

# FENWYCK

## **Stage 1**

**Front Drive Single Family Lots**

## **Architectural Design Guidelines**



March 2017

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## DIRECTORY

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## **1.0 OBJECTIVE**

These Architectural Guidelines have been compiled to assist you in building single family homes in the Spruce Grove subdivision of Fenwyck. We have taken into consideration all aspects of design and construction to minimize problems before, during and after construction.

## **2.0 CONCEPT**

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong "Curb Appeal" to each house through attention to detail on the front elevation. In addition, the landscaping requirements will form a strong complement to the proposed tree lined boulevards. Minimum landscaping requirements for the front yard will be enforced to ensure a mature streetscape for the neighbourhood.

## **3.0 INTERPRETATION**

The Architectural Design Guidelines are a guide and the Developer and its designated Consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible that all designs meet the guidelines and for the conformance to the appropriate building codes. The guidelines may be altered, amended or varied by the Developer at its sole and absolute discretion. Should any questions or disputes result from individual concerns; the Developers decision will be final.

## **4.0 HOUSING DESIGN**

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each house's relationship with neighboring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all houses. The natural landscape provides the perfect setting for Contemporary Modern and Prairie Modern themed houses. The design vision for Fenwyck represents a contemporary modern esthetic. This is achieved by using materials, colours and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well-proportioned elements combined with a controlled use of materials and colours.

### **4.1 House Size**

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses. Individual houses will be reviewed on their own merits of design, massing, proportion

and compatibility. The minimum house width at both the front and rear elevations must be within 2' of the recommended building pocket.

#### **4.2 Repetition**

Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between proposed houses to provide a varied streetscape.

#### **4.3 Corner Lots**

Houses on corner lots require special design consideration. Flanking side and the rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the house. Bungalows and side splits are recommended on corner lots however, all model types will be considered within the foregoing criteria

#### **4.4 High Visibility Lots**

The rear elevation of houses on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, boxouts and bay windows. In addition, roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

#### **4.5 Site Planning and Grading**

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

For lots with a more dramatic change in terrain such as walk-out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage is not compromised.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than three risers per set, the step will be a minimum 4' wide with appropriate railing style.

## 5.0 EXTERIOR FINISHES

### 5.1 Facade Design

#### Objectives

- To ensure the houses are modern in esthetic and form by using modern design features and materials, and excluding traditional elements and decoration.
- To utilize traditional and modern material in non-traditional, creative applications.
- To create a well-defined and balanced, inviting front facade that connects the house to the surrounding landscape and interface.
- To create an inviting entrance by utilizing the front step material and form to complement the overall facade and front door arrangement.

#### Controls

- Each house must have a visible front entry that faces the street.
- Houses on corner lots must incorporate the design guidelines to both faces of the facade that front each street, and the rear elevation will also require detailing and trim to match.
- At minimum, each dwelling must incorporate one Primary Design Feature and one Secondary Design Feature into the design of each facade or building face deemed highly visible by the Architectural Consultant.

### 5.2 Facade Elements

#### *Primary and Secondary Design Features*

#### Objectives

- To promote a variety of design features to add visual interest and functionality to each house such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the Architectural Consultant.

#### Controls

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Consultant.
- Each dwelling should include one primary and one secondary design feature as listed below.

#### *Primary Design Feature*

- Central Feature
- Entry Feature
- Wing Wall (Modern Suburban or Garage Feature (Prairie Modern))

#### *Secondary Design Feature*

##### *Prairie Modern*

- Central Background Feature
- Entry Planter
- Dropped Soffit Feature
- Horizontal Banding Feature

##### *Modern Suburban*

- Framing Accent

- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature

#### Additional Notes

- Precast front steps must be of exposed aggregate finish. Wood steps will not be permitted.
- All materials used to construct design features must be complementary in colour and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the house. No historical styles or details will be permitted e.g. (arches, decorative columns, animal ornaments, intricate mouldings etc.)

### 5.3 Windows

#### Objectives

- To allow for a variety of creative window design that fits within the Modern Suburban and Prairie Modern design themes.
- To encourage well-proportioned window placement to enhance the overall facade design.
- To achieve a high level of street interface by utilizing interesting window design.

#### Controls

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes. They will only be permitted to the top third of the window.
- Window frames must be complimentary in colour to the overall selected design theme of Contemporary Modern and Prairie Modern. Black or Grey windows are recommended for the Contemporary Modern style.

### 5.4 Parging

- Maximum height of parging on side and back elevations shall be 2'0" above grade and 1'0" above grade at the front of the house.

### 5.5 Exterior Colours

#### Objectives

- To promote a controlled variety of colours that complement each house and fit within the context of the block and the neighbourhood.

#### Controls

- Overly bright or fluorescent colours are not permitted.
- Pastel colours are not permitted.
- Premium colour selections are required.
- Colours will not be duplicated on adjacent lots or lots directly across.
- Facade - Maximum 75% of any one colour, secondary colour maximum 20%
- The use of a third accent colour is required – maximum 5% of facade.
- Front facade will be limited to 4 colours.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultants Approval.
- The front facade will be limited to 4 colours.

- All colour schemes must be approved by the Architectural Design Consultant.
- Exterior colour schemes will be reviewed on a lot by lot basis. The Architectural Design Consultant reserves the right to approve or disapprove any colour scheme

## **5.6 Roofing**

### Objectives

- To encourage simple, functional and well-proportioned roof lines that are well suited to the house and which enhance the overall design of the facade.
- To create an interesting and unique development by encouraging a range of contemporary roof lines within the streetscape.

### Controls

- The Modern Contemporary design permits barreled or simulated barreled roof lines.
- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Prairie Modern and Modern Contemporary.
- Roof eave overhangs must be a minimum of 24" for Prairie Modern and must be a minimum of 18" for Contemporary Modern. It is recommended where possible to provide a larger overhang to meet the style.
- Roofs must utilize one of the materials and approved colours as listed in the attached Roofing Appendix.
- Terra cotta and clay tile roofs are not permitted.
- Domes, Turrets, or spires are not permitted.
- All eaves, soffits, and fascia must be a minimum of 8" and complement the roof and the overall façade of the house.
- Fascia and soffit must be prefinished metal or Hardi/smart board. Soffit may be sealed wood.
- Chimneys and flues must be contained within a corbelled chase and finished in a style consistent the house.
- Other roof pitches/designs may be considered should they meet the intent of the style, subject to the Architectural Design Consultant's approval.

## **5.7 Garage/Driveway**

Driveways are to be located in accordance to the approved location plan. Attached double front garages are required.

Garage doors are recommended to be upgraded designer style to represent the proposed theme. The door must be the same colour as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and garage eave line should not be more that 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly. The use of glass panels in garage doors is recommended. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate or stamped concrete.

The front garage should not exceed 70% of the total width of the lots. Exceeding this width ratio will require additional articulation at the garage and/or entryway to address massing.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards.

#### **5.8 House Address Identification**

House address identification must be graphically complementary in scale, colour and material to the overall design of the front facade.

### **6.0 LANDSCAPING / FENCING / OTHER**

#### **6.1 Landscaping Requirements**

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended. It is encouraged to implement yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need to extra watering or fertilizing.

Modern style landscape plans are highly encouraged to complement the architectural theme. One interpretation of this modern style may be the installation of low maintenance, low water use landscaping in the front yard, and the use of hard surface landscaping rather than sod. Houses utilizing this low maintenance design will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements. All low maintenance landscape designs require the submission of detailed plans for approval prior to construction.

At minimum, the landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs, and FULL SOD ON FRONT YARD TO THE BACK OF WALK OR THE BACK OF CURB AT ROAD (if no walk). The trees shall be at least 4.5cm (2") caliper for deciduous trees and at least 2m (6 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but detailed plans must be submitted prior to construction.

All landscaping must be completed, in accordance with the requirements, within 12 months of occupancy. Extensions may be considered and are at the sole discretion of the Developer.

Completion of the landscaping forms part of the final acceptance requirements.

#### **6.2 Fencing**

Fencing shall be consistent in design and colour with the fencing styles established for the subdivision. Wood screen fencing consistent with the design standard included in Appendix B is required between lots (side yard fencing).

### **6.3 Accessory Buildings**

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and colour, with the house. Roof style and materials are to match the materials used on the roof of the house. The setback and location of accessory buildings must be in conformance to the City of Spruce Grove Land Use Bylaw.

### **6.4 Downspouts**

Must be directed away from the house to the streets or the rear drainage structures. Storm water must not be directed onto adjacent lots.

### **6.5 Dog Runs**

Dog runs and other enclosures must be properly screened and otherwise hidden from view by prescribed wood fencing.

## **7.0 SITING**

### **7.1 Consultant**

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

### **7.2 City Regulations**

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

### **7.3 Grading**

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

### **7.4 Plot Plans**

Plot plans and stakeout must be carried out by the designated surveyor only. Plot plans must include the following:

- Scale 1:300 metric.
- North arrow
- Municipal address.
- Legal description of property
- All property lines designated and dimensioned.
- Size and location of proposed buildings(s) dimensioned to property lines, existing buildings and other structures where applicable.
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).

- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions.
- Dimensions from property line to sidewalk and face of curbs.

## 8.0 SUBDIVISION APPEARANCE

### 8.1 Signage

All signage will be supplied by the Developer, ie: directional signs and general information signs. The only signage to be supplied by the Builders will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards, may necessitate removal of ALL Builder's and Realtor's signs.

### 8.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

### 8.3 Clean-Up

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. **Supply and use of waste management bins by the Builder is mandatory.** Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all Builders.

## 9.0 LOT INSPECTION REPORT

The Builder/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner shall inspect the condition of curbs, sidewalks, street lights, services, etc. on their lot and must submit written notice of any damages to the Developer within 48 hours of taking possession of the lot, otherwise costs for repairing any damages become the sole responsibility of the Builder/Property Owner. The inspection should include the following items;

- Curb stope – water valve
- Asphalt, sidewalks, curbs and gutters
- Boulevard landscaping/trees
- Rear gutter and walkways
- Servicing boxes
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Fencing
- Entrance Features

If no damage report is received by the Developer within the time specified above, any damages assessed to the lot will be charged to the Builder.

## **10.0 APPROVAL PROCESS**

At possession, the Purchaser inspects the lot and all services. All discrepancies or damages shall be reported in writing, to the Developer, as set out in item 9.0.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- One complete set of house plans; 1/4" or 3/16" to 1; scale.
- Two copies of the Plot Plan, prepared by Pals Geomatics, showing lot house grades and drainage pattern, floor and garage elevations.
- Completed application form.
- Material and colour samples, as required.

Windward Landtec Inc. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec Inc. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of Windward Landtec Inc. Windward Landtec Inc. will keep an up-to-date record of plans showing house types, colour, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

No stakeout will be granted until approved by Windward Landtec Inc.

## **11.0 SECURITY DEPOSIT**

A security deposit or Letter of Credit in the amount of \$5,000.00 per lot is due at possession date. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence and subdivision damages.

The security deposit can be applied to, but not limited to, the following:

- Non-conformance of architectural objectives, including landscaping.
- Damages to:
  - Curb stop – water valve
  - Asphalt, sidewalks, curbs and gutters

- Boulevard landscaping and trees
- Rear gutters and walkways
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Entry features
- Fencing

## 12.0 INSPECTION APPROVAL PROCEDURE

The Applicant is responsible for notifying Windward Landtec Inc. that the house is complete and ready for inspection. To initiate an inspection and return of the security deposit the following must be completed:

- Exterior completed in accordance with these guidelines and as approved by Windward Landtec Inc.
- Landscaping completed in accordance with these guidelines
- Rough or Final Grade Certificate and Municipal approval of same.
- Water Valve exposed and marked.
- Sidewalks, street, lane, gutters and curbs cleaned.
- **Applications made to Windward Landtec Inc. by the Builder/Property owner.**

Once the final inspection is complete, a report will be sent to the Developer and the Applicant. Any deficiencies must be corrected and the re-inspected. If the inspection repeatedly fails and more than one re-inspection is required, the inspection fees will be the responsibility of the home owner/builder.

## 13.0 SECURITY DEPOSIT RETURN

Security deposits will only be released to the person(s) listed on the Purchase Sale Agreement. Builders may assign security deposit release to their customers by providing a letter of authorization to the Developer.

Security deposits will not be returned until both the Inspection by Windward Landtec Inc. has passed and Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area.

Prior to FAC of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 11.0 caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 9.0.

If the Lot Inspection Report was not completed at time of possession, the damage will be deemed the Property Owners responsibility, and the cost will be deducted from the security deposit. Property Owners are responsible for any damages on their lot from date of possession. This date is set out in the Purchase Sale Agreement for the lot.

#### **14.0 CAUTION ON SALES PRIOR TO FINAL APPROVAL**

Sales are not to be presented as final to a prospective buyer until the Final Approval of the plans, elevations, lot siting and colour scheme have been given by the Developer and their designated Consultant. The house builder and/or House owner shall be fully and solely responsible for such representations.

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## APPENDIX A

### Roofing Materials and Colours

Certainteed	Landmark TL	Moire Black
GAF	Timberline HD	Charcoal
GAF	Grand Sequoia	Charcoal
IKO	Cambridge 30 Driftwood	Dual Black, Harvard Slate
BP	Harmony 30 Vintage Selection	Twilight Grey, Brown Stone Shadow Black

Additional Colours and Manufacturers as approved by the Designated Consultant

**APPENDIX B**

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**APPENDIX C**

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**APPENDIX D**

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## MODERN / CONTEMPORARY SUBURBAN DESIGN GUIDELINE

### History & Character



In the decades separating World Wars I and II, Americans tended to prefer period houses that reflected past traditions (such as Colonial, Tudor, and Victorian) while European architects such as Walter Gropius, Mies van der Rohe and Le Corbusier introduced radically new designs that abandoned historic precedent in an attempt to exploit the materials and technology of the day.

After World War II, as residential construction increased, house designs based on historical precedent were overlooked in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. Many modern design styles have appeared since the 1940's and have been influenced by factors such as regional characteristics or legacies, energy conservation considerations, and advances in building technology.

The five most common modern styles built since the 1940's include *Minimal Traditional*, *Ranch*, *Split-Level*, *Shed*, and *Contemporary*. The Contemporary style has been the favorite for architect-designed houses and it occurs in two distinctive subtypes based on roof shapes; flat or gabled.

The flat roof subtype resembles the earlier International Style in having flat roofs and no decorative detailing, but lacks the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Landscaping and integration into the landscape are also stressed, unlike the pristine white International house that was meant to be set upon the landscape as a piece of sculpture.

The gabled subtype is strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtype, various combinations of wood, brick, and stone wall cladding are used and traditional detailing absent.

### Essential Elements

- Simplification of form characterized by a series of geometric (often rectilinear) volumes.
- Asymmetrical facade / elevations.
- Contrasting wall materials, textures and colours – traditional detailing is absent.
- Wide overhangs and either flat or low-pitched roofs with broad, low, front facing gables.
- Cantilevered projections (sections of roof, balcony, or second story).
- Large areas of floor-to-ceiling windows or curtain walls of glass.
- Windows (typically metal casement) often in horizontal bands / ribbons set flush with exterior wall.

## Roofs

### Roof

Roofs are typically either flat or low pitched (6:12 maximum) with broad, low, front-facing gables. Exposed supporting beams and other structural members are common in gabled roofs.

Shed style (mono-pitch) roofs may also be incorporated but are less common. Most commonly, one or more shed roofs of moderate (3:12) to high pitch (8:12) are incorporated to give the effect of several geometric forms shoved together.

### Eaves

Flat and low pitched roofs incorporate wide eave overhangs. All eaves where required should be scaled to match the proportions of the house. Eaves associated with gabled roofs are typically 18" minimum with no maximum restrictions.

Shed roofs are simple with little to no overhang and commonly feature a single board as a cornice.



### Walls

The characteristic geometric volumes avoid traditional form and detail while expressing the structural components of the skeleton behind. Volumes are highlighted through the use of contrasting cladding materials, colours, textures and glazing. Large expanses of exterior walls are common with horizontal grooves or lines in walls and horizontal balustrade elements lending to the horizontal emphasis.

### Materials (Main Body)

Brick, stone (rough cut random and smooth rhythmic patterns), smooth or sprayed stucco, or horizontal / vertical siding. All materials are to be used consistently on all sides of the house.

### Materials (Base)

Must be consistent with the style of the house and as per the Architectural Design Guidelines.

### **Porches / Columns**

Porches are generally an integrated component or volume of the front facade. Cantilevered sections of house, roof, and/or second floor balcony may jut dramatically over the entrance below with or without visible support from the main body of the house.

Columns are seldom used, instead support is provided through extensions of the walls such as wing walls and box-outs.



### **Windows**

Windows are arranged in a variety of patterns including floor-to-ceiling (curtain wall assemblies) and horizontal banding or ribbons including clerestory that often wrap around the building corners. In all instances, windows are used as part of the geometric expression of the house and can be divided in both horizontal and vertical patterns to support the overall composition

Windows are typically metal clad casement set flush with the exterior wall and do not include ornamentation or additional frames surrounding the window.

### **Doors**



Front doors are not accentuated, and are often deliberately obscured or integrated into the patterning of the front facade.

Doors can be metal, solid wood, fiberglass, full glazed (garden doors), or include a number of custom patterns that incorporate smaller glazed units in horizontal and/or vertical patterns.

## PRAIRIE MODERN DESIGN GUIDELINE

### History & Character

Developed by a group of Chicago architects known as the 'Prairie School' (1901-1955), the Prairie style is one of the few indigenous American styles of architecture that did not share design elements and aesthetic vocabulary with earlier styles of European classical architecture. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. The Prairie style focused specifically on Midwestern regionalism, with its horizontal, open floor plans which echoed the wide, expansive prairie region.



Considered to be part of the Arts & Crafts movement, the Prairie school shared an embrace of handcrafting and craftsman guilds as a reaction against the new assembly line, mass production techniques of the Victorian era. Although avoiding historical stylistic trends of the competing periods, the Prairie style made subtle use of Japanese architecture, specifically that culture's use of horizontal space, hipped roofs with broad eaves, and long bands of windows.

The Fenwyck Prairie Modern style is characterized by strong horizontal lines incorporating low-pitched hip or gable roofs with broad overhanging eaves. Windows are generally grouped in horizontal bands and often include clerestory windows. Wall surfaces are typically divided by a belt-course between stories (underside of windows) which accentuated the horizontality of the design.

### Essential Elements

- Dominant two story central form with one story porch or wing.
- Low pitched hipped roofs.
- Deep overhangs.
- Strong horizontal base and details emphasizing horizontal lines.
- Oversized, monumental square or rectangular piers of brick, stone or stucco used to support porch roofs or deeply overhanging roofs.
- Vertical windows in groupings.
- Wide chimneys.

## Roofs

### Roof

Roofs are low-pitched hipped (rarely gabled) varying from 0:12 (flat) to 6:12 maximum. Small areas of flat roof are rare and are usually located over porches. Dormers are rare due to the shallow roof forms.

Most examples are hipped, symmetrical, with front entry. Other less common types are hipped, symmetrical, no front entry; hipped, asymmetrical; and, gable.

The pitch of roof edges can be flattened to give pagoda like effect.

### Eaves

Overhangs / eaves are large and emphasize the horizontal lines of the style.

Eaves are typically 24" minimum with no maximum restrictions. Fascia board shall be 6" min. - 12" max.

### Walls

The characteristic horizontal emphasis is achieved through the use of horizontal materials coursing; contrasting wood trim between stories; selective recessing of only the horizontal masonry joints; ganged windows; and, overlapping planes such as planters and garden walls.

Horizontal trim boards (6" min.) are common at the intersection of the wall and soffit, and at the sill line of the upper windows (continuous on all elevations).

### Materials (Main Body)

Brick, stone (rough cut random patterns), smooth or sprayed stucco, or horizontal siding (board and batten).

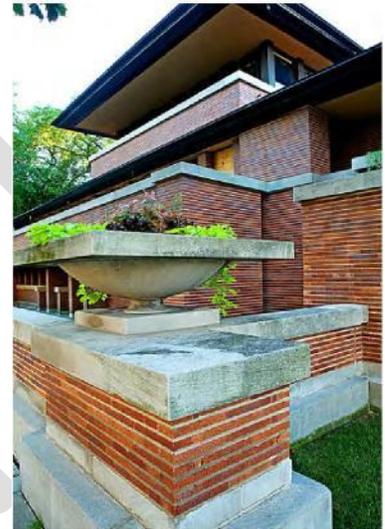
### Materials (Base)

Must be consistent with the style of the house and as per the Architectural Design Guidelines.

### Porches / Columns

Front porches are one story and are not a dominant element of the style. Porches can be arranged both asymmetrically or symmetrically, but are predominantly located asymmetrically on front elevations. They are often hidden or screened by garden walls or planters.

Massive square or rectangular piers of masonry or stucco used to support roof porch roofs are predominant feature of the style. Solid walls comprised of the base material are commonly used in place of balustrades.



## Windows

Windows are typically vertical in proportion (height / width ratio 3:1), or square (1:1) and, are typically ganged in groups of threes to accentuate the horizontal lines of the composition.

It is common (especially in bay and box configurations) that horizontal rows (bands) of windows wrap around corners.

All windows shall have a divided-light appearance (muntins) (refer to the Windows section of the Architectural Design Guidelines). Leaded and stained glass (in geometric patterns) is common.



Ganged windows are typically separated from each other by wood trim (6" min.) All other window trim as per the Architectural Design Guidelines.

## Doors

Doors are typically stained wood in either a simple stile and rail configuration, or wood plank design (raised panel doors are not found on this style of house). Doors may have decorative stained glass sidelights and transoms in Arts + Crafts patterns.

Single sidelight and single sidelight with transoms are typical of asymmetric elevations.

Double sidelights and double sidelight with transom configurations are typical on symmetrically organized elevations.

Door materials as per the Architectural Design Guidelines.

## **Details**

Overlapping and integrated garden walls and planters are common including flattened pedestal urns for accent planting.

Window boxes with geometric patterns of small-pane window glazing.

Stained/leaded glass with geometric patterns incorporating squares and rectangles.

Contrasting wall materials or trim emphasizing the upper part of the upper story.

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