

# ARCHITECTURAL STANDARDS

TAB NO. 12

RESIDENTIAL ARCHITECTURAL DESIGN STANDARD	BRIEF DESCRIPTION OF FEATURE	PAGE REFERENCE
1. Materials Palette	Materials shall reflect a traditional aesthetic with influences similar to that of Craftsman and Farmhouse styles. Materials should be durable, economically maintained, and of a quality that will retain their appearance over time. Specific materials may vary and may include a variety of stone or masonry, horizontal or vertical siding, asphalt shingles, wood or timber elements, and accents of metal.	xx
2. Color Palette	Color palette should be reflective of the overall character of the community and evoke traditional Colorado palettes. Earth tones and colors naturally occurring the Colorado environment are preferred. Bright colors should be limited to smaller areas or as an accent. Color palette variations shall meet or exceed City of Aurora minimum requirements.	xx
3. Architectural Styles	Traditional styles such as Craftsman and Farmhouse are favored. Variations in elevations shall meet or exceed City of Aurora minimum requirements.	xx
4. Architectural Features	A variety of architectural features may be used to create the various residential architectural styles. These features may include mixed materials, decorative gable elements, belly bands, masonry elements, windows, or others. Reference the following style guide for additional defining elements.	xx

Craftsman architecture was the successor to the English Arts and Crafts movement which emphasized the virtues of simple human-produced forms often made with natural materials. The Craftsman architectural style eventually found its way to Colorado through the abundance of periodicals such as House Beautiful and Good Housekeeping.

Farmhouse style architecture is the product of rural New England and Midwestern influences. Given the ease with which it can be built and the growth of the country's railroad network that made large quantities of lumber accessible to many, construction of this light-framed clapboard-clad style became very popular.



ARCHITECTURAL STANDARDS | RESIDENTIAL

Both the Craftsman and Farmhouse styles are functional, plain, and well proportioned without extensive use of embellishments. The Opal Master Plan, though influenced by the Craftsman and Farmhouse styles, may not present all character elements shown here. Images included represent character and mood of the Opal Master Plan, however specific design shall be determined at the time of future Site Plan application.



*Traditional column helps evoke a sense of simple, which helps to emphasize building form.*



*Covered porches and outdoor spaces provide a platform for outdoor socializing, entertainment, and leisure.*



*Grouped single or double- hung windows are vertical in orientation.*



*Board & batten siding helps to give the massing verticality and to simplify the building mass.*



*Decorative gable treatments provide a visual hierarchy that distinguishes the Craftsman and Farmhouse architecture from other styles.*



*Low-pitched gable roof forms with large eave and rake overhangs to convey a strong Craftsman style image.*



*Horizontal siding references the typical cladding material for this style.*



*Brick or stone wainscoting provides a base that anchors the home to the ground.*

COMMERCIAL ARCHITECTURAL DESIGN STANDARD	BRIEF DESCRIPTION OF FEATURE	PAGE REFERENCE
1. Materials Palette	Materials shall reflect a traditional aesthetic with influences similar to that of Craftsman and Farmhouse styles. Materials should be durable, economically maintained, and of a quality that will retain their appearance over time. Specific materials may vary and may include a variety of stone or masonry, horizontal or vertical siding, asphalt shingles, wood or timber elements, and accents of metal.	xx
2. Color Palette	Color palette should be reflective of the overall character of the community and evoke traditional Colorado palettes. Earth tones and colors naturally occurring the Colorado environment are preferred. Bright colors should be limited to smaller areas or as an accent. Color palette variations shall meet or exceed City of Aurora minimum requirements.	xx
3. Architectural Styles	Styles should be consistent with the overall architectural aesthetic and pull from Craftsman and Farmhouse influences. Variations in elevations shall meet or exceed City of Aurora minimum requirements.	xx
4. Architectural Features	Retail architectural features shall create visual interest through the use of materials, detailing and lasting finishes. Buildings shall relate to human scale and prominent entrances.	xx



ARCHITECTURAL STANDARDS | COMMERCIAL

Commercial architecture within the Opal Master Plan may vary based on tenet needs. Architectural style may reflect more contemporary elements than as seen in residential buildings, such as flat or shed roof forms, but should still nod to the overarching craftsman and farmhouse aesthetic. Below are images reflective Craftsman and Farmhouse character in commercial applications, however specific design shall be determined at the time of future Site Plan application.



*Traditional column helps evoke a sense of simple, which helps to emphasize building form.*



*Enhanced architectural features such as covered porches, overhangs, windows, colors or materials provide a clear and welcoming entrance.*



*Large windows should be used. Mullions in grid patterns or reflective of a double hung window evoke the traditional style*



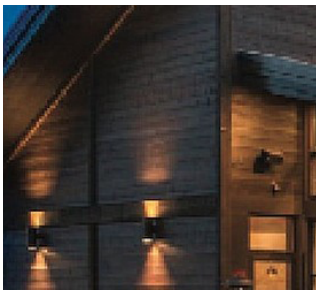
*Board & batten siding helps to give the massing verticality and to simplify the building mass.*



*Decorative gables and exposed structure treatments provide a visual hierarchy and explicates the Farmhouse and Craftsman styles.*



*Covered awnings in a variety of materials provide aesthetic interest and function.*



*Horizontal siding references the typical cladding material for this style.*



*Brick or stone accents provide visual anchors for entrances and highlight architectural details.*