside corners or a logical termination point.
2. Masonry or stucco used to express a building's base or to create a wainscot shall wrap corners and terminate at prominent building elements on side elevations or a logical termination point.
3. Exposed foundation walls shall not be permitted. Applied siding (e.g., clapboards, drop, lap, rabbited, shingles, and composition) on sloping foundation walls shall extend to within 6 inches of grade with material steps not to exceed 12 inches.
4. Stone shapes shall be natural with no sharp edges.
5. Bricks shall be laid in true bonding patterns and appropriate with the architectural style of the home. Brick mortar joints Shall be struck no more than 1/2 inch wide. Large mortar joints shall not be permitted.
6. Clapboards, lap, and rabbited siding shall be 3 1/2 to 8 inches maximum to the weather.
7. Board and batten siding shall not exceed 16 inches and 2 inches running alternately, to the weather.
8. Hard coat stucco shall be used in a manor that is appropriate with the architectural style of the home. Suggested finishes include (fine, medium, heavy sand float, light and medium dash). Colors shall be consistent with the approved color palette.
9. Board trim at corners and around corners should not exceed 4 inches to the weather, except at front door and window surrounds, which may be any size and dimension.
10. Seams associated with standing seam metal roofs shall be spaced a maximum of 18 inches.

Exterior Colors

1. All exterior color schemes shall be approved by the DRC.
2. Color schemes should be natural in tones and complement the style of architecture. Accent and "punch" colors, such as front doors, shutters, etc. may be more pronounced.
3. A minimum of 3 color schemes options shall be offered for each elevation style.

Design Review:

1. A Design review process has been established to review architecture and landscape design for conformance to the Prairie Point Design Guidelines. The Prairie Point Design Review Committee (PPDRC) will review and approve the proposed plans prior to submission to Aurora Building Department.

FARMHOUSE



Architectural Characteristics

The Farmhouse style consists of simply massed houses with gable roof forms. Typically, this house was a country home that was recognized with an agricultural style of living. In more recent years this style has evolved to include a modern farmhouse style. Typically houses of this style include large front porches, that may wrap around the corner, with square columns. Lap siding is a typical material but incorporating brick or stone is also common. Many farmhouses have predominant gable elements and incorporate gable end detailing, although modern elevation styles might have more simple details. Dormers are often used to help break up the massing and bring more natural light into the home.

KINGS POINT NORTH

12.7

FARMHOUSE

General Characteristics

Building Massing

Building massing includes gable end forms with one-story and two-story massing. Central massing or cross gables are commonly found in this style.



Cross gable roofs with simple massing provide a clean aesthetic.



Double gable roof with low pitched roof over the covered porch.



Large, gabled massing element with secondary gables to provide visual interest.

Roof Form

Gable roofs with a moderate to steep pitch are typical along with shed roofs and hip roofs at wrap around porches. Typically, lower pitch roofs are on the first floor while steeper roofs are on the second floor.



Double gables with steep roof pitches and shed roofs on secondary elements.



Second story gable that protrude from main roof of the home.



Roof dormers with shed roofs to break up main roof.



Multiple gables with steep roof pitches.



Gables with awnings over windows add aesthetic appeal.

Covered Entries and Porches

Larger porches are found in the farmhouse style many incorporate metal roofs and simple porch columns.



Recessed covered porch with low pitched shed roof and simple columns.



Covered porch that provides protection to the front entry.



Large, wrap around, covered porch is inviting for social interactions.



Raised porch with gable roof gives hierarchy to front entrance of the home.



Covered porch with railing adds quality detailing to the elevation.

Columns and Supports

Columns and supports can be simple with brackets or larger columns with stone bases.



Simple columns with brackets add visual interest.



Grouped columns with masonry base enhances the front porch.



Stain grade columns add material diversity to the façade.



Smaller double columns add the visual effect of a larger column.



Multiple columns add substantial support.

Menu of Architectural Standards

Each type of building constructed with "Farmhouse" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.
- Porte-cochere over driveway.

Roof Form

- Roof overhangs (all Elevations) 12 inches or greater.
- Two roof dormers (minimum).
- 10 in 12 roof pitch on secondary gables (on the second floor for two-story homes, on the first floor for one-story homes)

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum)
- Porch with a front railing.
- Wrap around covered porch.

Columns and Supports

- Two or more grouped wooden porch support posts (four inch square each, minimum (i.e. eight inches for pair) for all posts used on the front elevation.
- Large wooden post brackets used in combination with front porch roof and deck posts.
- Stain grade columns for all columns on the front elevation.
- Full masonry columns or masonry column base (18 inches square, minimum) supporting wood post (six inches square, minimum) for all columns on the front elevation.

KINGS POINT NORTH

FARMHOUSE

General Characteristics

Windows and Doors

Windows are typically vertical in orientation and incorporate window grids. Many times, windows are grouped together.



Grouped windows help break up wall planes on the elevation.



Decorative window trim adds visual interest to the home.



Double doors with glazing bring natural light into the space.



Front door with sidelites adds appealing aesthetic and added security.



Garage door with glazing enhances garages, especially on front loaded garages.

Building Projections

Building projections shall harmonize with the architectural style of the home, in terms of materials, textures, projections, and colors. Building projections which do not extend to the ground plan shall be supported by decorative corbels, brackets, or outlookers.



Building projection that extends to the ground with an accent metal roof.



Second story cantilever with corbels improves the massing of the home.



Building projection help break up wall planes on the elevation.



Bay window with brackets adds visual interest and a lot of natural light.



Two story projections add dynamic appeal to the façade of a home.

Building Details

Building details include brackets, gable end vents, window trim, and other similar architectural elements.



Chimney elements help break up expansive roof planes.



Trellis elements over garage doors help break up a garage's "forehead".



Shutters with decorative window trim add valuable detailing to a façade.



Gable end vents and bracket details are common for the style.



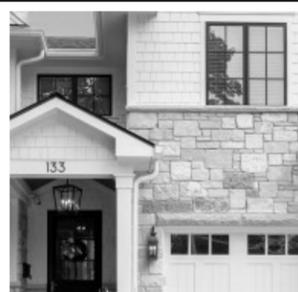
Vented cupola punctuates the roofline.

Building Materials

Building materials include lap siding, stone, and brick. Painted white brick has recently become a favorite of the modern farmhouse.



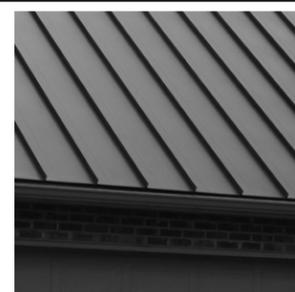
Board and Batten with lap siding are common materials of the style.



Stone is used to help enhance massing elements on an elevation.



Masonry wainscot helps ground a home.



Metal roofs are added to accent elements for an appealing aesthetic.



Vertical siding can be used as an accent material for this style.

Menu of Architectural Standards

Each type of building constructed with "Farmhouse" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Transom windows on 25 percent of the windows.
- Vertically oriented windows with divided lites.
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Gable end ornamentation on all main body roof gables.
- One or more roof cupolas, vent monitors, or gable end vents.
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Masonry on at least 75 percent of a home's net façade area.

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TRADITIONAL



Architectural Characteristics

Traditional style is inspired from the Victorian, Colonial, or Bungalow styles commonly found in seaside communities. These houses tend to be more vertical in feel and can be very symmetrical when inspired by styles like Colonial or asymmetrical when inspired by styles like Victorian. Either way the style should stay true to form. Roof forms are generally gable but can incorporate some hipped roofs. Large front porches generally are incorporated into this style of home. Color palettes are important to help add character to homes of this style. Architectural elements like gable end treatments, shutters, and front porch railings add character.

KINGS POINT NORTH

TRADITIONAL

General Characteristics

Building Massing

Massing should be vertical and play off one of the inspired styles. Large porches should be incorporated when possible.



Cross gable massings with large porches can be found in this style.



Combination of gables and hip roofs are used to provide dynamic forms.



Large gables provide simplicity to the forms of a home.

Menu of Architectural Standards

Each type of building constructed with "Traditional" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Roof Form

Roofs should be predominantly gable in form with hipped roofs used in accent areas.



Gable returns are used to provide visual interest.



Dormers help break up large roof planes.



Combination of different roof pitches and forms adds appealing aesthetics.



Multiple dormers help provide balance to the elevations.



Gables can be used to help give hierarchy to the façade.

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.
- Porte-cochere over driveway.

Roof Form

- Roof overhangs (all Elevations) 12 inches or greater.
- Two roof dormers (minimum).
- Gable end returns on all front elevation gables.

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square feet, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum)
- Porch with a front railing.
- Wrap around covered porch.

Columns and Supports

- Two or more grouped wooden porch support posts (four inches square each, minimum (i.e. eight inches for pair)) for all posts used on the front elevation.
- Large wooden post brackets or corbels used in combination with front porch roof and deck posts.
- Stain grade columns for all columns on the front elevation.
- Full masonry columns or masonry column base (18 inches square, minimum) supporting wood post (6 inches square, minimum) for all columns on the front elevation.

Covered Entries and Porches

Porches should identify the front door and be substantial and useful. Railings help detail out this style of home.



Wrap around porches are great for outdoor living.



Porch railings with large columns are commonly found in this style.



Deep recessed front porches help the transition from the public to private realm.



Gable roof forms are used for calling out the front entry of a home.



Large covered porches help add variety to a neighborhood streetscape.

Columns and Supports

Columns usually incorporate brackets or corbels.



Simple columns with masonry bases.



Full masonry columns add visual interest.



Brackets are used with columns for enhanced detailing on the elevation.



Double columns with masonry bases add substantial support.



Grouping of columns can be found on the corners of front porches.

KINGS POINT NORTH

12.11

TRADITIONAL

General Characteristics

Windows and Doors

Windows are typically horizontal in shape and incorporate window grids. Windows are usually single hung and grouped together.



Windows recessed in brick add appealing detailing.



Glazing around the front door provide security.



Glazing in the garage doors enhanced the elevations, especially for front loaded garages.



Window detailing enhances the facades of a home.



Grouping of windows with vertical orientation add visual interest.

Building Projections

Building projections shall harmonize with the architectural style of the home, in terms of materials, textures, projections, and colors. Building projections which do not extend to the ground plan shall be supported by decorative corbels, brackets, or outlookers.



Building projections can be founded with metal roof accents.



Second story cantilever add dynamic massing to a home.



Bay windows supported by corbels are visual pleasing.



Multiple windows in projections bring in a lot of natural light into a home.



Simple boxed windows are good for breaking up wall planes.

Building Details

Building details should include window trim, window grids, shutters, corbels, brackets, gable end vents, and similar elements.



Secondary materials and detailing enhance the elevation of a home.



Shutters with decorative trim add visual interest.



Trellis elements over garage doors help break up a garage's "forehead".



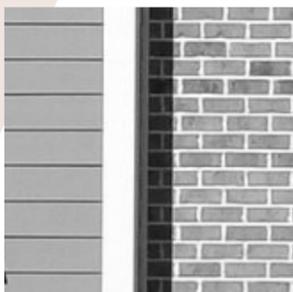
Corbels supporting roof overhangs are commonly found.



Gable end vents enhance the facades of a home.

Building Materials

Building materials include lap siding, stone, or brick.



Trim helps transition between different materials.



Concrete roof tiles are visually appealing.



Stone caps are used on masonry wainscot.



Metal roofs are great for accents elements.



Combination of siding and masonry are used to enhance different elements of a home.

Menu of Architectural Standards

Each type of building constructed with "Traditional" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Transom windows on 25 percent of the windows.
- Vertically oriented windows with divided lites.
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.
- Second story balcony on the front elevation

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative corbels or brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Gable end ornamentation on all main body roof gables.
- One or more roof cupolas, vent monitors, or gable end vents.
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Wood trim frieze board (six inches minimum) used on all gable ends.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs
- Awning over the garage door or over predominate windows

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Masonry on at least 75 percent of a home's net façade area.
- Standing seam metal roofs on the front elevation.

KINGS POINT NORTH

EUROPEAN



Architectural Characteristics

European style is a generic style that can incorporate many different styles of architecture but generally are based in the European region. Examples of this style include English, French, Spanish, and Italian styles. These styles tend to be more formal and include materials like stucco, brick, and stone. They are more rooted in history and have a more classical feel. The charming character included in these styles tends to give neighborhoods a sense of history. Many of these houses include varied roof forms from gable to hipped styles.

KINGS POINT NORTH

12.13

EUROPEAN

General Characteristics

Building Massing

Building massing is typically asymmetrical in style and can be either one-story or two-story in height.



Large massing with steep roof pitches and asymmetrical forms are used.



A variety of forms add visual interest to a home.



Unique roof forms add appealing aesthetics to an elevation.

Roof Form

Roofs can range from gable, shed, and hipped roofs. They should be appropriate to the style character included in the architecture.



Cat slides can be used to add variety to the roof.



Steep gables are commonly found in the style.



Dutch gables help transition from the first to second story.



Cat slides are used on secondary elements.



Roof dormers help break up large roof planes of a home.

Covered Entries and Porches

Covered entries and porches should clearly identify the front door and create a space that connects the public to the private realm.



Large covered porches that span the front of the house used as a threshold.



Porches with arched entry ways add visual interest.



Gable roofs with large columns help give hierarchy to the front entry.



Courtyards can be found to encourage outdoor living.



Recessed entryways help protect the front entry of a home.

Columns and Supports

Columns and supports could be either with brackets, stone, or a combination of the two. Stucco columns should be used when the house is primarily stucco in material.



Large columns with masonry bases.



Grouping of columns adds a dynamic visual to a front porch.



Brackets enhances the columns at a front porch of a home.



Large columns are used with collar and base detailing.



Masonry columns that support roofs at a covered porch can be used.

Menu of Architectural Standards

Each type of building constructed with "European" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.
- Porte-cochere over driveway.

Roof Form

- Roof overhangs (all Elevations) 12 inches or greater.
- Two roof dormers (minimum).
- Two "Dutch" gable roof forms.
- One "cat-slide" wall/roof form.

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square feet, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum).
- Porch with a front railing.
- Wrap around covered porch.

Columns and Supports

- A stucco clad column (12 inches square, minimum) for all columns of the front elevation.
- Large wooden post brackets or corbels used in combination with front porch roof and deck posts.
- Stain grade columns for all columns on the front elevation- Full masonry columns or masonry column base (18 inches square, minimum) supporting wood post (6 inches square, minimum) for all columns on the front elevation- Two or more grouped wooden porch support post (four inch square each, minimum (i.e. eight inches for pair)) for all post on the front elevation.

KINGS POINT NORTH

12.14

EUROPEAN

General Characteristics

Windows and Doors

Windows and doors include window grids and may include arched windows to highlight specific areas of the elevation.



Arched windows with window grids enhance the façade of a home.



Grouped windows bring natural light into a home.



Arched double doors add visual interest to an elevation.



Front door with glazing.



Divided garage doors with glazing enhance a façade of a home.

Building Projections

Building projections shall harmonize with the architectural style of the home, in terms of materials, textures, projections, and colors. Building projections which do not extend to the ground plan shall be supported by decorative corbels, brackets, or outlookers.



Second story balconies supported by corbels.



Boxed windows with metal accent roofs.



Building projections break up wall planes on an elevation.



Multiple windows bring natural light and visual interest.



Two story building projection add dynamic massing to a home.

Building Details

Details should be used to complement the style of home. The use of wood brackets, corbels, and outlookers are encouraged. Window trim should reflect the style of architecture as well.



Windows with shutters and decorative window trim.



Exposed rafter tails are commonly used for this style.



Ornamental and decorative balustrades.



Gable detailing enhances the elevation.



Turrets are typically octagonal in form but can also be squared.

Building Materials

Building materials include lap siding, shake siding, stucco, stone, and brick.



Siding and masonry are used throughout the home to enhance different massings.



Stone caps are used on masonry wainscot.



Concrete tiled roofs add an appealing aesthetic to a home.



Stucco is a common material for this style.



Different style of brick and stone can be used for visual interest.

Menu of Architectural Standards

Each type of building constructed with "European" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Arched windows/doors on 25 percent of the windows.
- Windows with divided lites.
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.
- Second story balcony on the front elevation.

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative corbels or brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Gable end ornamentation on all main body roof gables.
- One or more conical, square, or octagonal turret
- One or more roof cupolas, vent monitors, or gable end vents
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs.
- Awning over the garage door or over predominate windows

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Masonry on at least 75 percent of a home's net façade area.
- Stucco on at least 50 percent of a home's net façade area.
- Standing seam metal roofs on the front elevation.

KINGS POINT NORTH

12.15

AURORA, CO

ARCHITECTURAL ELEMENTS

NOVEMBER 1, 2023

PRAIRIE



Architectural Characteristics

Emerging from the Chicago area around the early 1900's, the Prairie style movement of architecture was founded and popularized by Frank Lloyd Wright after he published building plans entitled "A House in a Prairie Town". Drawing inspiration from the Arts & Crafts era, this style of architecture uses common modern elements such as wide overhangs, low or flat cantilevered roofs, large use of windows, and incorporated built-in handmade craftsmanship throughout. These homes were thought to be "married to the ground" and compliment the long, low landscape of the Midwest. Prairie style homes are horizontal in nature and are relatively simply in style. The Prairie style home can be historical or more contemporary in nature.

KINGS POINT NORTH

12.16

PRAIRIE

General Characteristics

Building Massing

Geometric in shape with a horizontal orientation can be either one or two story. Building massing is important due the lack of ornamentation of this style of home.



Horizontal forms while pushing and pulling of the massing add a dynamic appeal.



Massing is used to give hierarchy to the front entry of a home.



Recessing the second story helps break up the massing.

Menu of Architectural Standards

Each type of building constructed with "Prairie" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Roof Form

Hipped roofs with low pitches and larger overhangs or flat roofs.



Large overhangs are a common detail for this style.



Hip roofs are used with accent roofing material.



Roofs on the first story help transition to the second story.



Low pitch roofs with large overhangs.



Continuous eaves help highlight the massing of a home.

Covered Entries and Porches

Covered entries and porches provide protection to the entry of the home and are generally one story in nature with larger roof overhangs.



Covered porches are to help transition from the public to private realm.



Taller porches give hierarchy to the entry of a home.



Large columns that support the roof of the porch.



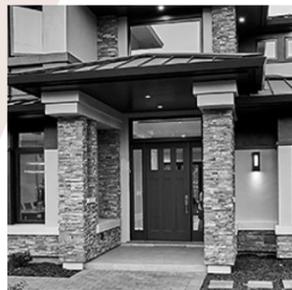
Covered porches help break up the massing of a home.



Porch railings give visual interest to an elevation.

Columns and Supports

Columns and supports generally are paired columns or larger columns wrapped in masonry.



Full masonry columns are commonly used.



Large columns with masonry bases.



Stucco and stone columns used on porches.



Grouped columns can be smaller to give the effect of a larger columns.



Stucco columns are used when stucco is a predominate material.

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.
- Porte-cochere over driveway.

Roof Form

- Roof overhangs (all Elevations) 16 inches or greater.
- Two roof dormers (minimum).
- Completely hipped roof on all elevations.

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square feet, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum)
- Porch with a front railing.
- Wrap around covered porch.

Columns and Supports

- A stucco clad column (12 inches square, minimum) for all columns of the front elevation.
- Large wooden post brackets or corbels used in combination with front porch roof and deck posts.
- Stain grade columns for all columns on the front elevation- Full masonry columns or masonry column base (18 inches square, minimum) supporting wood post (6 inches square, minimum) for all columns on the front elevation- Two or more grouped wooden porch support post (four inch square each, minimum (i.e. eight inches for pair)) for all post on the front elevation.

KINGS POINT NORTH

PRAIRIE

General Characteristics

Windows and Doors

Large windows, clerestory windows, grouping of windows in a horizontal fashion, corner windows. May or may not include window grids.



Large windows that typically do not have window grids.



Front doors with sidelites and transom windows.



Corner windows are frequently found in this style.



Garage doors with glazing enhance an elevation, especially front loaded garages.



Large fixed windows are found grouped together.

Building Projections

Building projections shall harmonize with the architectural style of the home, in terms of materials, textures, projections, and colors. Building projections which do not extend to the ground plan shall be supported by decorative corbels, brackets, or outlookers.



Second story cantilever supported by corbels create dynamic massing.



Building projections help break up wall planes.



Multiple windows help bring natural light into a home.



Second story balconies add visual interest.



Change in masonry heights can happen at building projections.

Building Details

Prairie style homes are generally simple in details. The use of horizontal banding, eaves with brackets, corbels, or outlookers are ways of adding details to this style.



Brackets used to support roof overhangs.



Corbels help add appealing details to a home.



Shutters with decorative window trim.



Chimney elements wrapped in masonry.



Exposed rafter tails add visual interest to a home.

Building Materials

Building materials include lap siding, stucco, stone, or brick. Masonry should be used in a manner to create a base to the home and used for chimneys and other vertical elements.



Masonry wainscot help with the horizontal orientation of a home.



Metal roofs are commonly on accent elements.



Stucco and masonry are typical materials.



Combination of brick and stone add visual interest.



Stained siding is used to bring warmth to an elevation.

Menu of Architectural Standards

Each type of building constructed with "Prairie" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Transom windows on 25 percent of the windows.
- Horizontally oriented windows with divided lites.
- Grouped ribbon windows (three or more) on the front elevation.
- Two or more corner windows (minimum)
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.
- Second story balcony on the front elevation.

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative corbels or brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs
- Awning over the garage door or over predominate windows.

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Secondary material band on all elevations of the home.
- Masonry on at least 75 percent of a home's net façade area.
- Stucco on at least 50 percent of a home's net façade area.
- Standing seam metal roofs on the front elevation.

KINGS POINT NORTH

MOUNTAIN MODERN



Architectural Characteristics

The Mountain Modern style is an evolution of the vernacular mountain style with a contemporary twist. The style combines the rustic elements of mountain homes with clean lines of contemporary architecture. The use of clean lines and large windows are complemented with materials like timber and masonry. Roof forms are generally gable in form with complementary shed roofs. Materials are applied to whole elements rather than as a wainscot. Vertical or horizontal siding can be used. The use of wood siding or simulated wood siding is encouraged as it brings warmth to the elevation. Brackets tend to be used to help support the exposed structures that create the details of this style of home.

KINGS POINT NORTH

12.19

MOUNTAIN MODERN

General Characteristics

Building Massing

Building massing is usually simple in form. Houses can be either one or two stories but a two story home shall incorporate one story massing elements.



Massing is achieved through simple forms and shed roofs.



Simple forms with gable roofs and larger glazing patterns.



Steep roofs and more contemporary forms.

Roof Form

Roofs can be either be gable or shed in form. Shed roofs should be of a lower pitch when used and gables can range from low to steep in pitch.



Gable roofs with larger overhangs.



Multiple shed roofs in different directions.



Dormer roofs help to break up larger roofs.



Steep pitches can be used in this style.



Large shed roofs at the main body.

Covered Entries and Porches

Covered entries and porches shall help identify the front door. Porches shall incorporate columns and brackets, either with masonry or not.



Covered porches are to help transition from the public to private realm.



Taller porches give hierarchy to the entry of a home.



Large porch with an area to connect with the public.



Porch railings give visual interest to an elevation.



Large columns that support the roof of the porch.

Columns and Supports

Columns and supports can be either wood or masonry. The use of brackets help create support and expose the structure used in this style of architecture.



Large brackets with masonry columns.



Wood columns with masonry bases.



Wood columns with large brackets and a masonry base.



Full masonry columns.



Wood columns with large brackets.

Menu of Architectural Standards

Each type of building constructed with "Mountain Modern" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.
- Porte-cochere over driveway.

Roof Form

- Roof overhangs (all Elevations) 16 inches or greater.
- At least two shed roofs on the front elevation (minimum).
- 3 in 12 or less roof pitch on secondary roofs (on the second floor for two-story homes, on the first floor for one-story homes)
- 10 in 12 or greater roof pitch on secondary roofs (on the second floor for two-story homes, on the first floor for one story homes).

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square feet, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum).
- Porch with a front railing.
- Wrap around covered porch.

Columns and Supports

- A complete masonry column (18 inches square, minimum) for all columns on front elevations.
- Large wooden post brackets or corbels used in combination with front porch roof and deck posts.
- Stain grade columns for all columns on the front elevation.
- Full masonry columns or masonry column base (18 inches square, minimum) supporting wood post (6 inches square, minimum) for all columns on the front elevation.
- Two or more grouped wooden porch support post (four inch square each, minimum (i.e. eight inches for pair)) for all post on the front elevation.

KINGS POINT NORTH

12.20

AURORA, CO

ARCHITECTURAL ELEMENTS

NOVEMBER 1, 2023

MOUNTAIN MODERN

General Characteristics

Windows and Doors

Windows are generally larger or grouped together. The use of window grids are minimal.



Front door with sidelites and glazing in the door.



Double doors with glazing.



Large oversized windows.



Transom windows over multiple windows.



Garage doors with glazing enhance an elevation, especially front loaded garages.

Building Projections

Building projections are minimal and clean in form and can be supported by brackets or outlookers.



Second story cantilever supported by corbels create a dynamic massing to a home.



Building projections that is founded.



Two story projection to break up large walls.



Second story cantilever supported by corbels create a dynamic massing to a home.



Second story balconies add visual interest.

Building Details

Simple details are more modern style while brackets, exposed beams, exposed rafter tails, and other similar details support the mountain style.



Exposed rafter tails add visual interest to a home.



Chimney elements wrapped in masonry.



Corbels helps add appealing details to a home.



Metal railings add interest to the front of the home.



Brackets used to support large roof overhangs.

Building Materials

Building materials include horizontal or vertical siding with stone massing elements.



Stained siding in addition to other materials.



Masonry wainscot help with the horizontal orientation of a home.



Metal roofs are commonly on accent elements.



Full masonry elements help make the home look durable.



Masonry cap over masonry wainscot.

Menu of Architectural Standards

Each type of building constructed with "Mountain Modern" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Transom windows on 25 percent of the windows.
- Large, oversized windows.
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.
- Second story balcony on the front elevation.

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative corbels or brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs.
- Awning over the garage door or over predominate windows.

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Masonry on at least 75 percent of a home's net façade area.
- Standing seam metal roofs on the front elevation.
- Stained siding material.

KINGS POINT NORTH

12.21

AURORA, CO

ARCHITECTURAL ELEMENTS

NOVEMBER 1, 2023

CRAFTSMAN



Architectural Characteristics

Craftsman style is mostly known for low-pitched roofs with deep eaves and exposed rafter tails. Decorative details such as brackets and corbels are also commonly found with this style. Other features that are typically found in the Craftsman style are large, covered porches with tapered columns. The style found its way to southern California by architectural brother's Charles and Henry Greene. They are famously known for the "Gamble House" which was constructed in 1908.

KINGS POINT NORTH

CRAFTSMAN

General Characteristics

Building Massing

Predominantly side to side or front to back gables with secondary elements being either gable or hipped roofs. One or two story massing's with larger front porches.



Multiple gabled forms are used for a dynamic massing of a home.



Massing for this style include large front porches and main roofs that are side to side gables.



Low pitch gable and hip roofs are used for this style.

Menu of Architectural Standards

Each type of building constructed with "Craftsman" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Roof Form

Low pitched roofs either gable or hip in form with large eave overhangs.



Double gable with material transition.



Roofs help define the front entry of a home.



Clipped roofs and an appealing aesthetic to an elevation.



Front to back main roof with secondary elements.



Massing elements protruding the roof help break up the large roof plane.

Building Massing

- Garage divided by piers or columns into individual stalls.
- Windows recessed into brick or stone walls.

Roof Form

- Roof overhangs (all Elevations) 12 inches or greater.
- Two roof dormers (minimum).
- Clipped gables on all front elevation gables.

Covered Entries and Porches

- Large, covered porch (60 square feet, minimum).
- Outdoor deck or patio (80 square feet, minimum).
- Raised front entry or porch (two feet minimum).
- Recessed covered entry (five feet deep, 20 square feet minimum)
- Porch with a front railing.

Covered Entries and Porches

Cover entries and porches tend to be larger and inviting creating a space to connect with.



Large covered front porches typically span the width of the home.



Wrap around porches and large outdoor space.



Deep porches help transition from the public to private realm.



Gable roofs add hierarchy to the front entry.



Trellis elements over the porch create an appealing outdoor area.

Columns and Supports

Columns and supports are a minimum of 8x8 and can incorporate a masonry base and have a tapered top or multiple posts atop the masonry base. Many times, brackets are incorporated into the top of the columns when they are smaller in size.



Stain grade columns add material diversity to the façade.



Masonry columns should be large.



Smaller double columns add the visual effect of a larger column.



Double columns can be tapered for visual interest.



Large columns with masonry bases are used at the front porch.

Columns and Supports

- A masonry column base (18 inches square, minim) supporting tapered wood posts (twelve inches square, minimum) for all columns on front elevations.
- Two or more grouped wooden porch support posts (four inches square each, minimum (i.e. eight inches for pair)) for all posts used on the front elevation.
- Large wooden post brackets or corbels used in combination with front porch roof and deck posts.

KINGS POINT NORTH

12.23

AURORA, CO

ARCHITECTURAL ELEMENTS

NOVEMBER 1, 2023

CRAFTSMAN

General Characteristics

Windows and Doors

Windows tend to be grouped and incorporate window grids. Windows tend to include decorative window trim appropriate with the style.



Grouped windows with vertical orientation.



Double doors with glazing enhances the front elevation.



Garage doors with glazing enhance an elevation, especially front-loaded garages.



Window with window grids and decorative window trim.



Transom windows help bring in natural light to the home.

Building Projections

Building projections shall harmonize with the architectural style of the home, in terms of materials, textures, projections, and colors. Building projections which do not extend to the ground plane shall be supported by decorative corbels, brackets, or outlookers.



Building project that extend to the ground.



Second story cantilever with corbels improves the massing of the home.



Box window with shed roof.



Second story balconies add visual interest.



Projections help break up wall planes.

Building Details

The craftsman style home incorporates a high level of detail including exposed rafter tails, brackets, corbels, trim details around the windows, and gable end details.



Gable end detailing enhances a façade.



Bracket detailing is commonly found at gable ends.



Chimney wrapped fulling in masonry.



Trellis elements over garage doors help break up a garage's "forehead".



Exposed rafter tails are typical for this style.

Building Materials

Building materials include lap siding, stucco, with stone or brick bases.



Shake siding, lap siding and masonry are common materials.



Shake siding used at gable elements.



Stone cap and trim are used to transition from masonry to siding.



Masonry to highlight massing elements.



Masonry used to ground a home.

Menu of Architectural Standards

Each type of building constructed with "Craftsman" styles shall be designed to incorporate items from the Menu of Architectural Standards, as follows.

- Estate Home - At least 15 menu items per home
Located on lots 15,000 square feet or larger
- Production Home - At least 10 menu items per home
Located on lots less than 15,000 square feet
- Cluster Homes - At least 10 menu items per home
4-6 homes per cluster
- Single Family Attached - At least 5 menu items per unit
2 or more units per home

Windows and Doors

- Transom windows on 25 percent of the windows.
- Vertically oriented windows with divided lites.
- Sidelites on both sides of the front door.
- Decorative wood window trim, header, and sills.
- Grouped ribbon windows (three or more) on the front elevation.
- Double front door.
- Front door with glazing.
- Garage door with glazing.

Building Projections

- A bay or box window projections supported by corbels, brackets, or outlookers if it does not extend to the ground.

Building Details

- Chimney with a minimum cross section of four feet by two feet.
- Decorative corbels or brackets supporting roof overhangs.
- Visually functional window shutters (shutters which are visually wide enough to cover window openings; minimum of 25 percent of all windows).
- Gable end ornamentation on all main body roof gables.
- One or more roof cupolas, vent monitors, or gable end vents.
- Ornamental and decorative balustrades (balustrades characterized by the architectural style other than two inches by two inches).
- Exposed rafter tails on all eave and rake overhangs.
- Two window boxes.
- Wood timber trellis element support by brackets above the garage door.
- Decorative fascia board on all eave overhangs

Building Materials

- Masonry brick or stone building base or wainscot used at least 24 inches high.
- Masonry wainscot cap or wood trim piece function as a transitional element between two different materials.
- Roof clad with concrete roof tiles.
- Masonry on at least 75 percent of a home's net façade area.

KINGS POINT NORTH

GOLF CLUB



Clubhouse Characteristics

Building Massing

Building massing shall use contemporary forms and proportions, embracing simple shapes. The Golf Clubhouse shall be designed to create “four-sided” architecture which is characterized by consistent and thoughtful architectural details, building materials, and significant facade articulation occurring on all building elevations, not just the front. Massing and openings should harness the views from both interior and exterior spaces. Creating visual and physical communication between indoor and outdoor spaces increases mental and physical wellness of the building occupants.

Roof Form

Roof forms shall be low-slope, utilizing deep overhanging eaves with cantilevered roof planes and/or visually pressed structural members. The soaring masses welcome natural daylight, harness the views, and emphasize connectivity to the land.

Covered Porches and Decks

Outdoor spaces should be well integrated to the building and the site to form outdoor “rooms.” These shall be defined by planters, columns, and roof planes that offer shading and protection from the elements.

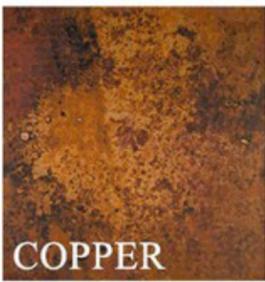
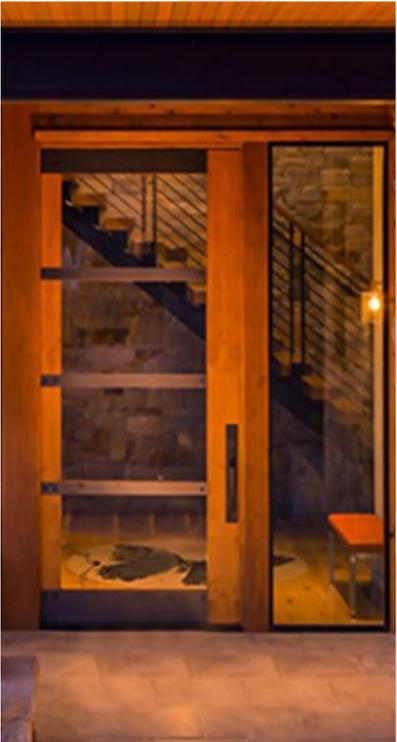
Placement and Siting

The building mass should rest naturally on the site and not be tall or obtrusive. It should borrow its geometry from the adjacent landforms and topography to appear as though it belongs in the landscape.

KINGS POINT NORTH

12.25

GOLF CLUB



Clubhouse Characteristics

Windows and Doors

Natural daylight should be maximized in major spaces. In lieu of separate smaller windows spread out across wall lengths, windows should be grouped together creating defined glazing zones as pan of the building mass hierarchy. Larger glass panes and full-height windows are preferred and should be used where appropriate.

Building Details

Details shall be consistent across the building to maintain a coherent look of the overall building from all sides. Expressing the structure and engineering in the building's forms and details emphasizes all aspects of the building's poetry. Simplicity in all aspects of design will allow the humble masses and materials to be the focal point without unnecessary adornment.

Building Materials

The building should embrace the natural elements of the site by utilizing an earth-tone color palette. Primary materials will be stone, wood, steel, and glass. Each material shall be treated to best showcase its natural properties. The beauty of these different materials will be highlighted by their combination and composition, providing balance and harmony across the simple contemporary massing of the facades

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