

A PATTERN BOOK *for*
CRYSTAL LAKE NEIGHBORHOODS
CITY OF CRYSTAL LAKE



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What is a Pattern Book?

A Pattern Book is a book presenting concepts and guidelines for designing and building homes. Since the Roman times, books were created to pass along the knowledge of design to builders in remote places. From Vitruvius, to Alberti, to Palladio, to Asher Benjamin, architects provided helpful guides for the building industry that have deeply influenced the look of cities and towns.

In the second half of the nineteenth century, Pattern Books became part of the builders' marketing program. Pattern Books were attractively designed, easy to understand and provided superb realistic drawings, floor plans, details and practical advice. There were many choices of floor plans and arrangements of architectural elements, but all used the details and proportions of the particular style of the home.

The goal of Pattern Books today is to identify the patterns that make certain neighborhoods remarkably charming and full of character. While the variety and individuality of houses in these neighborhoods is worth admiring, even more striking is the way each individual house relates to its neighbor's and the consistent design standards followed by all. There is rarely a discordant or incorrect house. Pattern Books aim to present the techniques for building, by providing drawings, photographs and snippets of advice, seeking to avoid bad design choices.

In short, the goal of creating a Pattern Book is to encourage building that contributes positively and harmoniously to enhancing the character of the existing neighborhood or shaping the character of a new one.

Purpose of the Crystal Lake Pattern Book

The architectural style of houses in Crystal Lake varies from neighborhood to neighborhood. The goal of creating the Crystal Lake Pattern Book is to provide guidance for the City's built environment. Simply put, this Pattern Book is intended to communicate in plain language, what to save on existing structures and how to respectfully build anew within the context of the streetscape. Crystal Lake seeks to promote design strategies for additions or new construction in established neighborhoods that is contextual and respectful to the existing character.

tool, not a policy. Crystal Lake residents are generally attuned to the character of the City and proud of it. It is the City's hope that the citizens recognize that they are adding value by remaining in character with the neighborhood and recommend the Pattern Book to their builders and neighbors.



The City presents the Pattern Book as a

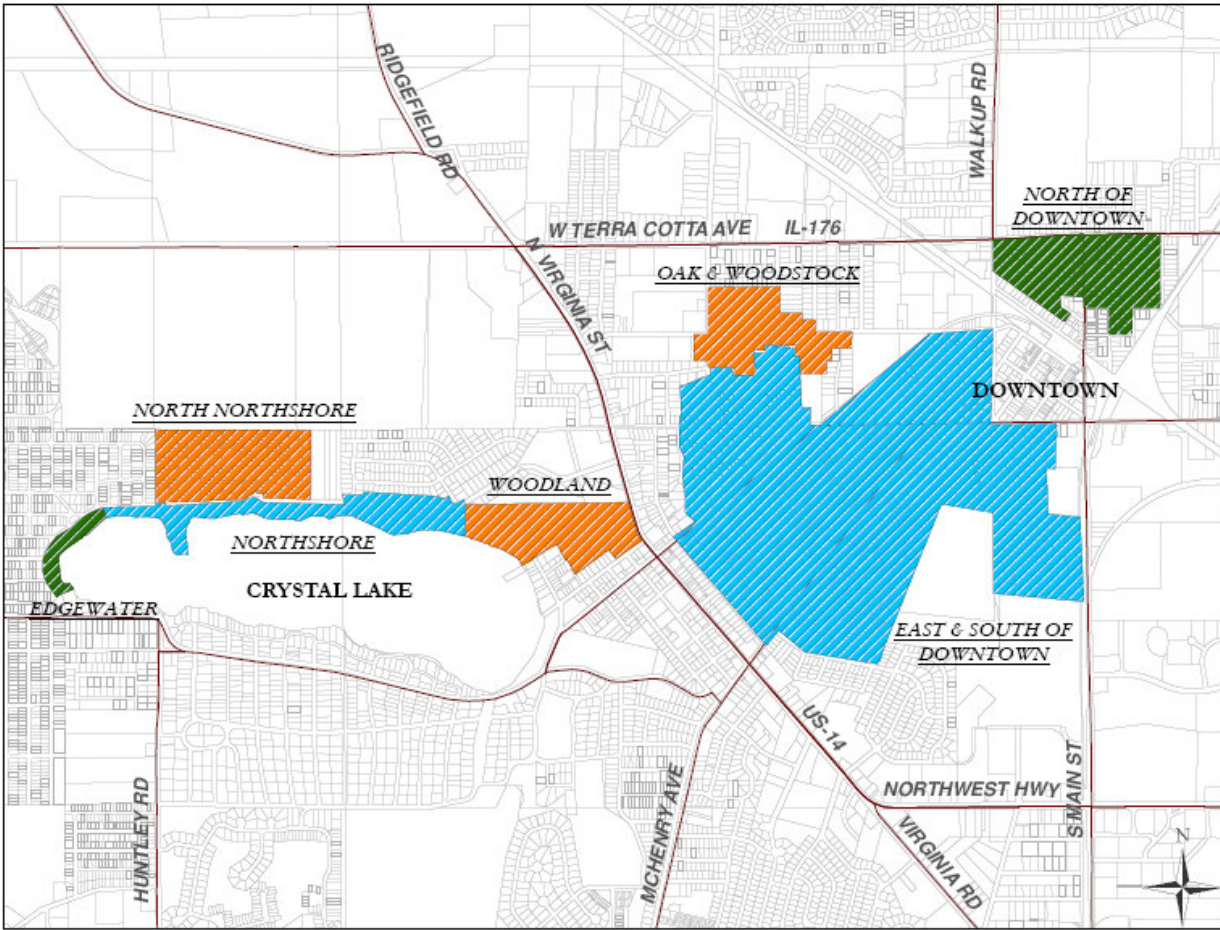
Methodology

As a first step, the City worked with the City Design Center (CDC) at the University of Illinois at Chicago to generate an analysis of the visual characteristics of the single-family homes in selected City neighborhoods.

The neighborhoods identified for this analysis are generally south and west of the historic downtown around McHenry and Dole Avenues, along Oak and Woodstock Streets, between Walkup Avenue and Main Street north of Route 14 and the neighborhoods around Crystal Lake. With the exception of a few areas, the majority of the housing stock in these neighborhoods is generally 50 years or more of age.

Nationwide, as land becomes more valuable, older homes are being replaced by dramatically larger, out-of-scale new homes. Crystal Lake neighborhoods with older housing stock are not immune from this teardown phenomena. These identified neighborhoods stand a higher risk of losing their historic fabric and their character.

As interest in the Pattern Book increases, and more resources become available, this study can be expanded to include other areas in the City.





Housing Families

The major types of houses and site and landscape features within the specific geographic areas are described and classified below. Houses are classified into “Families” based on sharing common features such as number of stories, location of garages, further classified into types, based on the attached or detached nature of the garage and then sub-types based on the shape of the roof and presence or absence of building elements like front porches, dormers and building shapes.

This classification is not based on the specific architectural style of the house such as a Victorian, Georgian, Queen Anne, Four-Square, etc. What is of primary interest is the appearance of buildings when viewed from the street, because it is both the most common vantage point from which most people view a building and the perspective that most properly reflects the City’s interest in protecting and enhancing the public realm.

The characteristics of the rest of the house and other structures in the rear yard have a lesser impact on the public realm. So while these Families emphasize the formal massing and materials of the front facades, they avoid style-based categories.

The goal is to provide homeowners with guidelines to improve their properties and encourage appropriate development, while giving them the freedom to have their house reflect their own taste, needs and desires, rather than limit their housing choices by rigid specificities of a particular architectural style.

This classification will provide a useful tool to encourage homeowners, builders and contractors to better respect the neighborhoods in which they are building, thus ensuring that both the community character and the public realm are adequately considered.

How to use the Pattern Book?

Residents should first identify the “Family” their house belongs to by checking the chart on the following page. Within each family, there are different sub-types of houses based on the type of roof. The site and architectural properties of the family and the specific architectural properties of the sub-type are identified on the following

pages. These properties should be considered when additions, renovations or new houses are built. Based on these properties, general design guidelines that apply to all houses across all “Families” and specific guidelines that apply to specific zones are provided.



Family Types

Houses are classified into 10 families (A-J) based primarily on the number of stories. They are further classified into types based on the attached or detached nature of the garage and further classified into sub-types

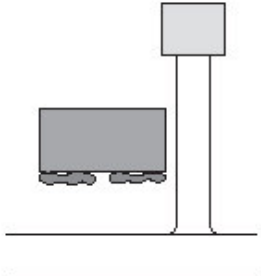
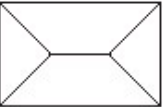

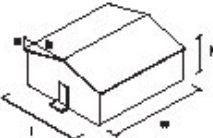
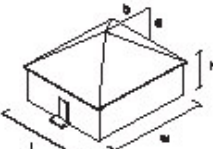
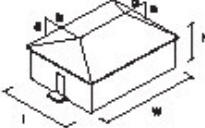




primarily based on the shape of the roof.

The following pages include a description of the site and architectural properties of the houses within each of these 10 families.

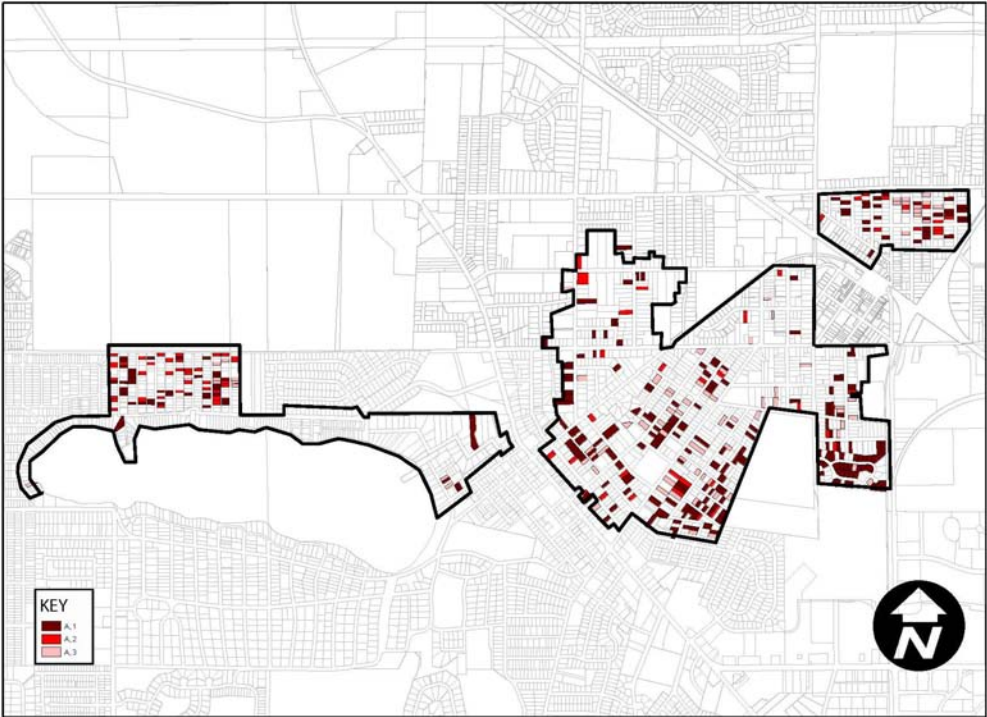
No. of Stories	FAMILY	TYPE	SUB-TYPE
1 Story	Family A	Detached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof
	Family B	Attached Garage	1. Side Gable 2. Hipped Roof
1.5 Stories	Family C	Detached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof 4. Gambrel Roof
	Family D	Attached Garage	1. Side Gable 2. Front Gable
Split Level	Family E	Attached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof
2 Stories	Family F	Detached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof
	Family G	Attached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof
2.5 Stories	Family H	Detached Garage	1. Side Gable 2. Front Gable 3. Hipped Roof
Garage on street	Family I	1-story detached garage	Garage: 1. Side Gable 2. Front Gable 3. Hipped Roof
	Family J	1.5 -story detached garage	Garage: 1. Side Gable 2. Front Gable

Family A

One Story House - Detached Garage

Component Locations	Sub-Types Roof Plan	Massing	Photos
<p>House location </p> <p>Garage location </p> <p>Landscape location </p> 	<p>Type 1 </p> <p>Type 2 </p> <p>Type 3 </p> 	   	   
<p>h= height</p> <p>w=width</p> <p>l=length</p> <p>Roof slope= a:b</p>			

DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'A'



Family A One Story House - Detached Garage

1. Side Gable

1.1 Basic configuration



AREA E 5

2. Front Gable

2.1 Basic configuration



AREA E 4

3. Hipped Roof

3.1 Basic square configuration



AREA E 13

1.2 With shallow or flush cross-gabled element



AREA E 3

2.2 With front projections



AREA E 6

3.2 Basic rectilinear configuration



AREA E 13

1.3 With L or T shape with cross-gabled element



AREA F

2.3 With T shape configuration



AREA E 7

3.3 Square or rectangular configuration with front and/or side projections



AREA E 9

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Behind the house and to one side

Height:

- House
 - 1 story, raised between 1 and 5 steps
- Garage
 - 1 story, 1-2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Horizontal clapboard siding with 6” to 10” spacing

Windows:

- Type
 - Vertical double hung (single or groups of 2, 3 or 4, all same height)

Color:

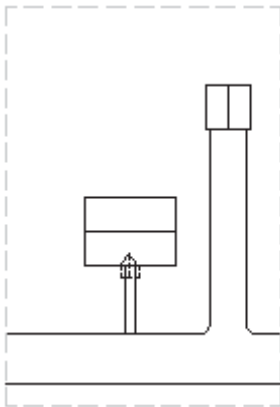
- Roof
 - Light grey to dark grey
- Walls
 - Light to medium neutrals

Landscaping:

- Low-scale shrubs clustered around the building

Type 1: Side Gable

1.1 Basic configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/5

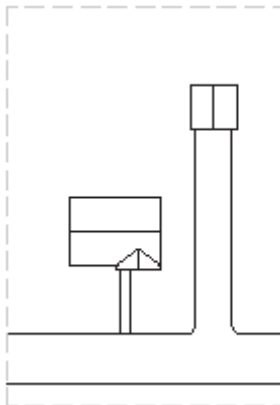
Roof:

- Slope:
 - 6:12 to 13:12
- Eave:
 - Extends past the building wall by 6" to 2'-6"

Exceptions to sub-type:

- A few with picture windows (fixed windows with double hung windows on each side)

1.2 With shallow or flush cross-gabled element



Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/6

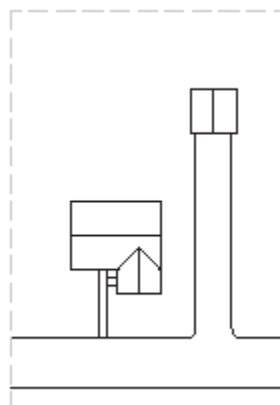
Roof:

- Slope:
 - 5:12 to 12:12
- Eave:
 - Extends past the building wall by 3" to 2'-0"

Exceptions to sub-type:

- A few with picture windows

1.3 With L or T shape with cross-gabled element



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/10

Roof:

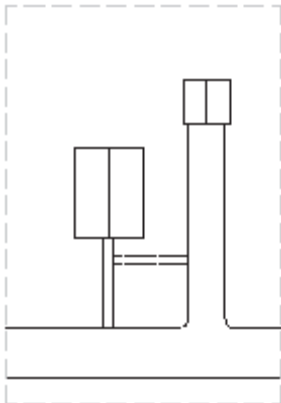
- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to sub-type:

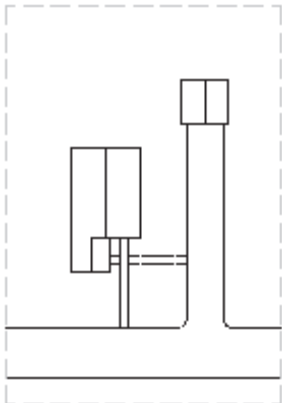
- None

Type 2: Front Gable

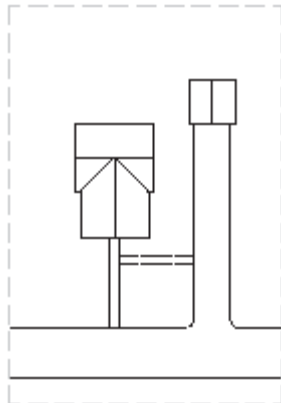
2.1 Basic configuration



2.2 With front projections



2.3 With T shape configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

- Slope:
 - 4:12 to 9:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to sub-type:

- None

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/5

Roof:

- Slope:
 - 5:12 to 10:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to sub-type:

- A few with picture windows

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

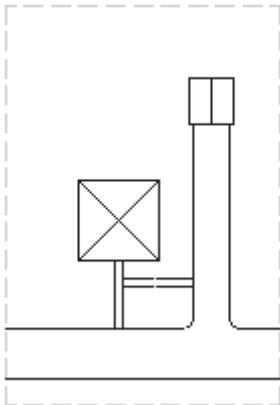
- Slope:
 - 6:12 to 9:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to sub-type:

- Many paired groups of vertical double hung windows

Type 3: Hipped Roof

3.1 Basic square configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

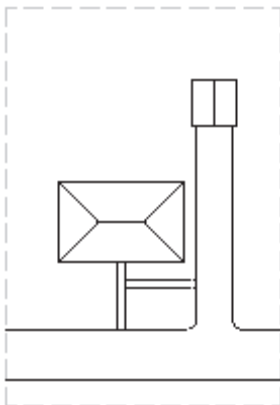
Roof:

- Slope:
 - 5:12 to 8:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to sub-type:

- A few with casement windows

3.2 Basic rectilinear configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/4

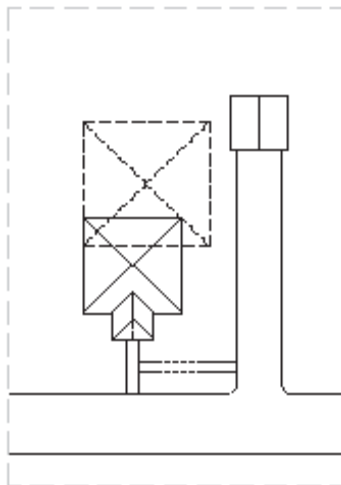
Roof:

- Slope:
 - 5:12 to 8:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to sub-type:

- Many with picture windows

3.3 Square or rectilinear configuration with front and/or side projections



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/5

Roof:

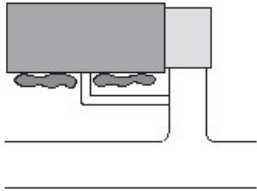
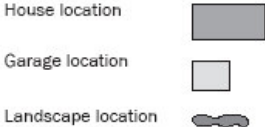
- Slope:
 - 4:12 to 9:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to sub-type:

- Many with paired groups of vertical double hung windows flanking the entryway

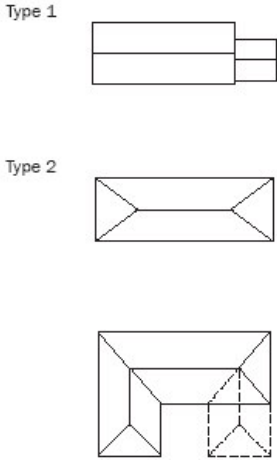
Family B One Story House - Attached Garage

Component Locations

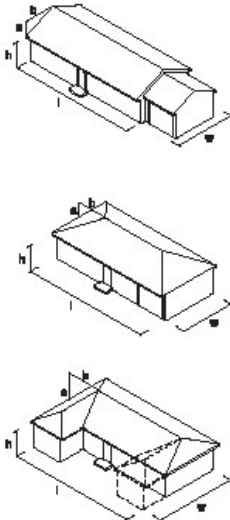


h= height
w=width
l=length
Roof slope= a:b

Sub-Types Roof Plan



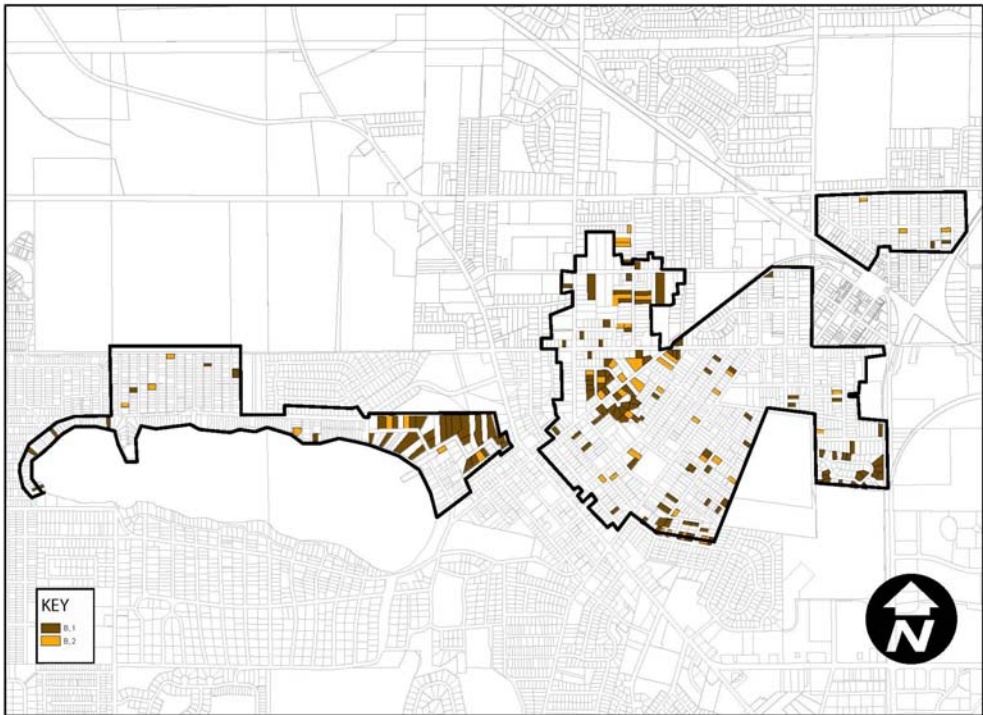
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'B'



Family B One Story House - Attached Garage

1. Side Gable

1.1 Basic configuration



AREA E 1

1.4 U configuration



AREA F 1

2. Hipped Roof

2.1 Basic configuration



AREA G 1

1.2 With flush or modest cross-gabled projections



AREA C

170 Woodland Dr.

2.2 L configuration



AREA H 11

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Within the basic form or projected on side

Height:

- House
 - 1 story, raised between 2 and 4 steps
- Garage
 - 1 story, 1-2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - 50% with horizontal clapboard siding with 6” to 10” spacing
 - 50% with brick, stone or a combination of materials (with the exception of sub-types 1.1 and 1.2)

1.3 L configuration



AREA P 13

1111 Maple St.

2.3 U configuration



AREA L 12

Windows:

- Type
 - Vertical double hung (single or groups from 2 to 5, all same height)
 - Picture windows
 - A few with shutters

Color:

- Roof
 - Light grey to dark grey, dark brown, green & terracotta
- Walls
 - Light to medium neutrals, dark green, gray & brown

Landscaping:

- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side
- A few with low-scale shrubs clustered along the entry way

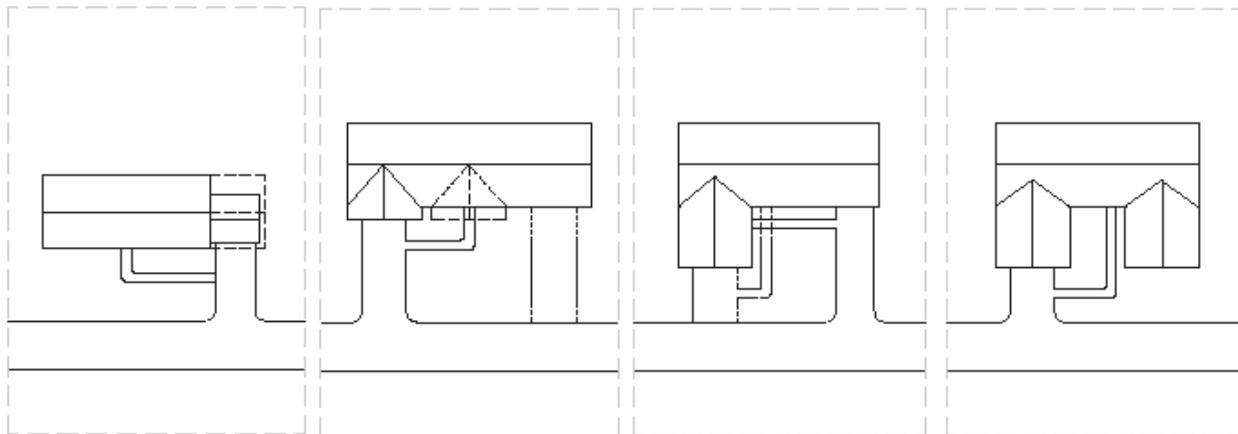
Type 1: Side Gable

1.1 Basic configuration

1.2 With flush or modest gabled projections

1.3 L configuration

1.4 U configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/4 to 1/9

Roof:

- Slope:
 - 6:12 to 14:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to sub-type:

- Garage entrance on side of the house
- A few with three garage doors
- A few with vertical clapboard
- A few with a bay window

Specific Architectural Properties:

Height to Length Ratio:

- 1/4 to 1/9

Roof:

- Slope:
 - 4:12 to 10:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to sub-type:

- Garage entrance on side of the house
- A few with flat roof garage
- A few with vertical clapboard
- A few with skylights
- A few with a bay window
- A few with steep roof slopes (from 14:12 to 18:12)

Specific Architectural Properties:

Height to Length Ratio:

- 1/4 to 1/10

Roof:

- Slope:
 - 4:12 to 11:12
- Eave:
 - Extends past the building wall by 0" to 2'-0"

Exceptions to sub-type:

- Main volume with front gable
- Garage entrance on one side of the house
- A few with three bay garage
- A few with vertical clapboard
- A few with a bay window & skylights
- A few with half timber walls
- A few with multiple volumes

Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/9

Roof:

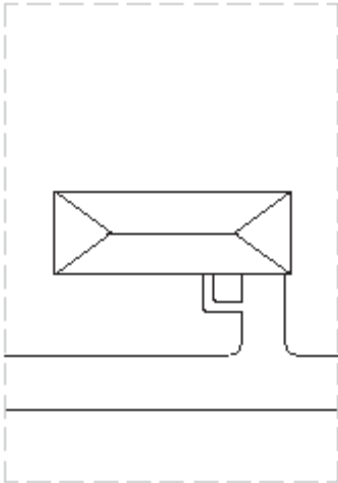
- Slope:
 - 4:12 to 7:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to sub-type:

- Garage entrance on side of the house
- A few with vertical clapboard
- A few with a bay window
- A few with steep roof slopes (16:12)
- A few with projections with multiple volumes

Type 2: Hipped Roof

2.1 Basic configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/6

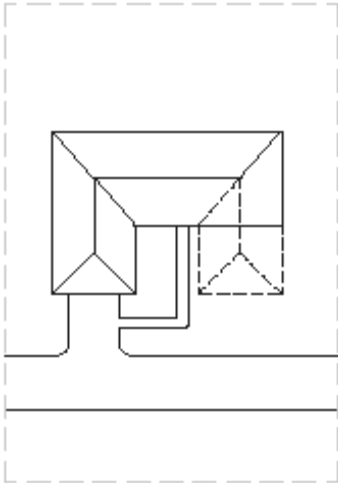
Roof:

- Slope:
 - 3:12 to 8:12
- Eave:
 - Extends past the building wall by 0” to 3’-0”

Exceptions to sub-type:

- A few with flat roof garage
- A few with garage entrance on side of house
- A few with two garage doors
- A few with vertical clapboard
- A few with a bay window
- A few with modest hipped projections
- Almost 75% of the houses built with materials other than clapboard or a combination of materials

2.2 L configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/8

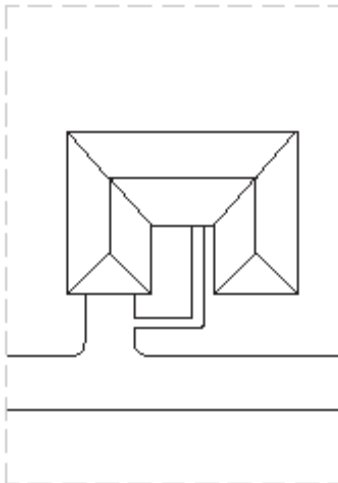
Roof:

- Slope:
 - 7:12 to 9:12
- Eave:
 - Extends past the building wall by 6” to 2’-6”

Exceptions to sub-type:

- A few with two garage doors
- A few with front gambrel roof on garage
- Changes in roof heights
- Over 65% of the houses built with materials other than clapboard or a combination of materials

2.3 U configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/7

Roof:

- Slope:
 - 4:12 to 5:12
- Eave:
 - Extends past the building wall by 1’-6” to 2’-0”

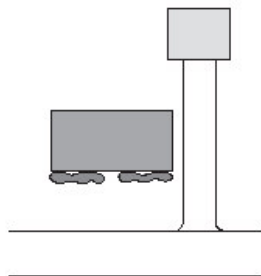
Exceptions to sub-type:

- Few with the garage in the back of the lot

Family C

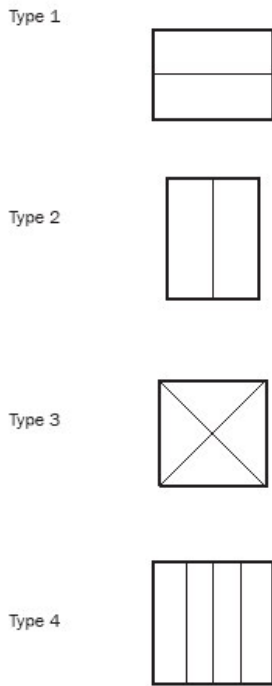
One and a Half Story House - Detached Garage

Component Locations

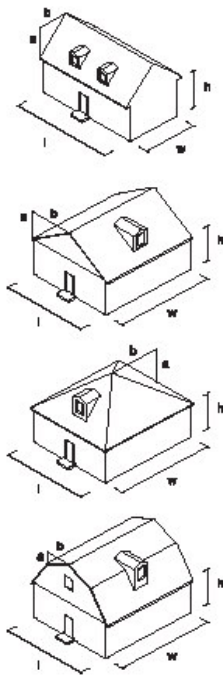


h= height
 w=width
 l=length
 Roof slope= a:h

Sub-Types Roof Plan



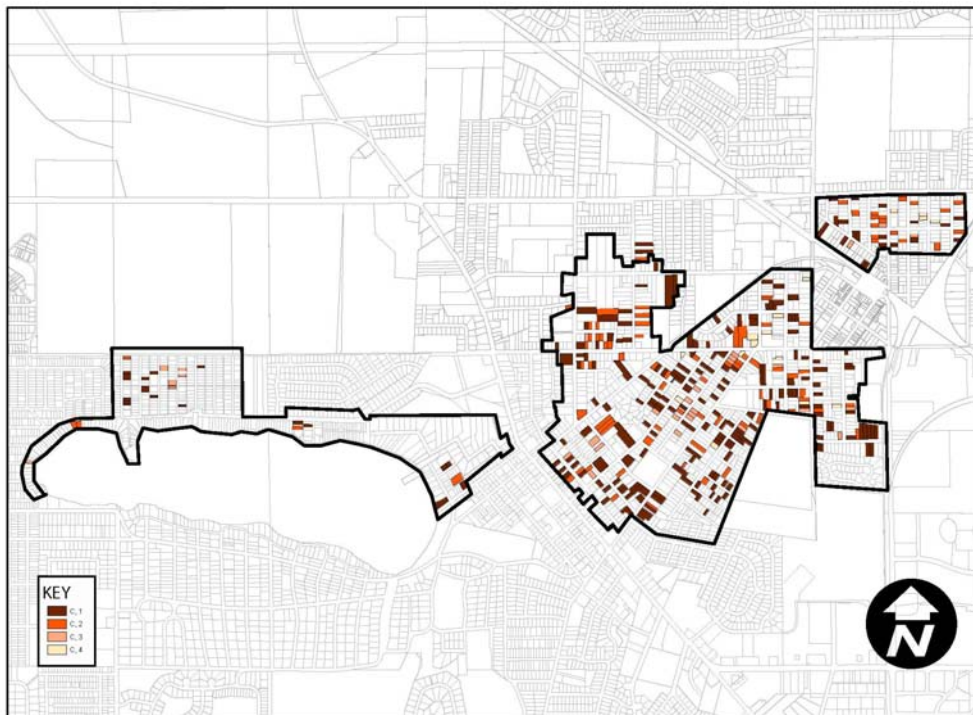
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'C'



Family C

One and a Half Story House - Detached Garage

1. Side Gable

1.1 Basic configuration



2. Front Gable

2.1 Basic configuration



3. Hipped Roof

3.1 Basic square configuration with dormer



1.2 With side projection



2.2 With side projection



1.3 With cross gable element and one or more dormers



2.3 With front gable projection



4. Gambrel Roof

4.1 Basic configuration



1.4 With shallow or flushed front gable



2.4 L or T configuration



4.2 L or T configuration



1.5 L or T shape with cross-gable element



Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Behind the house and to one side

Height:

- House
 - 1.5 stories, raised between 1 to 8 steps
- Garage
 - 1 story, 1-2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Majority with horizontal clap-board siding with 6" to 10" spacing
 - 25% with brick, stone or stucco (with the exception of sub-types 4.1 and 4.2)

Windows:

- Type
 - Vertical double hung (single or groups of 2, 3 or 4, all same height)
 - A few with picture windows
 - 25% with shutters

Color:

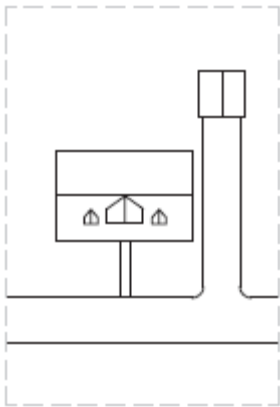
- Roof
 - Light grey to dark grey
- Walls
 - Light to medium neutrals

Landscaping:

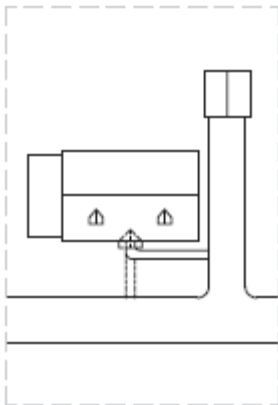
- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side

Type 1: Side Gable

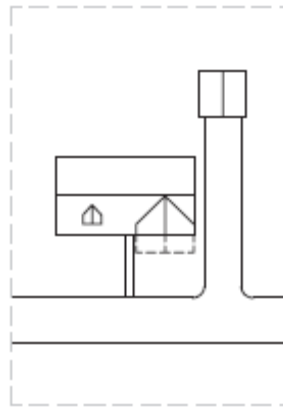
1.1 Basic configuration



1.2 With side projection



1.3 With cross-gabled element and one or more dormers



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

- Slope:
 - 7:12 to 19:12
- Eave:
 - Extends past the building wall by 0” to 3’-0”

Exceptions to sub-type:

- Variations in wall materials and clapboard spacing

Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 1/5

Roof:

- Slope:
 - 10:12 to 16:12
- Eave:
 - Extends past the building wall by 0” to 2’-6”

Exceptions to sub-type:

- A few with skylights

Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 1/4

Roof:

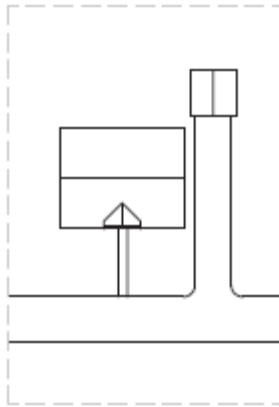
- Slope:
 - 7:12 to 21:12
- Eave:
 - Extends past the building wall by 0” to 2’-0”

Exceptions to sub-type:

- A few with picture windows
- A few with decorative tower in corner
- A few with a bay window
- A few with garage on side of the house
- Only two houses without dormers

Type 1: Side Gable

1.4 With shallow or flushed front-gable



Specific Architectural Properties:

Height to Length Ratio:

- 5/6 to 1/4

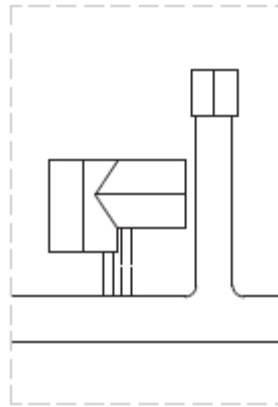
Roof:

- Slope:
 - 6:12 to 15:12
- Eave:
 - Extends past the building wall by 1/2" to 3'-0"

Exceptions to sub-type:

- A few with garage on side of house
- A few with stucco walls and clapboard in different directions
- A few with 45 degree corners
- A few with side entrance
- A few with bright colors and material variations in walls

1.5 L or T shape with cross-gable element



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/5

Roof:

- Slope:
 - 7:12 to 15:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to sub-type:

- A few with different shape windows (small circles and hexagons)
- A few with bay window and sky lights
- A few with vertical clapboard
- A few with half timber walls
- A few with bright colors and material variations in walls
- A few with side entrance
- A few with 45 degree corners

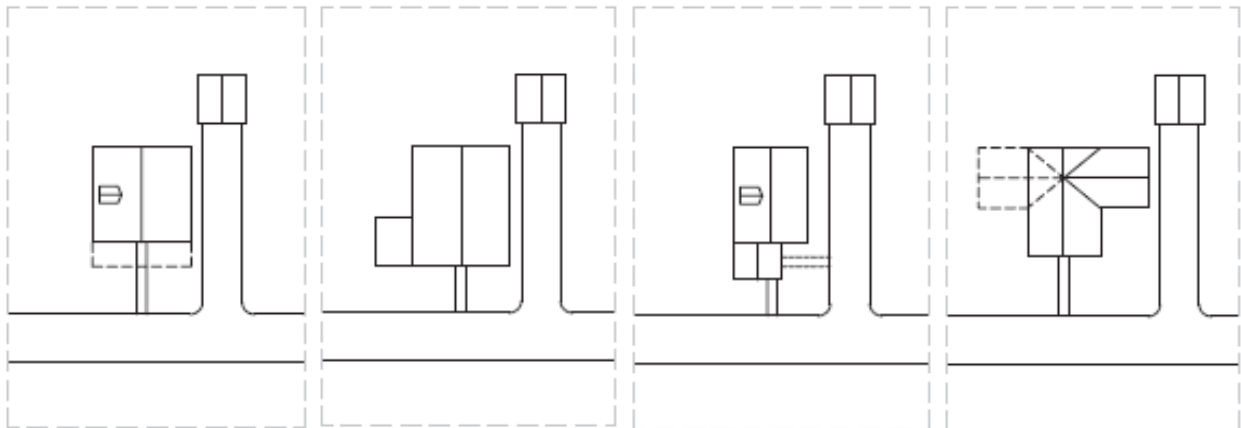
Type 2: Front Gable

2.1 Basic configuration

2.2 With side projection

2.3 With front gable projection

2.4 L or T configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 1/4

Roof:

- Slope:
 - 4:12 to 11:12
- Eave:
 - Extends past the building wall by 2'-0" to 3'-4"

Exceptions to sub-type:

- A few with a bay window
- A few with horizontal windows
- A few with 45 degree corners
- A few with variations in wall materials, clapboard spacing and arrangement

Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/4

Roof:

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 0" to 3'-4"

Exceptions to sub-type:

- A few with a bay window
- A few with horizontal windows
- Variations in wall materials, clapboard spacing and arrangement
- A few with half timber walls

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 2/5

Roof:

- Slope:
 - 8:12 to 11:12
- Eave:
 - Extends past the building wall by 2'-0" to 2'-2"

Exceptions to sub-type:

- None

Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/5

Roof:

- Slope:
 - 6:12 to 18:12
- Eave:
 - Extends past the building wall by 0" to 3'-6"

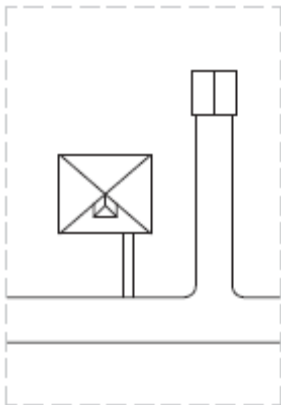
Exceptions to sub-type:

- A few with horizontal windows
- A few with side entrance
- 30% with brick walls

Type 3: Hipped Roof

Type 4: Gambrel Roof

3.1 Basic square configuration with dormer



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/5

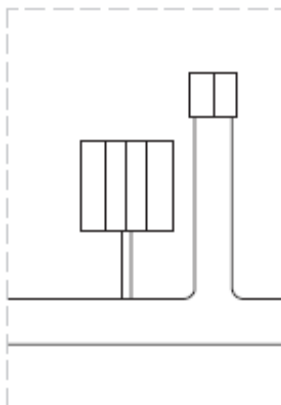
Roof:

- Slope:
 - 4:12 to 7:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to sub-type:

- A few with horizontal windows
- A few with stone walls
- A few with side entrance
- A few with overlapped volumes

4.1 Basic configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/2

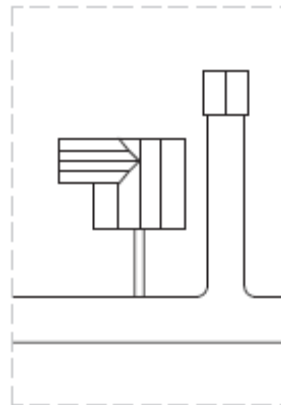
Roof:

- Slope:
 - 4:12 to 8:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to sub-type:

- None

4.2 L or T configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

- Slope:
 - 7:12 to 13:12
- Eave:
 - Extends past the building wall by 0" to 1'-6"

Exceptions to sub-type:

- A few with stone or stucco walls
- 40% with combination of wall materials
- A few with paired groups of vertical double hung windows flanking the entryway

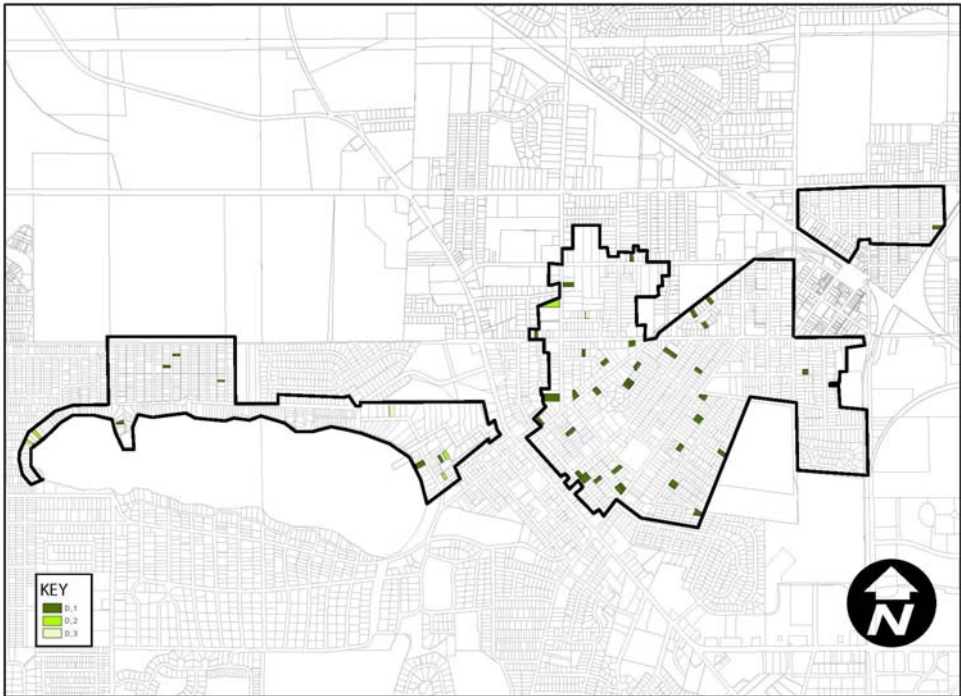
Family D

One and a Half Story House - Attached Garage

Component Locations	Sub-Types Roof Plan	Massing	Photos
<p>House location </p> <p>Garage location </p> <p>Landscape location </p>	<p>Type 1 </p> <p>Type 2 </p> <p>Type 3 </p>		

h= height
w=width
l=length
Roof slope= a:b

DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'D'



Family D One and a Half Story House - Attached Garage

1. Side Gable

1.1 Basic configuration with one dormer



AREA E 7

2. Front Gable

2.1 Basic configuration



AREA C

3. Hipped Roof

3.1 Basic square and rectilinear configuration



AREA E 1

1.2 Two or more cross-gabled dormers



AREA E 9

1.3 With flush cross element



AREA A

1.4 Front cross projection



AREA E 12

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Behind the house: aligned, pulled back or flush

Height:

- House
 - 1.5 stories, raised between 1 and 5 steps
- Garage
 - 1 story, 1-2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Majority with horizontal clap-board siding with 6” to 10” spacing
 - 18% with brick (with the exception of sub-types 1.3 and 2)

Windows:

- Type
 - Vertical double hung (single or groups of 2, 3 or 4, all at the same height)

Color:

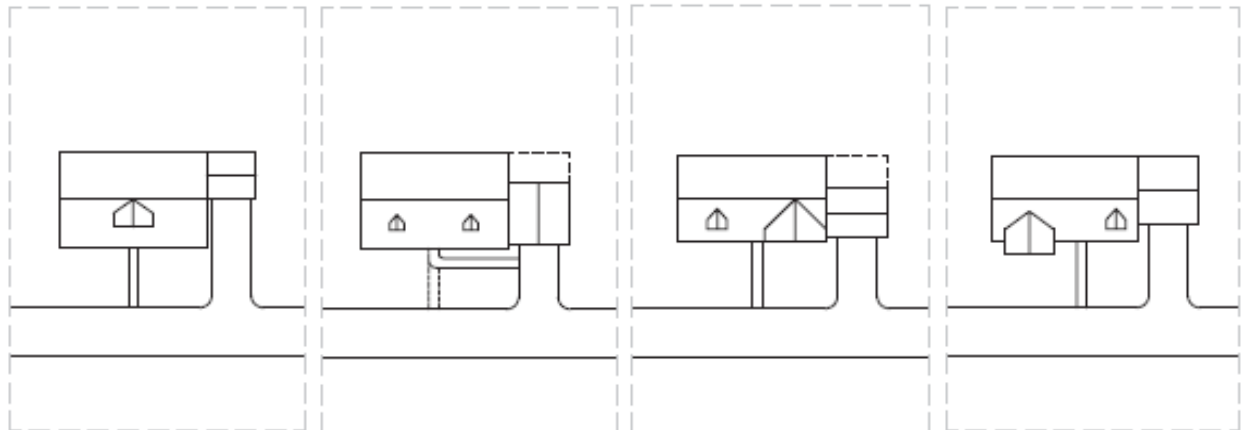
- Roof
 - Light grey to dark grey, red, brown and green
- Walls
 - Light to medium neutrals

Landscaping:

- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side

Type 1: Side Gable

1.1 Basic configuration with one dormer 1.2 With two or more cross gabled dormers 1.3 With flush cross element 1.4 With front cross projection



Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/4

Roof:

- Slope:
 - 4:12 to 13:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-6"

Exceptions to sub-type:

- A few with bright colored walls

Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/8

Roof:

- Slope:
 - 9:12 to 17:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to sub-type:

- Covered connecting volumes from the house to the garage
- Front and side gable garages

Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 2/7

Roof:

- Slope:
 - 10:12
- Eave:
 - Extends past the building wall by 6"

Exceptions to sub-type:

- Variations in roof types in projections

Specific Architectural Properties:

Height to Length Ratio:

- 1/7 to 2/7

Roof:

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 0" to 6"

Exceptions to sub-type:

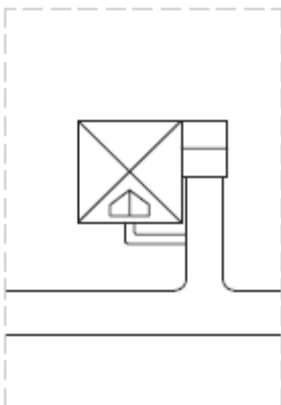
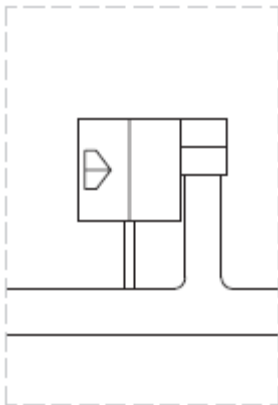
- A few with variations in wall materials
- A few with bright colored walls

Type 2: Front Gable

Type 3: Hipped Roof

3.1 Basic configuration

4.1 Basic square and rectilinear configuration



Specific Architectural Properties:

Specific Architectural Properties:

Height to Length Ratio:

- 2/7

Height to Length Ratio:

- 1/4 to 1/7

Roof:

- Slope:
 - 11:12 to 12:12
- Eave:
 - Extends past the building wall by 0" to 6"

Roof:

- Slope:
 - 4:12 to 9:12
- Eave:
 - Extends past the building wall by 6" to 2'-6"

Exceptions to sub-type:

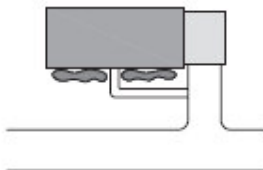
- A few with variations in roof shape
- A few with half timber walls

Exceptions to sub-type:

- A few with combination of wall materials
- One house with decorative tower in the corner
- House raised 9 steps

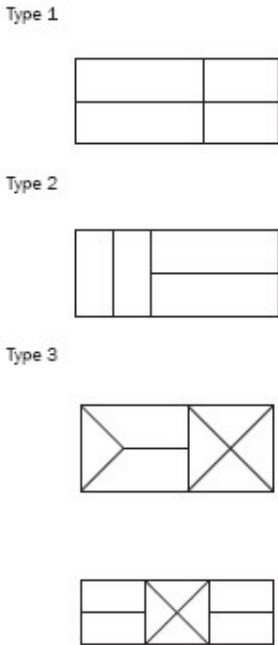
Family E Split Level House - Attached Garage

Component Locations

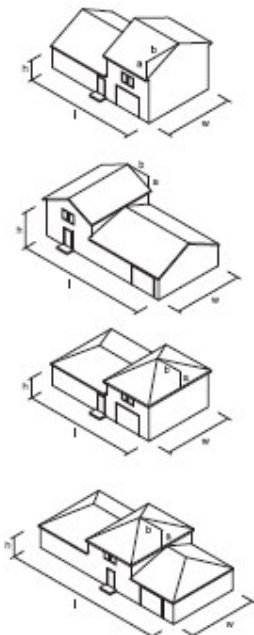


h= height
 w=width
 l=length
 Roof slope= a:b

Sub-Types Roof Plan



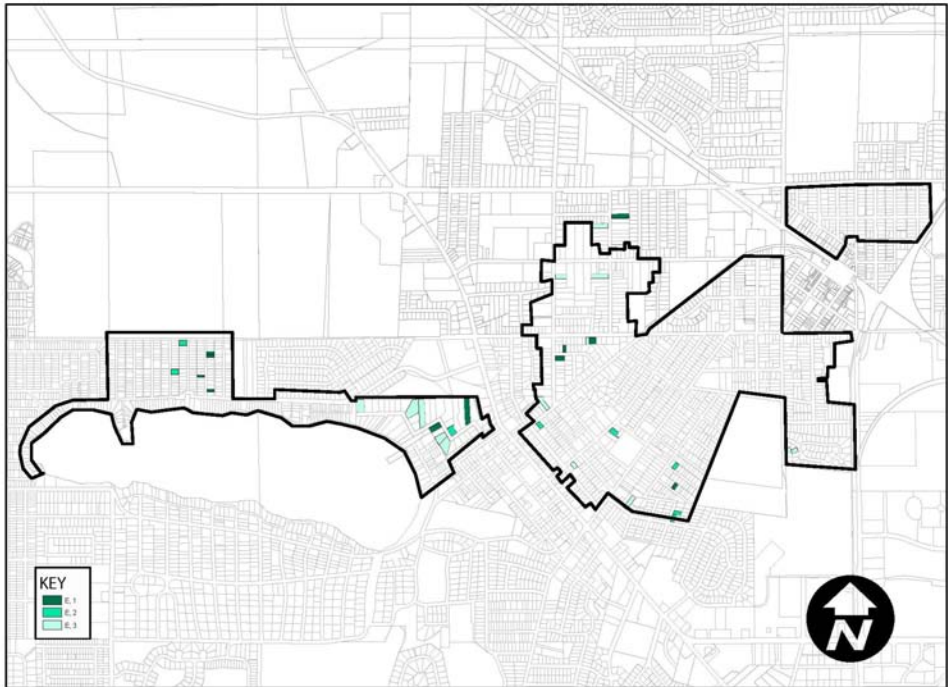
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'E'



Family E Split Level House - Attached Garage

1. Side Gable

1.1 Basic configuration



AREA E7

2. Front Gable

2.1 Basic configuration



AREA C

3. Hipped Roof

3.1 Basic square with one side projection



AREA E2

128 Dorr Ave

3.2 Basic configuration with projection on two sides



AREA C

128 Woodland Dr

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Within the basic form (under living space) or within projection

Height:

- House
 - 1.5 stories, raised between 2 and 5 steps
- Garage
 - 1 story, 2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - 54% with horizontal clapboard siding with 6” to 10” spacing
 - 46% with brick, stone or a combination of materials

Windows:

- Type
 - Vertical double hung (singles or groups of 2 to 5, all same height)

Color:

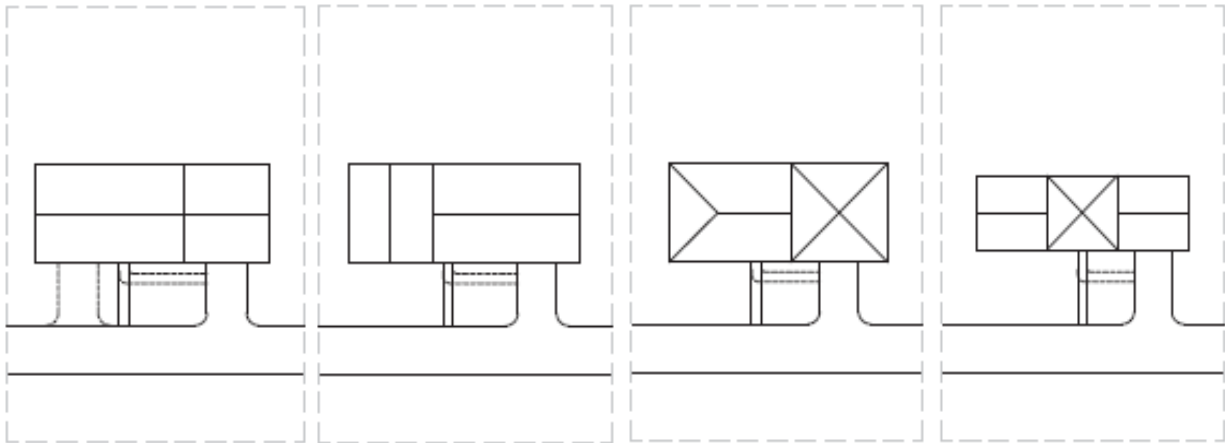
- Roof
 - Dark grey, brown, green and terracotta
- Walls
 - Light to medium neutrals, dark blue and brown

Landscaping:

- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side

Type 1: Side Gable Type 2: Front Gable Type 3: Hipped Roof

1.1 Basic configuration 2.1 Basic configuration 3.1 Basic configuration with one side projection 3.2 Basic configuration with projection on two sides



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/8

Roof:

- Slope:
 - 4:12 to 10:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to family properties:

- A few with entrance door raised half level
- A few with half timber walls
- A few with vertical clapboard
- A few houses located towards the back of the lot

Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/4

Roof:

- Slope:
 - 7:12
- Eave:
 - Extends past the building wall by 0" to 2'-6"

Exceptions to family properties:

- Majority (90%) with shutters
- A few with half timber walls

Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/5

Roof:

- Slope:
 - 4:12 to 7:12
- Eave:
 - Extends past the building wall by 2'-0" to 2'-6"

Exceptions to family properties:

- 50% with variations in wall materials

Specific Architectural Properties:

Height to Length Ratio:

- 1/3 to 1/5

Roof:

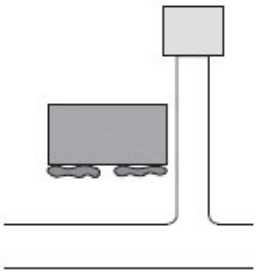
- Slope:
 - 4:12 to 10:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to family properties:

- More than half with shutters
- More than half with variations in wall materials

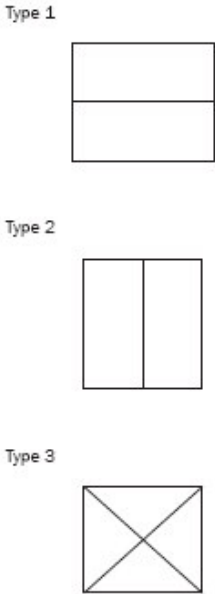
Family F Two Story House - Detached Garage

Component Locations

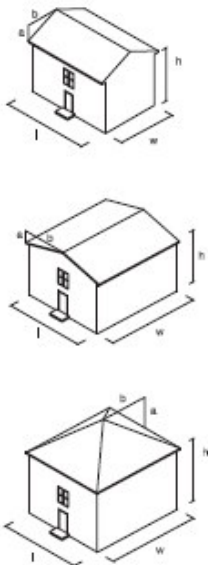


h= height
 w=width
 l=length
 Roof slope= a:b

Sub-Types Roof Plan



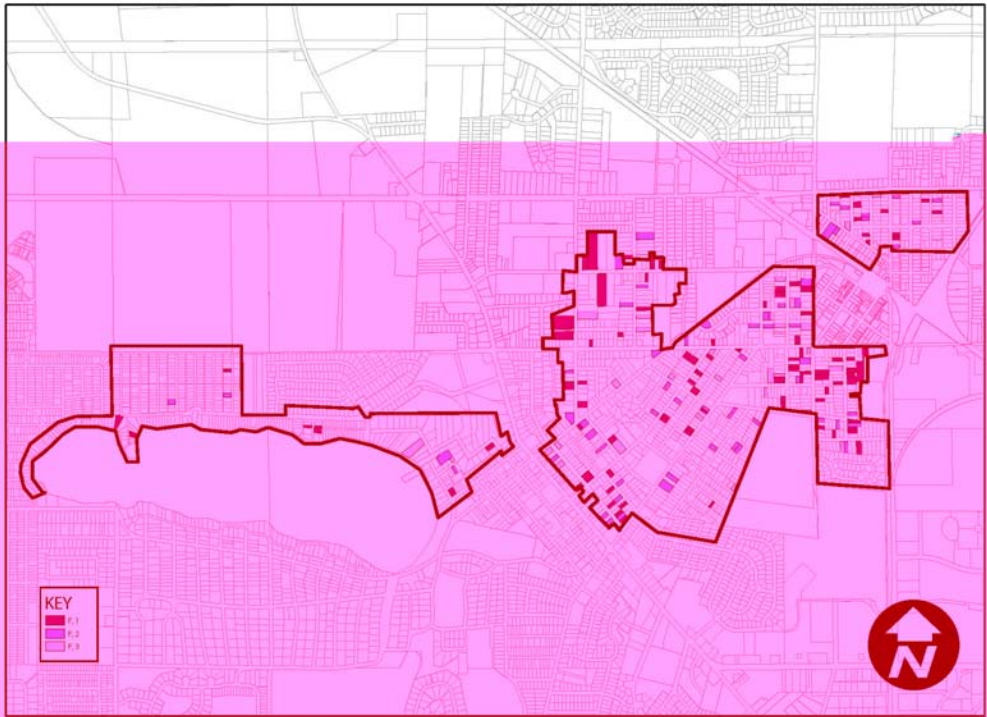
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'F'



Family F

Two Story House - Detached Garage

1. Side Gable

1.1 Basic configuration



AREA F

2. Front Gable

2.1 Basic configuration



180 Forest AREA E 2

3. Hipped Roof

3.1 Basic square configuration



77 Center St AREA E 3

1.2 With side projection



AREA E 2

2.2 With side projection



11 S. Oak St AREA E 3

3.2 L configuration



431 Ontario Trail AREA E 8

1.3 With shallow cross projection



AREA D

2.3 With front cross projection



371 Woodstock Ave AREA E 4

3.3 With front cross projection



521 Douglas Ave AREA E 7

1.4 With one or more cross projections



AREA E 1

2.4 L shape with cross projection



144 Lincoln Hwy AREA E 9

27 S. Maple

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Behind the house and to one side

Height:

- House
 - 2 stories, raised between 1 and 5 steps
- Garage
 - 1 story, 1-2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Majority with horizontal clapboard siding with 6" to 10" spacing

Windows:

- Type
 - Vertical double hung (singles or groups of 2, 3 or 4, all at the same height)
 - Few with picture and bay windows (except families 2.1, 2.2, 2.4, 3.2)

Color:

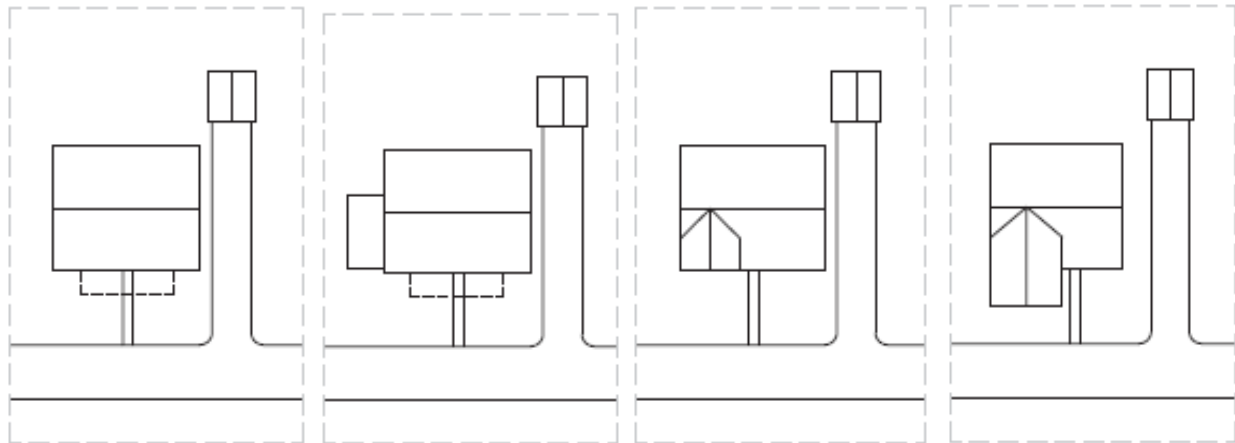
- Roof
 - Light brown to dark brown, grey and green
- Walls
 - Light to medium neutrals
 - Few with bright and dark colors

Landscaping:

- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side
- A few shrubs along the entryway
- A few with hedges at front property line

Type 1: Side Gable

1.1 Basic configuration 1.2 With side projection 1.3 With shallow cross projection 1.4 With one or more cross projections



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/2

Roof:

- Slope:
 - 7:12 to 11:12
- Eave:
 - Extends past the building wall by 0" to 2'-0"

Exceptions to sub-type:

- More than half with shutters
- A few with variation in wall materials (i.e. vinyl asbestos or wood shingles)

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 2/7

Roof:

- Slope:
 - 6:12 to 13:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to sub-type:

- 70% with shutters
- A few with skylights
- A few with projections on both sides
- A few with half timber walls
- A few with two story projections
- A few projections with flat roofs

Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/3

Roof:

- Slope:
 - 8:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to sub-type:

- 40% with shutters
- A few with two projections
- A few with two entrances
- A few with bright and dark colors in facades

Specific Architectural Properties:

Height to Length Ratio:

- 5/6 to 2/5

Roof:

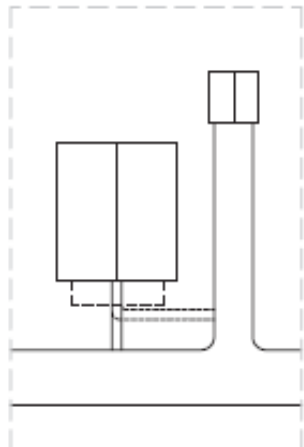
- Slope:
 - 7:12 to 13:12
- Eave:
 - Extends past the building wall by 6" to 2'-6"

Exceptions to family properties:

- A few with architectural decorative elements (tower, V shape columns)
- A few with overlapped projections at the back but visible from the street

Type 2: Front Gable

2.1 Basic configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 2/3

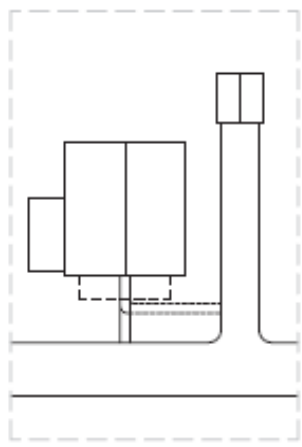
Roof:

- Slope:
 - 6:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 2'-6"

Exceptions to family properties:

- Half with shutters
- A few with one dormer

2.2 With side projection



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 1/2

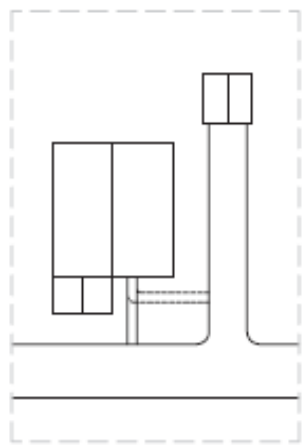
Roof:

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to family properties:

- Variations in roof types on projections

2.3 With front cross projection



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/2

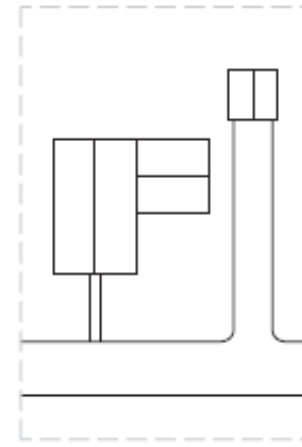
Roof:

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to family properties:

- Half with shutters
- A few with side entrance
- A few with more than one small projections

2.4 L shape with cross projection



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/3

Roof:

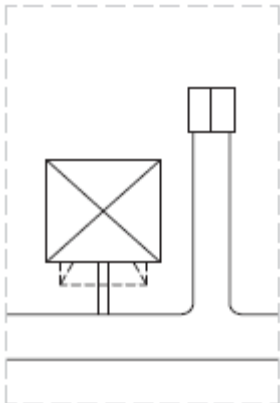
- Slope:
 - 6:12 to 12:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to family properties:

- Cross projection's position changes from 50% front to 50% back alignment

Type 3: Hipped Roof

3.1 Basic square configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 2/5

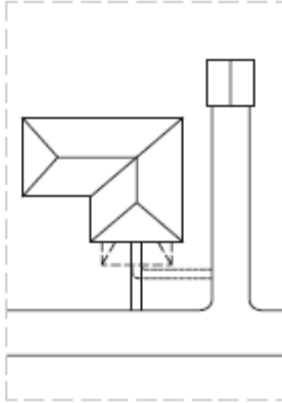
Roof:

- Slope:
 - 2:12 to 7:12
- Eave:
 - Extends past the building wall by 0” to 3’-0”

Exceptions to sub-type:

- A few with side entrance
- A few with garage aligned with the house

3.2 L configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/1.2 to 1/3

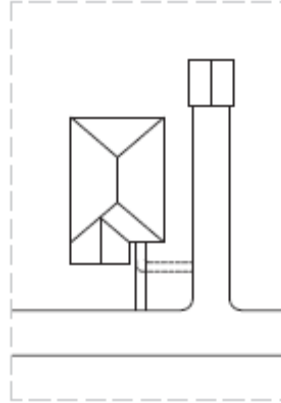
Roof:

- Slope:
 - 6:12 to 8:12
- Eave:
 - Extends past the building wall by 0” to 3’-0”

Exceptions to sub-type:

- A few with U shape
- Variations in the height of the attached volume (1 or 2 stories)

3.3 With cross front projection



Specific Architectural Properties:

Height to Length Ratio:

- 1/1

Roof:

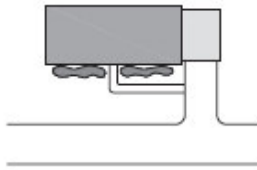
- Slope:
 - 9:12 to 10:12
- Eave:
 - Extends past the building wall by 6” to 2’-0”

Exceptions to sub-type:

- A few with detached projections

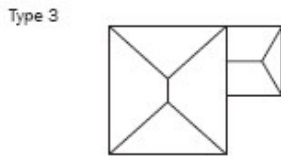
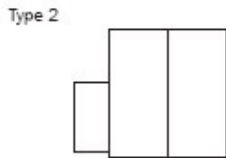
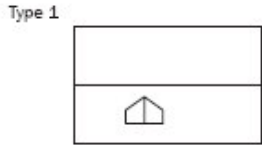
Family G Two Story House - Attached Garage

Component Locations

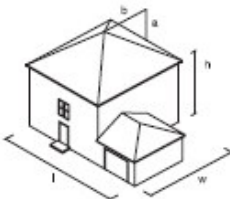
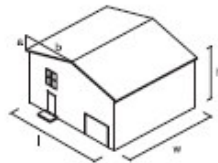
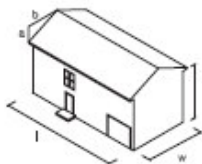


h= height
w=width
l=length
Roof slope= a:b

Sub-Types Roof Plan



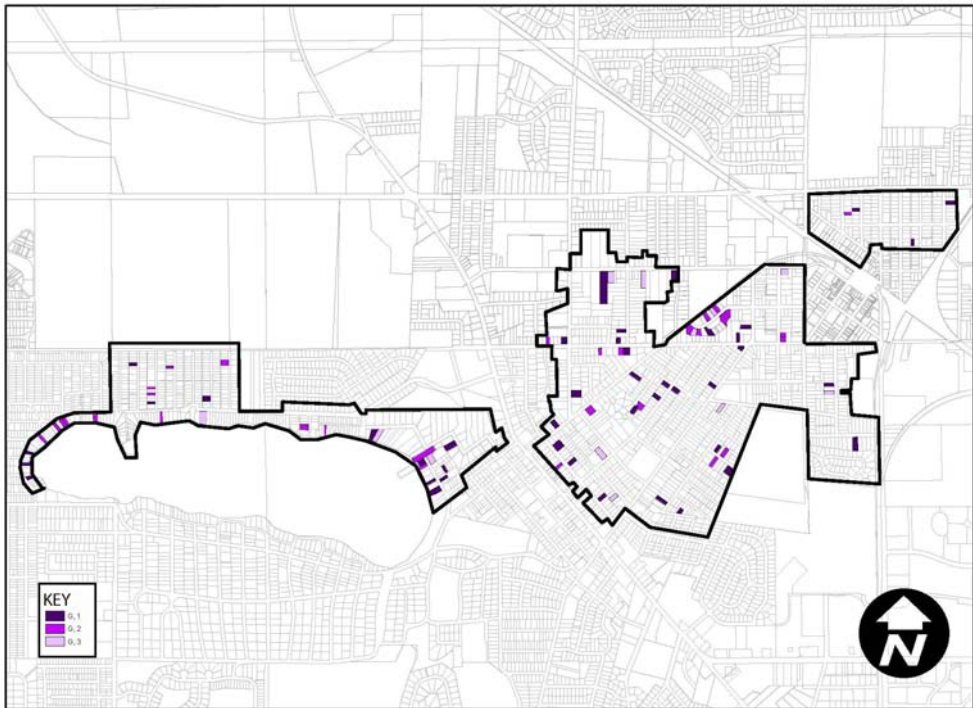
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'G'



Family G

Two Story House - Attached Garage

1. Side Gable

1.1 Basic configuration with integrated garage



AREA A

2. Front Gable

2.1 Basic configuration



AREA A

3. Hipped Roof

3.1 Basic square and rectangular configuration



AREA E 9

1.2 Basic configuration with garage to side of house



AREA C

2.2 With side gabled projection



AREA E 3

3.2 With projected garage



143 W Franklin Ave

1.3 With cross projection



AREA A

2.3 With projected gable



AREA E 7

1.4 L configuration



AREA E 9

2.4 L shape with one story garage



AREA E 7

2.5 With projected gable garage



AREA A

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot (except families 1.3, 2.5, 3.2)
- Garage
 - In front or to one side of the house (aligned, pulled back or flush)
 - Within the basic form (families 1.3 and 2.5)

Height:

- House
 - 2 stories, raised between 1 and 7 steps
- Garage
 - 1 or 2 stories, 2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Majority with horizontal clapboard siding with 6” to 10” spacing

Windows:

- Type
 - Vertical double hung (singles or groups of 2, 3 or 4, all at the same height)
 - Few with bay windows (families 1.1, 1.2, 3.1)

Color:

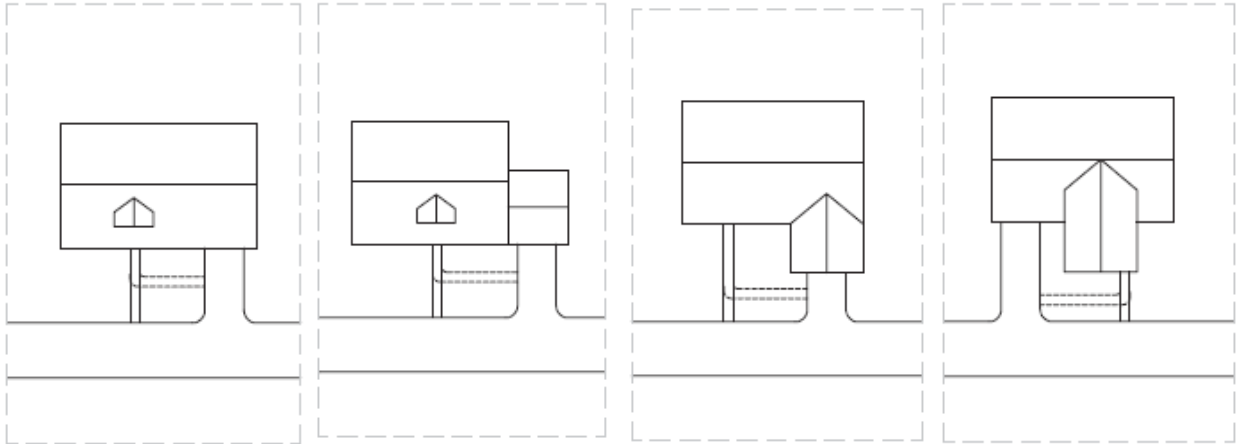
- Roof
 - Dark tonalities
- Walls
 - Light to medium neutrals

Landscaping:

- Low-scale shrubs clustered around the building
- Tall trees typically in front and to the side

Type 1: Side Gable

- 1.1 Basic configuration with integrated garage
- 1.2 Basic configuration with garage to side of house
- 1.3 With cross projection
- 1.4 L configuration



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 2/7

Roof:

- Slope:
 - 7:12 to 11:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

Exceptions to sub-type:

- Main entrance raised half story
- Most of the houses composed by several volumes
- A few with 2 garage doors
- A few with a bay window
- A few with shrubs along the entry pathway

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/4

Roof:

- Slope:
 - 7:12 to 9:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to sub-type:

- 65% with shutters
- A few with 2 garage doors
- A few with one dormer
- A few with half timber walls
- A few with garage entrance on side
- A few located towards the back of the lot
- A few with curved driveway

Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/3

Roof:

- Slope:
 - 4:12 to 9:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

Exceptions to sub-type:

- A few with house entrance raised half story
- A few with side gambrel garage

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 2/5

Roof:

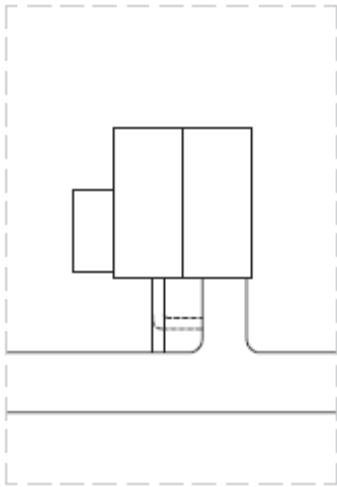
- Slope:
 - 8:12 to 14:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-6"

Exceptions to sub-type:

- Garage location within main volume or within projection

Type 2: Front Gable

2.1 Basic configuration



Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/3

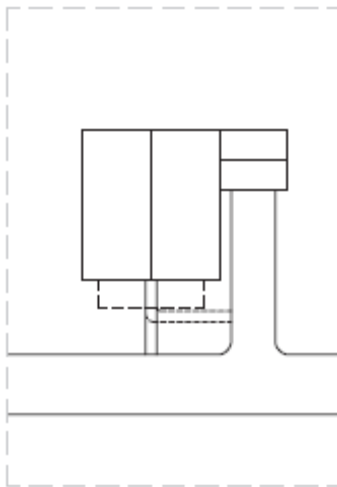
Roof:

- Slope:
 - 6:12
- Eave:
 - Extends past the building wall by 1'-0" to 3'-0"

Exceptions to family properties:

- None

2.2 With side gabled projection



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

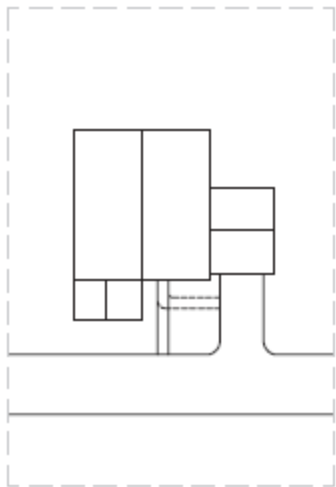
Roof:

- Slope:
 - 6:12 to 11:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to family properties:

- Variations in garage roof shape

2.3 With projected gable



Specific Architectural Properties:

Height to Length Ratio:

- 1/2

Roof:

- Slope:
 - 9:12
- Eave:
 - Extends past the building wall by 6" to 1'-0"

Exceptions to family properties:

- A few with two garage doors
- Variations in roof types

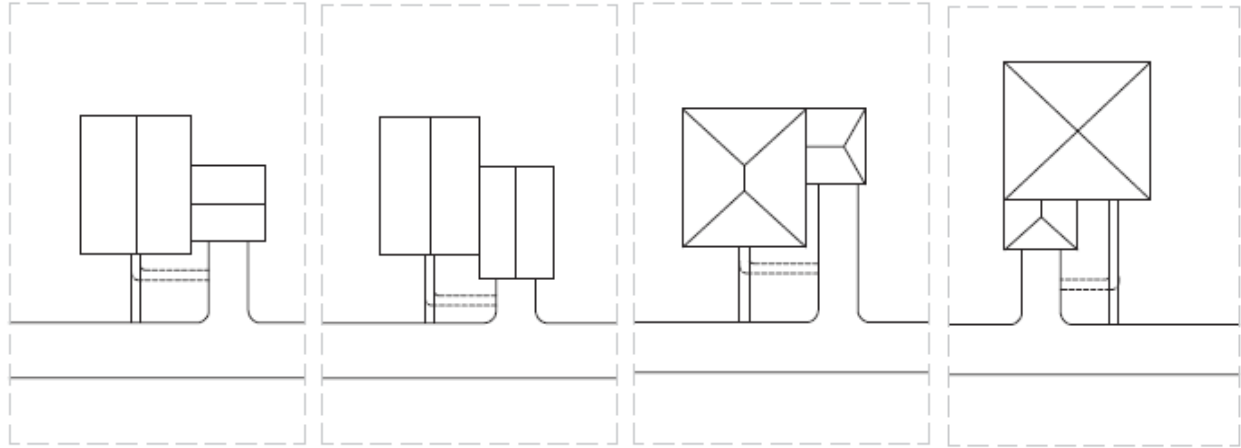
Type 2: Front Gable **Type 3: Hipped Roof**

2.4 L shape with one story garage

2.5 With projected gable garage

3.1 Basic square and rectangular configuration

3.2 With projected garage



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 1/4

Roof:

- Slope:
 - 7:12 to 10:12
- Eave:
 - Extends past the building wall by 0" to 3'-0"

Exceptions to family properties:

- Red roof shingles
- Some with dormers
- A few with two garage doors

Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

- Slope:
 - 6:12 to 12:12
- Eave:
 - Extends past the building wall by 1'-0" to 1'-6"

Exceptions to family properties:

- A few with main entrance on one side
- A few with main entrance raised half story
- A few with 2 garage doors

Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/4

Roof:

- Slope:
 - 7:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to family properties:

- L configuration
- A few with half timber walls
- A few with curved driveway
- A few with a bay window

Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/3

Roof:

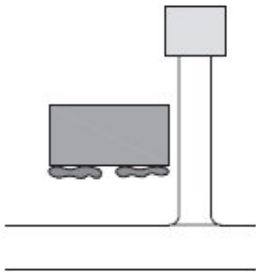
- Slope:
 - 3:12 to 4:12
- Eave:
 - Extends past the building wall by 2'-0" to 3'-0"

Exceptions to family properties:

- A few with curved driveway

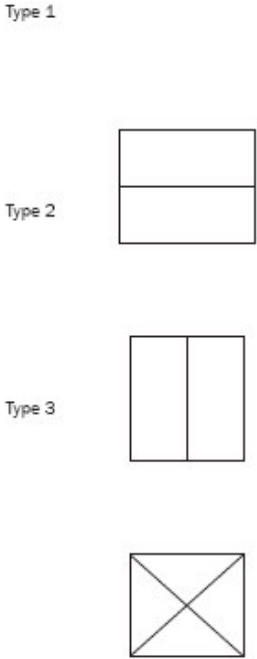
Family H
Two and a Half Story House - Detached Garage

Component Locations

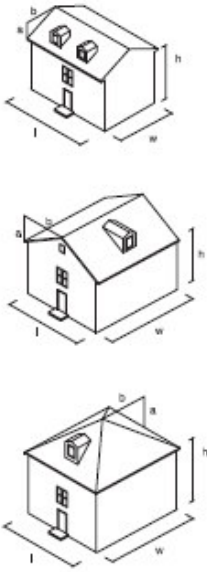


h= height
 w=width
 l=length
 Roof slope= a:b

Sub-Types Roof Plan



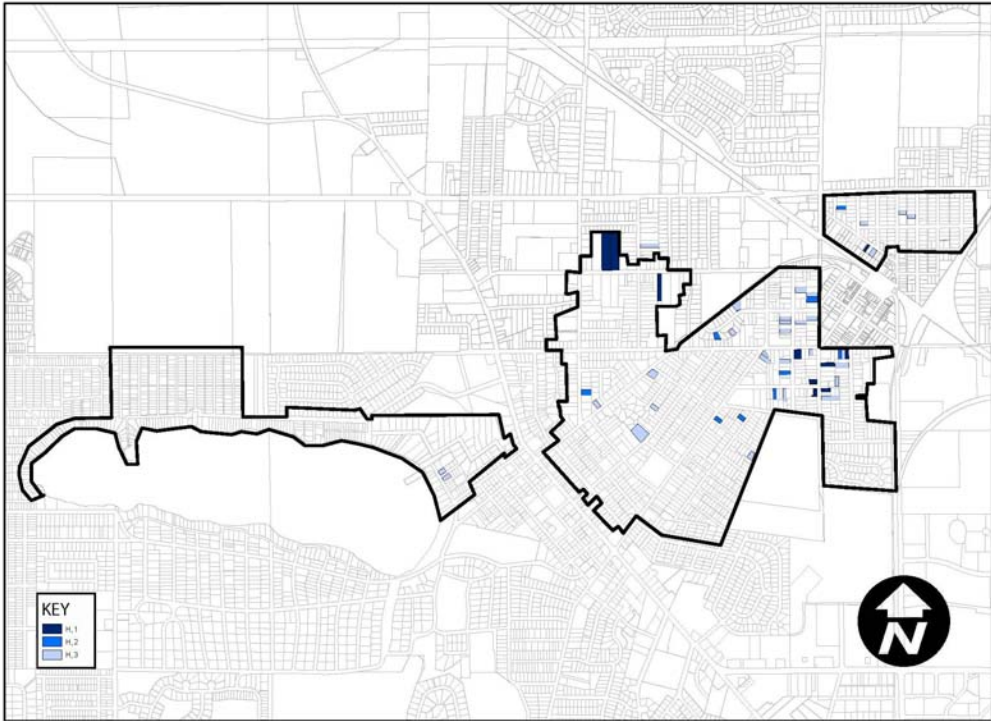
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'H'



Family H Two and a Half Story House - Detached Garage

1. Side Gable

1.1 Basic configuration with dormer



AREA D

2. Front Gable

2.1 Basic configuration, dormer optional



AREA E

3. Hipped Roof

3.1 Basic square configuration with dormer



AREA E 2

1.2 L shape with cross gable



AREA E 9

2.2 With front and/or side projections



AREA E 2

3.2 With dormer and one or two side projections



AREA E 5

3.3 Rectangular configuration with front gable projections



AREA E 9

Site & Architectural Properties

Location:

- House
 - Towards the front of the lot
- Garage
 - Behind the house and to one side

Height:

- House
 - 2.5 stories, raised between 1 and 7 steps
- Garage
 - 1 story, 2 bays

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Horizontal clapboard siding with 6" to 10" spacing

Windows:

- Type
 - Vertical double hung (singles or groups of 2, 3 or 4, all same height)

Color:

- Roof
 - Dark colors: grey, brow and green
- Walls
 - Light to medium neutrals
 - Few with bright and dark

Landscaping:

- Low-scale shrubs clustered around the building

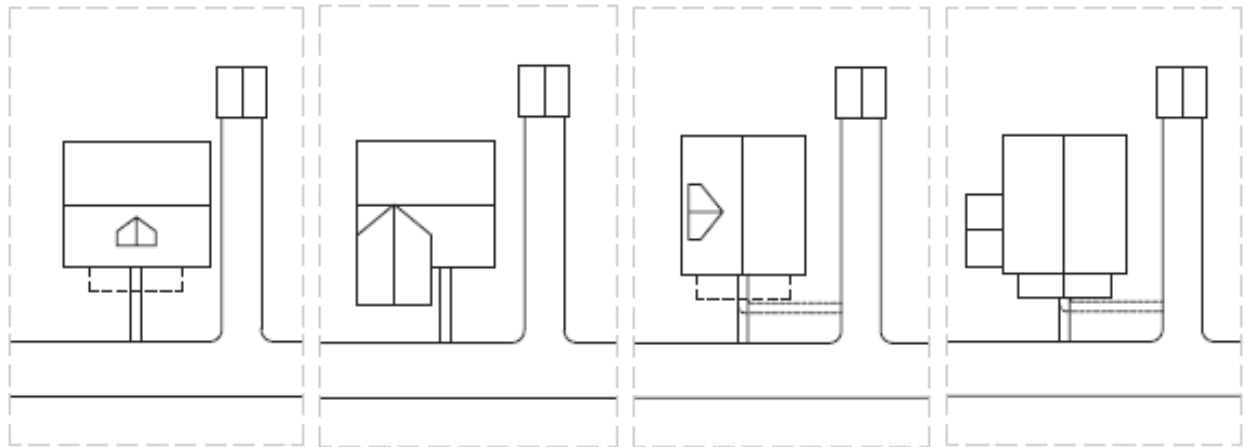
Type 1: Side Gable **Type 2: Front Gable**

1.1 Basic configuration with former

1.2 L shape with cross gable

2.1 Basic configuration, dormer optional

2.2 With front and/or side projections



Specific Architectural Properties:

Specific Architectural Properties:

Specific Architectural Properties:

Specific Architectural Properties:

Height to Length Ratio:

Height to Length Ratio:

Height to Length Ratio:

Height to Length Ratio:

- 2/3 to 1/2

- 5/4 to 3/4

- 5/4 to 5/7

- 5/4 to 5/9

Roof:

Roof:

Roof:

Roof:

- Slope:
 - 7:12 to 11:12
- Eave:
 - Extends past the building wall by 6" to 2'-6"

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

- Slope:
 - 7:12 to 12:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

- Slope:
 - 8:12 to 12:12
- Eave:
 - Extends past the building wall by 0" to 2'-0"

Exceptions to family properties:

Exceptions to family properties:

Exceptions to family properties:

Exceptions to family properties:

- A few with curved driveway
- One house with wooden shingle walls
- Two houses with decorative tower in corner
- A few with garage to one side
- Some houses with hedges
- A few with a picture and a bay window

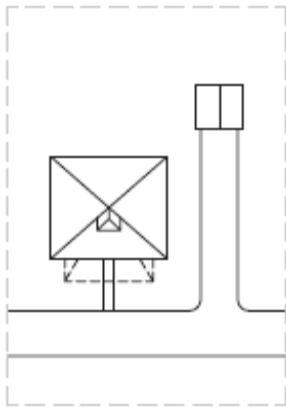
- None

- None

- A few with decorative elements and color combination in walls
- More than half with shutters

Type 3: Hipped Roof

3.1 Basic square configuration with dormer



Specific Architectural Properties:

Height to Length Ratio:

- 5/6 to 2/3

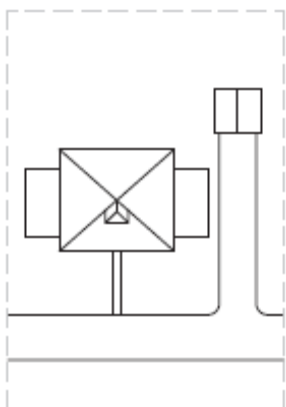
Roof:

- Slope:
 - 5:12 to 8:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to family properties:

- Roof extension for car port
- A few with a picture and a bay window

3.2 With dormer and one or two side projections



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

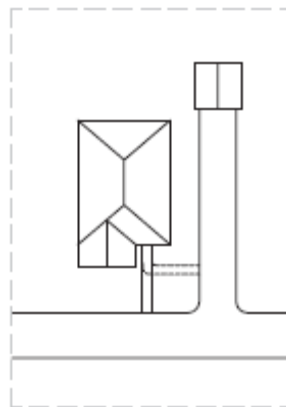
Roof:

- Slope:
 - 7:12 to 10:12
- Eave:
 - Extends past the building wall by 2'-6" to 3'-0"

Exceptions to family properties:

- More than half with shutters

3.3 Rectangular configuration with front gable projection



Specific Architectural Properties:

Height to Length Ratio:

- 1/1 to 5/6

Roof:

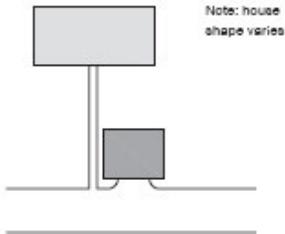
- Slope:
 - 9:12 to 10:12
- Eave:
 - Extends past the building wall by 6" to 2'-0"

Exceptions to family properties:

- None

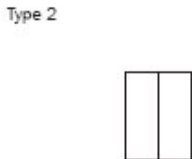
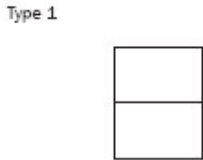
Family I
One Story Detached Garage on the street

Component Locations

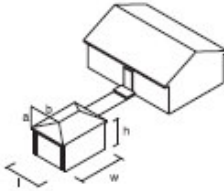
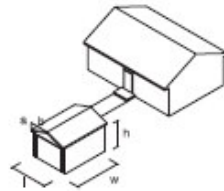
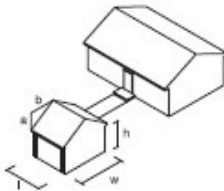


h= height
 w=width
 l=length
 Roof slope= a:b

Sub-Types Roof Plan of Garage



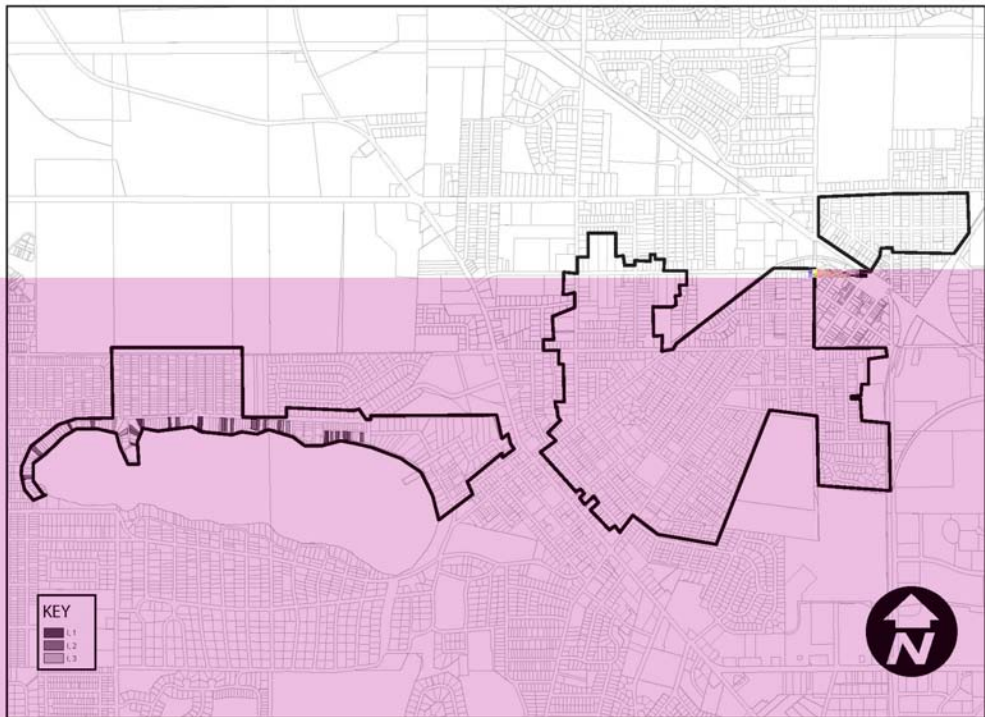
Massing of Garage



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'I'



Family I
One Story Detached Garage on the street

1. Side Gable

1.1 Two car garage



2. Front Gable

2.1 One car garage



3. Hipped Roof

3.1 One car garage



1.2 Three car garage



2.2 Two car garage



3.2 Two car garage



1.3 Three car garage with portico



2.3 Two car garage, side entrance



Site & Architectural Properties

Location:

- House
 - Behind the garage
- Garage
 - Towards the front of the lot

Height:

- House
 - From 1 to 2.5 stories
- Garage
 - 1 story

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Horizontal clapboard siding with 8” to 10” spacing

Windows:

- Type
 - Small vertical double hung on side

Color:

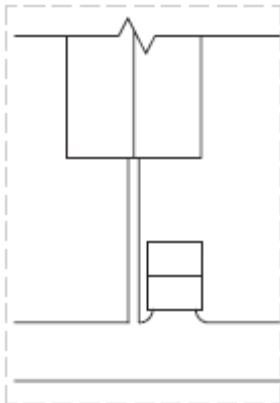
- Roof
 - Dark colors
- Walls
 - Light to medium neutrals
 - Few with dark colors

Landscaping:

- A few with low-scale shrubs clustered around the garage
- Majority behind the garage: single tall trees, shrubs and hedges

Type 1: Side Gable

1.1 Two car garage



Specific Architectural Properties:

Height to Length Ratio:

- 2/5 to 1/3

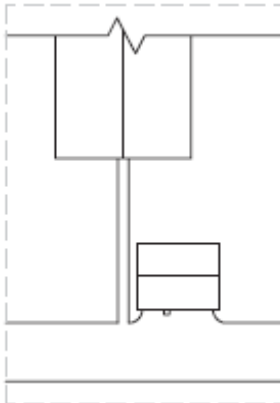
Roof:

- Slope:
 - 8:12 to 11:12
- Eave:
 - Extends past the building wall by 0" to 1'-6"

Exceptions to family properties:

- None

1.2 Three car garage



Specific Architectural Properties:

Height to Length Ratio:

- 1/3

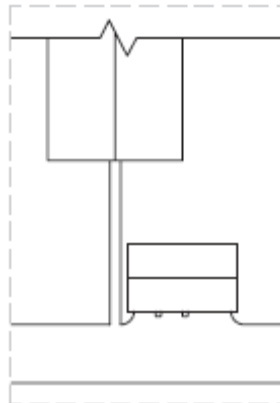
Roof:

- Slope:
 - 7:12 to 10:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to family properties:

- None

1.3 Three car garage with portico



Specific Architectural Properties:

Height to Length Ratio:

- 2/9

Roof:

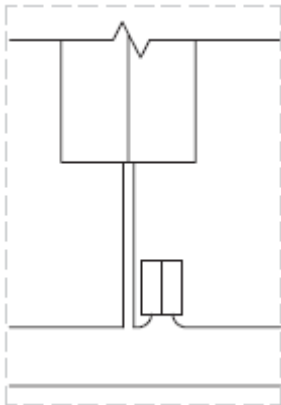
- Slope:
 - 9:12
- Eave:
 - Extends past the building wall by 1'-6"

Exceptions to family properties:

- None

Type 2: Front Gable

2.1 One car garage



Specific Architectural Properties:

Height to Length Ratio:

- 1/2

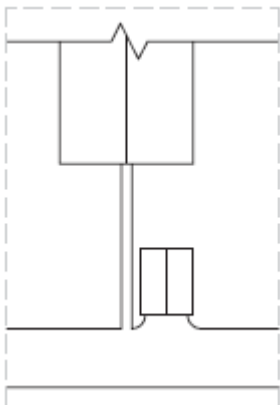
Roof:

- Slope:
 - 7:12 to 8:12
- Eave:
 - Extends past the building wall by 6"

Exceptions to family properties:

- None

2.2 Two car garage



Specific Architectural Properties:

Height to Length Ratio:

- 2/3 to 2/7

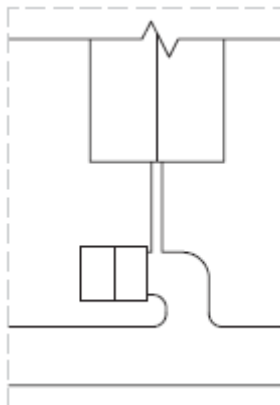
Roof:

- Slope:
 - 5:12 to 11:12
- Eave:
 - Extends past the building wall by 6" to 3'-0"

Exceptions to family properties:

- Variation in number of bays (one or two)
- A few with open parking space in front of the house
- Roof extension for car port

2.3 Two car garage, side entrance



Specific Architectural Properties:

Height to Length Ratio:

- 1/2 to 1/3

Roof:

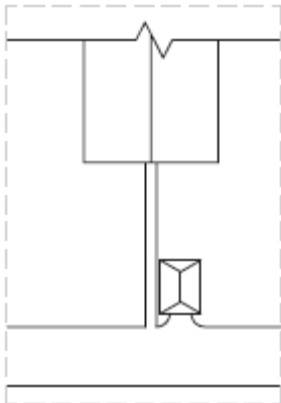
- Slope:
 - 7:12 to 9:12
- Eave:
 - Extends past the building wall by 6" to 1'-6"

Exceptions to family properties:

- Half of the houses with variations in clapboard arrangement
- Variations in distance from street
- Variation in number of garage doors

Type 3: Hipped Roof

1.1 One car garage



Specific Architectural Properties:

Height to Length Ratio:

- 1/2

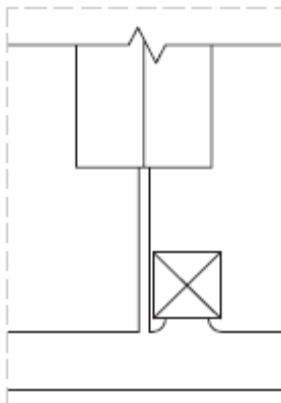
Roof:

- Slope:
 - 7:12
- Eave:
 - Extends past the building wall by 2'-0" to 3'-0"

Exceptions to family properties:

- None

1.2 Two car garage



Specific Architectural Properties:

Height to Length Ratio:

- 5/11 to 2/5

Roof:

- Slope:
 - 4:12 to 8:12
- Eave:
 - Extends past the building wall by 6" to 1'-0"

Exceptions to family properties:

- Variation in number of garage doors
- A few with roof extension for car ports

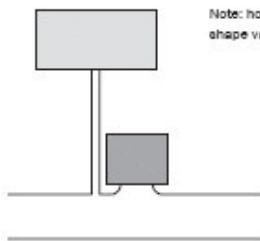
Family J One and a Half Story Detached Garage on the street

Component Locations

House location

Garage location

Landscape location



Note: house shape varies

h= height

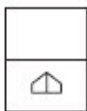
w=width

l=length

Roof slope= a:b

Sub-Types Roof Plan

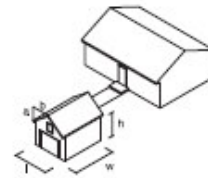
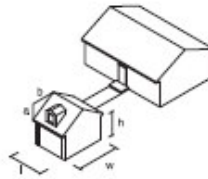
Type 1



Type 2



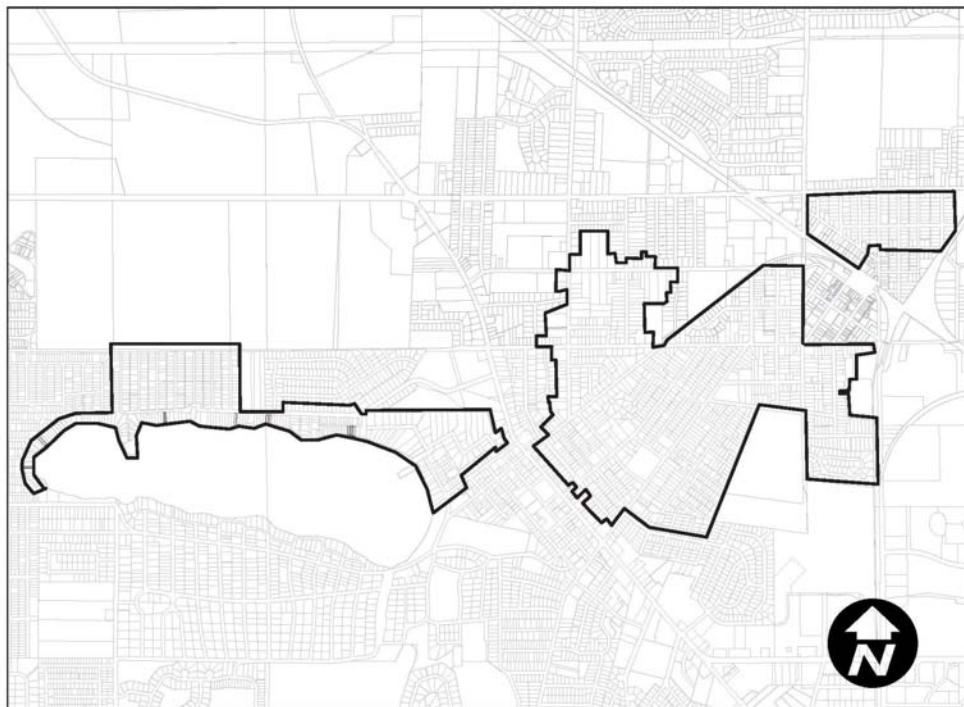
Massing



Photos



DISTRIBUTION OF HOUSES WITHIN FAMILY TYPE 'J'



Family IJ One and a Half Story Detached Garage on the street

1. Side Gable

1.1 Two car garage with dormer



2. Front Gable

2.1 Two car garage



2.2 Two car garage with dormer



2.3 Two car garage, side entrance



Site & Architectural Properties

Location:

- House
 - Behind the garage and to one side
- Garage
 - Towards the front of the lot

Height:

- House
 - From 1 to 2.5 stories
- Garage
 - 1.5 stories

Materials:

- Roof
 - Asphalt shingles, or similar product
- Walls
 - Horizontal clapboard siding with 6” to 10” spacing

Windows:

- Type
 - Small vertical double hung

Color:

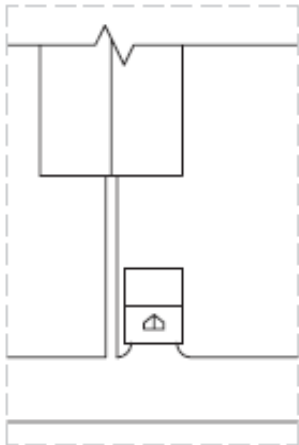
- Roof
 - Dark colors
- Walls
 - Light to medium neutrals

Landscaping:

- A few low-scale shrubs clustered on side of the garage
- Majority of vegetation behind the garage: single tall trees and shrubs

Type 1: Side Gable Type 2: Hipped Roof

1.1 Two car garage with dormer



Specific Architectural Properties:

Height to Length Ratio:

- 5/11 to 1/3

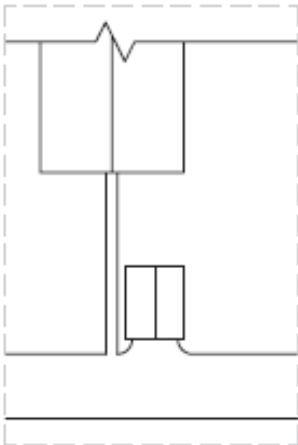
Roof:

- Slope:
 - 11:12 to 14:12
- Eave:
 - Extends past the building wall by 1'-0"

Exceptions to family properties:

- Combinations in stone finishes on walls
- Two garage structures

2.1 Two car garage



Specific Architectural Properties:

Height to Length Ratio:

- 5/6 to 1/2

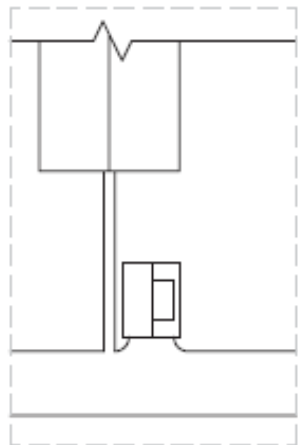
Roof:

- Slope:
 - 8:12 to 11:12
- Eave:
 - Extends past the building wall by 60" to 2'-0"

Exceptions to family properties:

- Variations in number of garage doors (i.e. 1-2)

2.2 Two car garage with dormer



Specific Architectural Properties:

Height to Length Ratio:

- 1/2

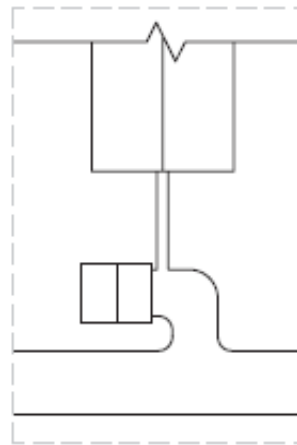
Roof:

- Slope:
 - 10:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

Exceptions to family properties:

- Variations in number of garage doors (i.e. 1-2)

2.3 Two car garage with side entrance



Specific Architectural Properties:

Height to Length Ratio:

- 5/11

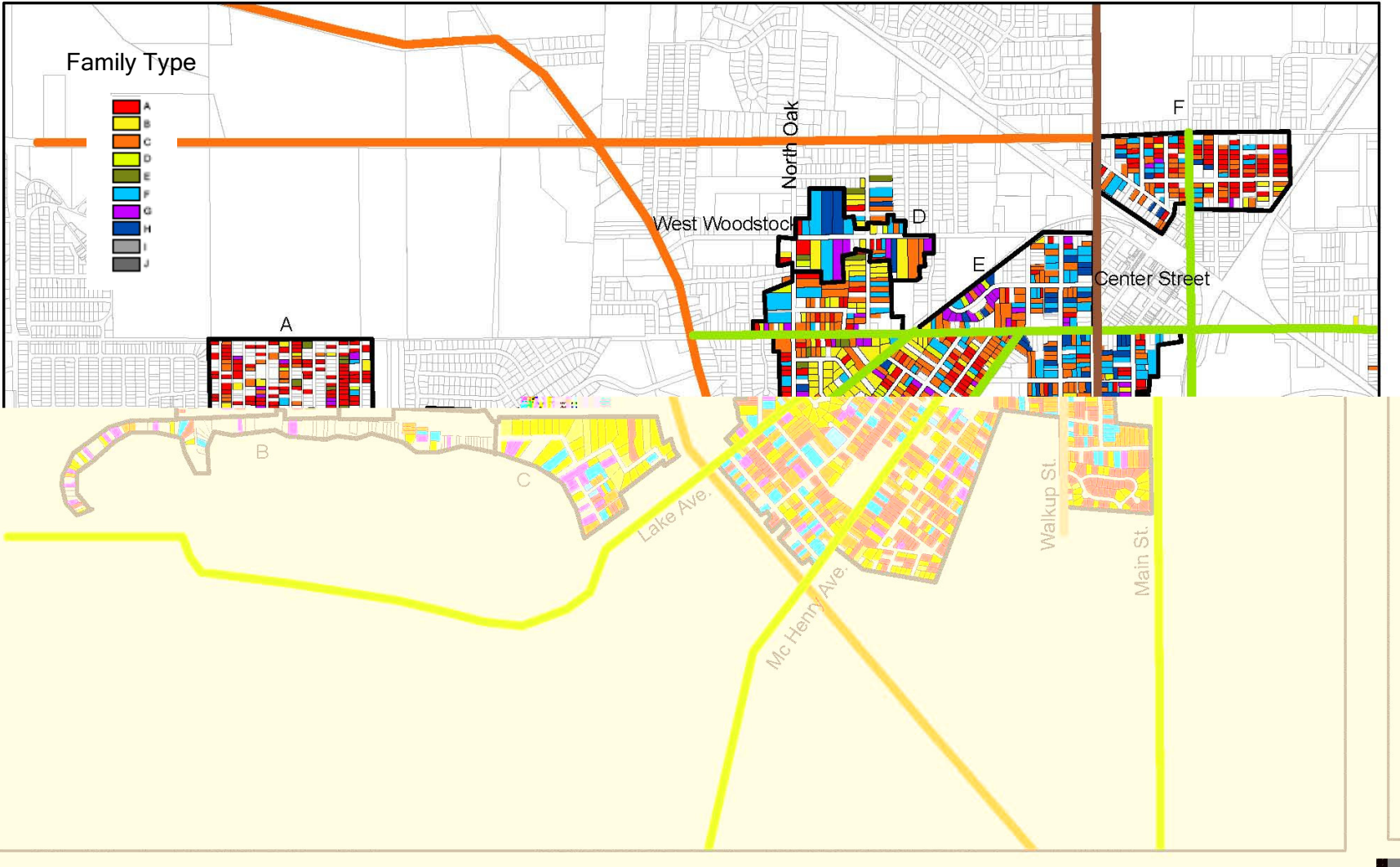
Roof:

- Slope:
 - 12:12
- Eave:
 - Extends past the building wall by 1'-0" to 2'-0"

Exceptions to family properties:

- Variations in number of garage doors (i.e. 1-2)
- A few with dormer

DISTRIBUTION OF HOUSES WITHIN ALL FAMILY TYPES



Summary of the Analysis

The analysis of the visual characteristics of the single family houses in the identified Crystal Lake neighborhoods illustrates considerable similarities in the characteristics of the front facades and front yards of the houses.

Site Layout:

With the exception of the houses on the lake, the location of the house and garage are virtually always the same: the house is sited in the middle and towards the front of the lot with the garage on one side. The entrance to the house and garage is from the front. And whether detached or attached, the front of the garage is most typically located either in the same plane as the front of the house or behind.

Landscaping:

The landscaping is clustered around the house with a tree or two in the front yard. The front lawn typically extends to the edge of the front lot without a visual interruption or marking of the lots' boundary with a hedge or fence.

Massing:

With the exception of the houses facing the lake, the houses in other neighborhoods are marked generally by simplicity of massing and materials, especially compared to contemporary developer-built homes. Rather than multiple roofs that create highly articulated roof massing, the roofs of these houses form no more than three shapes. The roofs' supporting walls are similarly compact in shape without the 'ins-and-outs' of the walls that shape the exterior of today's typical developer-built houses. The walls also are characterized by simplicity of materials

and colors rather than the multiplicity of the combinations that characterize the developer houses.

House and Garage Characteristics:

While the height of the house varies, virtually all have front gable, side gable, or hipped roofs made of asphalt shingles or a similar product. Many of the roofs have dormers with front gable and shed roofs as well. All of the houses' core shape is a basic square or rectangle with further articulation of either one or two shallow projections or more substantial projections forming L and T shapes.

The proportions of the front facades range from nearly square to elongated rectangles - never vertical rectangles. And the walls are constructed typically of clapboard or products with similar appearance, painted one color with the trim painted the same or another color. Windows are predominantly vertical double-hung, often in combinations of two or more windows.

The garages' form and materials are the same as the house except the massing is a basic square or rectangular shape.

Lakefront Houses:

The houses facing the lake offer the most striking differences from all others in the selected neighborhoods. Most are not visible from the road, blocked by garages that are close to the lot line. Building massing, wall materials and colors, window shapes, and landscaping is varied not only in contrast to each other but to the older houses in the other neighborhoods.

Design Guidelines

Based on the findings of the analysis, the following design guidelines contain both general and specific principles to apply to new construction and renovations in these established neighborhoods. The intent of these guidelines is to promote design that is contextual and respectful to the character of these neighborhoods. These guidelines target only what is seen from the public realm, that is, the front façade of the house and garage. On corner lots, these guidelines refer to the two facades of the house and garage that are visible from the street.

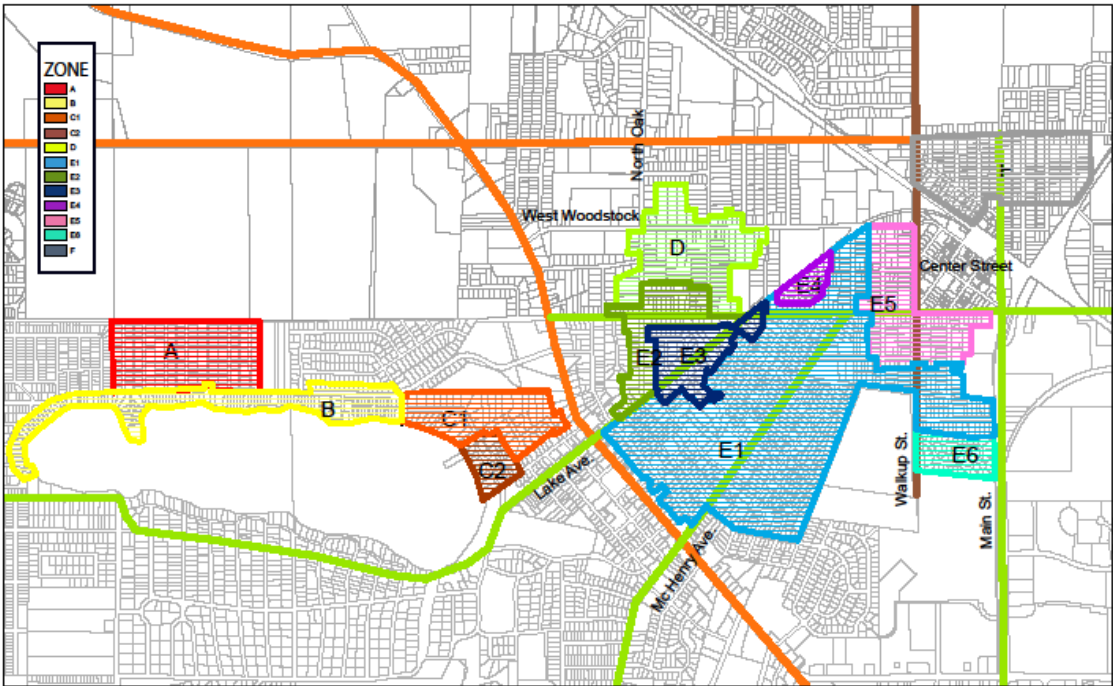
Based on the clustering of houses of different family types, the study area is divided into zones, as identified

below:

- Zone A: North Northshore area;
- Zone B: Along Northshore Drive
- Zone C1: Along Woodland Avenue
- Zone C2: Around Leonard Parkway
- Zone D: North of Woodstock Street
- Zone E1: South of downtown
- Zone E2: West of Dole Avenue
- Zone E3: Along Dole Avenue
- Zone E4: Along Center Street
- Zone E5: Adjacent to downtown
- Zone E6: Around Hill Avenue and
- Zone F: North of downtown.



Crystal Lake Identified Zones



Design Guidelines

Guidelines that apply to all zones:

1. General Characteristics

Houses in the study area are similar in general form, such as core massing, roof shapes, entry location and window types, materials and colors. They are predominantly simple in form and are characterized by a rectangular or squared core shape, no more than 2.5 stories high. Houses typically are sited centered and towards the front of the lot. Excepting the garage, they do not have other detached structures. Garages mimic the house characteristics and are set back from the houses' façades and typically have a driveway perpendicular to the street that accommodates one car. They evoke a simple and friendly image.

Although the overall image of the neighborhoods is a cohesive one, houses

with elements that do not comply with these common characteristics are also identified. In addition, new development is imposing a different character that is not coherent with the existing built environment. The image below shows a new house within the study area with a multiplicity of shapes and imposing massing.

General Characteristics Checklist

- House form: Simple, rectangular or square, no more than 2.5 stories tall
- House Location: Centered on site, towards the front of the lot
- Garage Location: Set back from the house façade, driveway perpendicular to street
- Elements not recommended: Imposing mass, multiple shapes



Simple form, contextual



Imposing form, not contextual

2. Alterations and additions to front façades

Residential structures must adapt to changing community needs. Care should be given to ensure that any housing renovations should be respectful to the original structure. Alterations and additions to front façades that do not comply with the characteristics of the area in which the building is located are not considered respectful or contextual and should be avoided.

As far as possible, any alterations are preferred at the rear of the house to maintain a coherent image from the public realm.

These alterations and additions at the rear should be no higher than the ridge line of the roof. Where appropriate rear additions are made to prevent side and upper floor additions that can alter the character of the buildings, a variation from the impervious coverage ratios could be considered.

Alterations & Additions Checklist

- Preferred Addition/Alteration location: Rear of the house
- Preferred Addition/Alteration height: No higher than ridgeline of the roof

3. Building Core Form

Contextual houses in all areas have a basic core shape, typically a rectangle, at times a square, with one or two shallow or prominent projections forming L and T shapes. (See preceding pages. Note that these houses have a clearly discernible form.) Therefore, houses should be designed to have no more than two projections, or façades with no more than two articulations,

to stay consistent with the overall configuration of the building stock.

Building Core Form Checklist

- Core house form: Rectangle or square, with 1 or 2 projections (L or T shape)
- Preferred design elements: No more than 2 projections or 2 articulations on façade

4. Roofs

Contextual houses across all eight identified family types have side gable, front gable and hipped roofs. Other roof shapes such as mansards, flat and gambrel roofs do not match these housing characteristics. The image to the right shows an atypical and non-contextual case of a gambrel roof house. New construction with highly articulated roofs (such as the development shown on the preceding page) is not contextual. And should be avoided.



AREA E 2

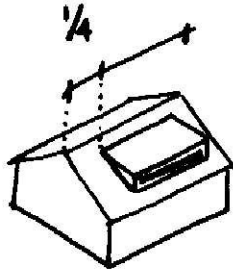
295 Crystal Lake Ave.

Roofs Checklist

- Roof Type: Side Gable, Front Gable, Hipped Roof
- Preferred Roof Form: Simple - avoid highly articulated roofs

5. Dormers

Contextual houses should have between 1 to 3 dormers. The dormers should occupy less than half the length of the roof. Where dormers are added to an existing house they will better match the context if they comply with the following principles: They cover less than 50% of the surface of either side of the



roof; are not be higher than the ridge line of the roof; and are setback from the front of the house by 1/3 to 1/4 of the roof's total height from roof edge to peak. The sketch to the left shows these proportions.

Dormers Checklist

- Number of dormers: 1 to 3
- Length of dormers: Less than half the length of the roof, less than 50% of the surface of the roof
- Dormer details: Not higher than ridge of the roof, setback from the front of the house

6. Materials

To be contextual, the houses' façades should have simple characteristics. Façades across house "Families" typically are constructed of one material: horizontal clapboard siding with 6" to 10" spacing. The images below show a typical clapboard house and an atypical siding on a house. The proportions of the atypical case differ from the contextual house.

Materials other than clapboard are acceptable as long as they keep the clapboard's horizontal characteristics and a 6" to 10" spacing. In some families where brick façades can be found, brick is encouraged as the façade building material.

Roofs are typically covered with asphalt

shingles or similar products. For the housing to remain coherent, this is the desired roofing material.

Awnings and shutters were found in some houses but they do not fit the context of the neighborhoods. In order to remain contextual, awnings and shutters should be avoided on alterations or new construction.

Materials Checklist

- Preferred Façade Material: Horizontal clapboard, 6" - 10" spacing
- Alternate Façade Material: Brick
- Preferred Roof Material: Asphalt Shingles
- Elements not recommended: Awning & Shutters



Contextual

AREA E 4

343 Oriole Trail



Not contextual

AREA E 12

200 Wallace Ave.

7. Colors

Contextual houses are typically painted in one color with trim, with details such as molding around the fenestration (windows and doors), building corners, and roof edges painted in the same or different color. The predominant colors range from light to medium neutrals. Houses should not have more than two colors or bright colors to be contextual. The image on the right shows a house with three color façades. Note that this is not typical.



AREA F

230 Illinois St

Colors Checklist

- Colors used: One color with trim, details in same or different color. No more than 2 colors, no bright colors
- Preferred color schemes: Light or medium neutrals

8. Permeability

Houses are characterized by permeability, that is visual transparency from the front of the lot to the front of the house. Houses do not have front yard fences or privacy hedges. Fences or hedge or other dense vegetation in the front yard that obstructs visibility does not comply with the permeable character and should not be installed. The image to the right shows a privacy fence blocking the view of the house that is not in character with the other houses.



AREA E 9

151 S Walkup Ave

Not contextual

Permeability Checklist

- Visual transparency: Fences, hedges or other dense vegetation not recommended in the front yard

9. Fenestration

Main entrance doors are recommended to be one solid panel without or with one or two windows. Doors should be painted in the same color as the trim, normally light neutrals. French doors or other types of doors are not contextual. Garages should have 1 entry door or 2, typically solid, simple in design and painted in one color. Only a few houses in the study area have windows in the garage entry doors. Although garage door windows are acceptable, solid doors are more consistent with the context. Garage entry doors painted in more than one color and with intricate designs are not contextual. The image below shows a garage door with non-contextual characteristics with its combination of colors and the intricate design.

Windows across all house types are predominantly vertical and double hung (with two sashes that overlap slightly and slide up

and down inside the frame). In large surfaces, multiple double hung windows are grouped together at the same height, with from 2 to 5 windows in a row. Palladian, picture, casement and horizontal windows are found in some cases but are not contextual. It is recommended that new construction or alterations must provide double hung windows, as singles or in groups to remain contextual. The image below shows a typical house with five aligned double hung windows.

- Fenestration Checklist
- Entrance doors: One solid panel, painted the same color as trim, normally light neutrals
 - Windows: Vertical, double hung. Multiple double hung windows grouped together at the same height, 2-5 windows in a row
 - Garage: 1 entry door, solid, garage door windows acceptable



Not contextual



Contextual

10. Garages

Houses typically have only one garage structure. Houses with more than one garage structure are not contextual.

For new construction or alteration, whether attached or detached, garages should be setback from the front plane of the house and to one side to be contextual. Although attached garages are acceptable, detached garages separated from the house by a side yard are more appropriate.

Garages should typically have two bays. Three bay garages should be the exception. Garage bay entries should be typically located at the front. To be contextual, garages with three or more bays should be oriented perpendicular to the street so that the large expanse of garage bay doors is not directly seen from the public realm. Garages should normally have the same material and color characteristics as the house. Although windows in the garage bay doors were found in a few cases, when garages have more than two bays or are close to the public realm, windows installed in the bay doors

break up the massive expanse of the garage bays' façade and make them more contextual. The image below shows a house with a three bay front garage. Note the massiveness of the garage and its strong presence in the public realm.



AREA C

651 Woodland Dr.

Garage Checklist

- Structure: Detached, preferred; attached, acceptable
- Location: Both attached and detached must be setback from the front plane of the house and to one side
- Bays: 2 typical, 3 acceptable
- Materials: Same as the house,



Design Guidelines: Quick Checklist

General Characteristics

- House form: Simple, rectangular or square, no more than 2.5 stories tall
- House Location: Centered on site, towards the front of the lot
- Garage Location: Set back from the house façade, driveway perpendicular to street
- Elements not recommended: Imposing mass, multiple shapes

Alterations & Additions

- Preferred Addition/Alteration location: Rear of the house
- Preferred Addition/Alteration height: No higher than ridgeline of the roof

Building Core Form

- Core house form: Rectangle or square, with 1 or 2 projections (L or T shape)
- Preferred design elements: No more than 2 projections or 2 articulations on façade

Roofs

- Roof Type: Side Gable, Front Gable, Hipped Roof
- Preferred Roof Form: Simple - avoid highly articulated roofs

Dormers

- Number of dormers: 1 to 3
- Length of dormers: Less than half the length of the roof, less than 50% of the surface of the roof
- Dormer details: Not higher than ridge of the roof, setback from the front of the house

Materials

- Preferred Façade Material: Horizontal clapboard, 6" - 10" spacing
- Alternate Façade Material: Brick
- Preferred Roof Material: Asphalt Shingles
- Elements not recommended: Awning & Shutters



Design Guidelines: Quick Checklist

Colors

- Colors used: One color with trim, details in same or different color. No more than 2 colors, no bright colors
- Preferred color schemes: Light or medium neutrals

Permeability

- Visual transparency: Fences, hedges or other dense vegetation not recommended in the front yard

Fenestration

- Entrance doors: One solid panel, painted the same color as trim, normally light neutrals
- Windows: Vertical, double hung. Multiple double hung windows grouped together at the same height, 2-5 windows in a row
- Garage: 1 entry door, solid, garage door windows acceptable

Garage

- Structure: Detached, preferred; attached, acceptable
- Location: Both attached and detached must be setback from the front plane of the house and to one side
- Bays: 2 typical, 3 acceptable
- Materials: Same as the house

Guidelines that apply to specific zones:

1. Guidelines that Apply to:

Zone A: North Northshore

Zone E1: South of Downtown

Zone E2: West of Dole Avenue and

Zone F: North of Downtown

A large number of houses in these zones belong to families A and C - 1 to 1.5 story with detached garages. New houses meeting the site and architectural properties of families A and C are contextual in these areas.

Houses should typically be located towards the front of the lot with garages behind the house and to the side. Roof slopes between 6:12 and 12:12 are contextual. A typical house in these areas is shown below.

Horizontal clapboard is the contextual siding material. Houses with different characteristics, such as flatter or steeper slopes, constructed of different materials, or of more than 1-1/2 stories should be avoided as they are not contextual.

Although detached garages are more contextual to these types of houses, attached garages are acceptable. In case home owners choose to build an attached garage, they should be set back between 5 feet and half of

the houses' depth from front façade of house. The garage roof should have the same profile as the house but be only one story high. The garage should not look as an extension of the house but as a separate volume.



- House Type: Choose from Families A and C
- Location: House, front of the lot; garage, behind the house, to one side
- Roof Slope: 6:12 to 12:12
- Material: Horizontal clapboard
- Garage: One story, detached preferred, attached acceptable - where attached, setback at least 5 feet behind the house.

2. Guidelines that Apply to:

Zone C1: Along Woodland Avenue

Zone E3: Along Dole Avenue

Most of the houses in these zones belong to Family B - one story houses with attached garages. New houses meeting the site and architectural properties of family B are contextual to these areas.

Two story buildings are not contextual to the area, although 1-1/2 story houses are acceptable. The houses should be located towards the front of the lot with garages located within the basic form or projected on the side. Houses with side gabled or hipped roofs without dormers and slopes ranging between 4:12 to 8:12 will fit in with the character of these neighborhoods. The image below shows a typical house belonging to Family B.

Front gabled and gambrel roofs do not fit the predominant housing type; neither do dormers visible from the front of the house. Roof slopes with steeper than the 8:12 proportion do not match the family B characteristics.

Diverse façade materials are acceptable in these areas. The predominant exterior wall materials are horizontal clapboard and brick.

In case of new construction, attached garages should be set back between 5 ft and

half of the houses' depth from front of house and if the garage roof has a different profile than the house. The garage should not look as an extension of the house but as a separate volume.



AREA E 2

331 Hillkert Ct.

- House Type: Choose from Family B, 1.5 story house acceptable, front gable or gambrel roof not preferred
- Location: House, front of the lot; garage, within basic form or projected on side
- Roof Slope: 4:12 to 8:12
- Material: Horizontal clapboard
- Garage: Attached, setback at least 5 feet behind the house.

Guidelines that apply to specific zones:

3. Guidelines that Apply to:

Zone E5: Adjacent to Downtown

Houses in this zone belong to families C, F & H - detached garage houses ranging from 1.5 to 2.5 stories. To be contextual, houses should be located towards the front of the lot with garages behind the house and to the side. A typical house in this area is shown below.

Higher or lower buildings are not considered contextual in this area. Roof slopes should range between 6:12 to 12:12. Steeper roofs do not comply with the characteristics of the area. The predominant siding material is horizontal clapboard.

Although detached garages are more contextual to these house types, attached garages are acceptable. In case home owners choose to build an attached garage, they should be set back between 5 feet and half of the houses' depth from front façade of the house. The garage roof may have a different profile than the house roof (e.g., have a ga-

ble roof when the house has a hip roof). The garage should not look as an extension of the house but as a separate volume.



- House Type: Choose from Families C, F and H, 1.5 to 2.5 stories
- Location: House, front of the lot; garage, behind the house, to one side
- Roof Slope: 6:12 to 12:12
- Material: Horizontal clapboard
- Garage: Detached preferred, attached acceptable - where attached, setback at least 5 feet behind the house.

4. Guidelines that apply to:

Zone B: Along Northshore Drive

Houses in this zone are located behind the garage and to one side. There is very low permeability from the street. Garages at the front of the lot often block views of the houses and lake. Garages are one or 1-1/2 stories high and some have up to three bays. For new construction or alteration, garages with more than two bays are not contextual. To be consistent with the character of the neighborhood, garages should follow a perpendicular orientation, with the bays not visible from the public realm.

Some houses have other visibility barriers such as fencing and landscaping. Typically, properties with a permeability lower than 50% are not typical of neighborhood character. The image to the right shows a family I house with a zero permeability privacy fence. New construction or alteration should be done in a manner that does not

block visibility of the lake from the public realm, an especially critical contextual issue because Crystal Lake's very identity and placedness are linked to its namesake lake.



AREA B

917 N. Shore Dr.

- House Type: Choose from Families I and J
- Location: House, behind the garage, to one side; garage, front of the lot
- Garage: 1 to 1.5 stories high, 2 bays, perpendicular orientation

5. Guidelines that apply to:

Zone E4: Along Center Street

Houses of family G - 2 story houses with attached garages are typical in this zone. Houses should be located towards the front of the lot (with the exceptions noted for the family in the preceding pages). The garage should be located in front or to one side of the house, or within the house's basic form. Houses should have hipped, side and front gabled roofs with slopes ranging between 6:12 to 12:12 to be consistent with the character of this zone. Flatter or steeper roofs do not comply with the characteristics of the area.

In case of new construction, attached garages should be set back between 5 ft and half of the houses' depth from front façade of

house, The garage's roof profile should be the same as the house and be one story high (e.g., houses with gabled roofs should have gabled garages). The garage should not look as an extension of the house but as a sepa-

- House Type: Choose from Family G, 2 story
- Location: House, front of the lot; garage, front or to one side of the house
- Roof Slope: 6:12 to 12:12
- Material: Horizontal clapboard
- Garage: Detached preferred, attached acceptable - where attached, setback at least 5 feet behind the house, Roof profile same as house



A Pattern Book for Crystal Lake Neighborhoods

Created by:

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