

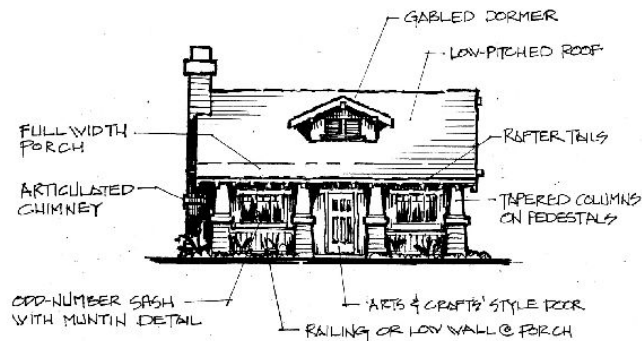
ZONING

25 Attachment 1

City of Firebaugh

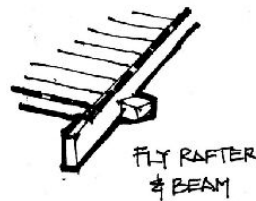
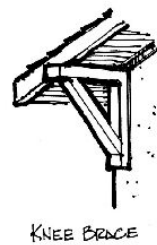
R-1 (TN) Zones [Single-Family Residential (Traditional Neighborhood)] Design Standards and Guidelines

Craftsman Style Design Elements



Roof Details and Structure form

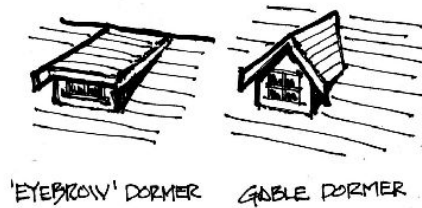
1. Low pitch (4:12 or less) with wide overhangs at gable ends and eaves.
2. Rafter ends exposed at select locations (i.e., porches, shed roofs). Where exposed, rafters should be wider than 2" nominal or decorative end-cut.
3. Use deeper fly rafter or barge board with decorative end-cut at gable ends.
4. Use false beams and purlins and/or knee braces at gable ends.
5. Vary roof types on street:
 - 1/3 Front gable
 - 1/3 Side gable
 - 1/3 Cross gable



Craftsman Style Design Elements

Roof Details and Structure form

6. Use composition shingles with 'shake shingle' or 'slate' look.
7. Decorative dormers should be shed roof (eyebrow) or gable roof of proper scale using the same trim and finish as the house.
8. Gable vents (of front gables) should be horizontal louvers or vertical slats. Triangular shape is preferred, although square is OK.



GABLE VENTS

Porches

1. Full or partial width of front elevation. (Not just at front door.)
2. Supported by tapered square columns or posts of appropriate size.
3. Railing or wall of appropriate material and not too tall.

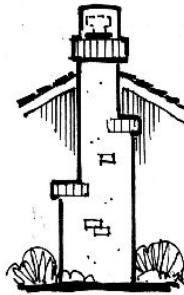


ZONING

Craftsman Style Design Elements

Chimneys

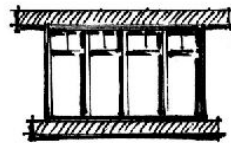
1. Articulate elevation if on exterior wall.
2. Masonry veneer should match base or have a dark, blended brick look.
3. Top should have a slightly wider termination with cap to screen pre-fab top.



ARTICULATED CHIMNEY
W/ SCREEN CAP

Windows

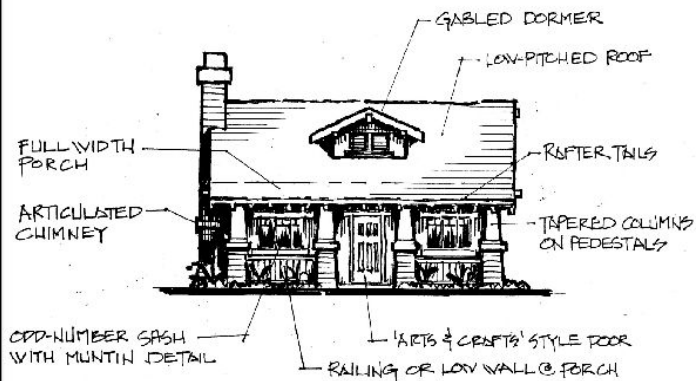
1. Should have odd number of sash and decorative muntin detail.
2. Exterior trim should emphasize 'post and beam' motif.
3. Casement or double hung would be most appropriate.



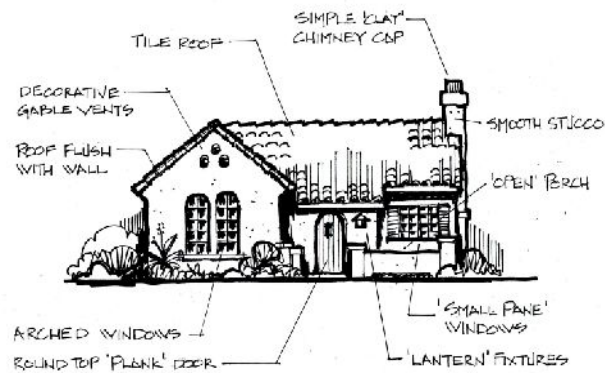
WINDOW GROUP
WITH 'POST AND BEAM'
TRIM & DECORATIVE
MUNTINS

Finish Materials

1. Appropriate wall materials are stucco, panelized shingles, or lap siding. Siding may be 'flared' slightly just above base.
2. Pedestals or column bases should be stucco or masonry veneer.
3. Front door should be from 'Arts and Crafts' series of many door companies.
4. Wall and trim colors should be from "Arts and Crafts" palette.
5. Exposed light fixtures should be A&C style in 'verde' patina or dark bronze.



Spanish Style Design Elements



Roof

1. Low pitched (4:12 or less) with little or no overhang. Interplay roof levels or use circular elements to make more interesting.
2. Use red (or approved blend) tile roofing. Tile may be 'wrapped' over flush gable ends to create a more distinctive style.
3. Gable vents should be red tile 'pipes' in a decorative pattern, circular louvers, or simple decorative pattern in stucco.
4. Vary roof types on street:
 - ¼ Side gable
 - ½ Cross gable
 - ¼ Hip roof
5. Porches can be open roofed or shed roofed with round columns.



Roof tiles



Arched Porch

Spanish Style Design Elements

Chimneys

1. Chimneys should be simple, smooth, with no sharp corners and should be a good place to express style by using various terminations: 'tile roof' cap, 'clay pot' top, or simple clay flue.

Chimney caps



Articulated Chimney



Windows

1. Windows should be casement or hung with a grid pattern to give the appearance of smaller panes. A large focal window with an arched or parabolic top is typical of this style.



Arched Window with attic vents

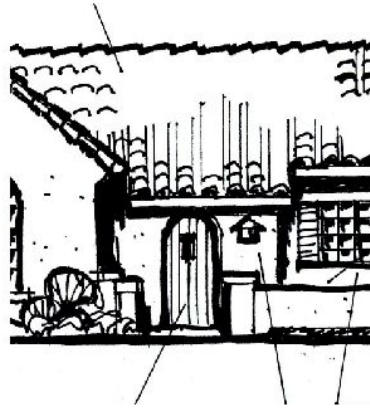


Triple arch window

Spanish Style Design Elements

Doors

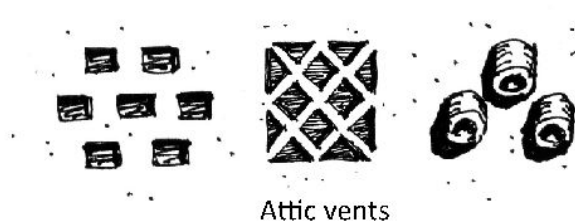
1. The front door should have a heavy 'plank' look with dark hardware.
2. A 'round top' door would be appropriate for the front entry.



Round top plank style door

Finish Materials

1. Walls should be stucco with prominent arch above door or principal window or beneath porch roof. Front elevation should be asymmetrical.
2. Porch walls could be stucco or stone veneer with cap pieces
3. Stucco colors should be whites, beiges, light tans and browns. Trim colors should be dark greens, browns, or oxide reds.



Attic vents

Details

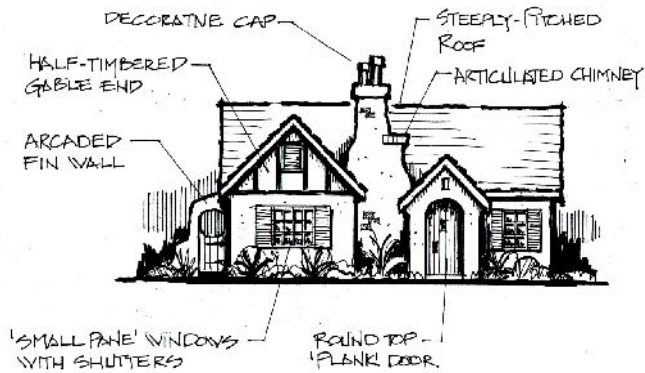
1. Any grilles or railings should have a wrought iron appearance. Exposed light fixtures should have a 'lantern' look and a muted or dark finish.
2. Decorative 'hand painted' tiles may be used sparingly as accents at entries, stair risers, or house numbers.



Fin Wall

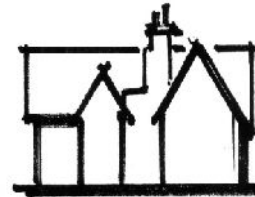
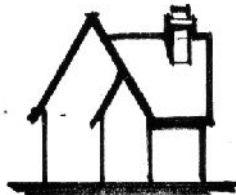
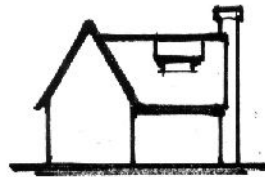
ZONING

Tudor Eclectic Style Design Elements



Roof

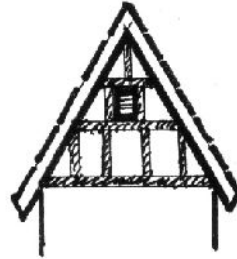
1. Roof should be steeply pitched (6:12 or greater) with small overhangs and half-timbered gable ends. Vary with use of Dutch gable. Front Elevation usually dominated by one or more prominent cross gables.
2. Vary roof types on street:
1/2 Side gable
1/2 Cross gable
3. Use composition shingles with 'shake shingle' or 'slate' look.
4. Decorative dormers should be shed roof (eyebrow) or gable roof of proper scale using the same pitch, trim, and finish as the house.



Tudor Style Design Elements

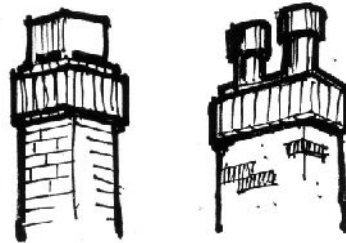
Porches

1. Only at front door or partial width using large wooden posts with braces or stucco arches.



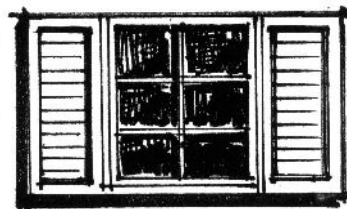
Chimneys

1. Articulate elevation if on exterior wall.
2. Masonry veneer should be brick with a slightly wider termination and a cap to screen pre-fab top.



Windows

1. Windows should be narrow sash in groups of four with grid or diamond pattern muntins. Sliders or casements recommended.
2. Painted shutters can be used as decorative detail.



ZONING

Tudor Style Design Elements

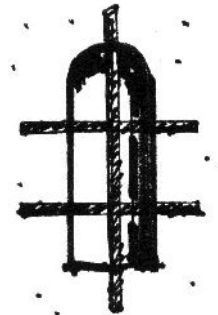
Doors

1. The front door should have a heavy 'plank' look with dark hardware.
2. A 'round top' door would be appropriate for the front entry.



Finish Materials

1. Walls should be of stucco. One of the cross gable facades and/or the chimney should have a stone or brick veneer.
2. The face of any front-facing gable should have a half-timbered treatment incorporating the gable vent and/or a 'window'.



Details

1. The second floor of the front elevation should be slightly cantilevered with a supporting 'beam' and brackets.
2. Arcaded fin walls (sometimes with integral gate) should be set back from the front façade.



Mediterranean Style Design Elements

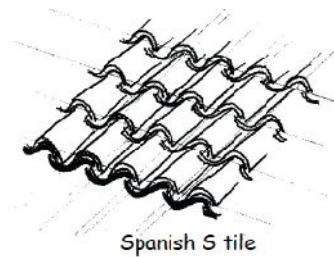
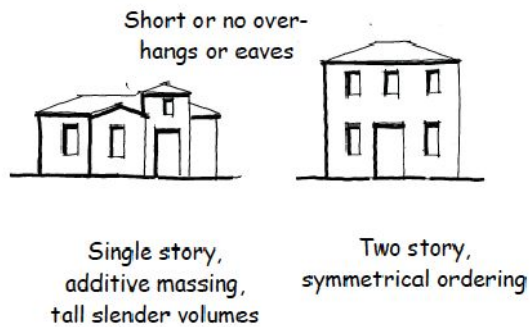


Roof:

1. Hip or gable roof volumes.
2. 3:12 slope roof with short or no overhangs and eaves (12" or less).
3. Closed or open eaves, or terminate plaster to bottom of roof deck at conditions with no overhang.
4. Spanish S tile.

Walls:

1. Smooth-plaster, white or light color.
2. Field stone (rectangular or rough-shape stone, not river rock).



Mediterranean Style Design Elements

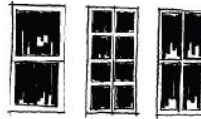
Windows:

1. Tall narrow proportions.
2. Simple rectangles, use arch-top for focal features; double-hung or casement operation; grids or no grids. True-divided lites provide authentic look.
3. Shutters OK.
4. Inset windows to imply thick wall construction.
5. Check building codes for minimum light, ventilation and egress parameters.



shutters

Inset or recessed

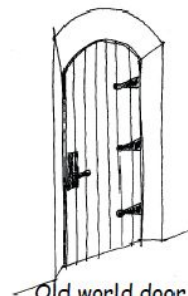


Simple window geometry:

- double or single hung
- pair casement
- casement

Ornament:

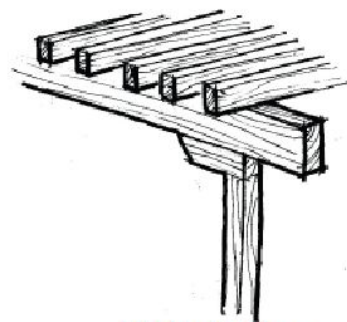
1. Restrained ornament; gable end louvers, clay pipe vents.
2. Entry door: old-world lumber door, stain finish, old-world hardware.
3. Lighting: Black-iron lantern or wall sconce fixtures complimenting style or historical context.
4. Oversize terra cotta pots at focal features.
5. Trellis structures.



Old world door and hardware; inset or recessed

Chimney:

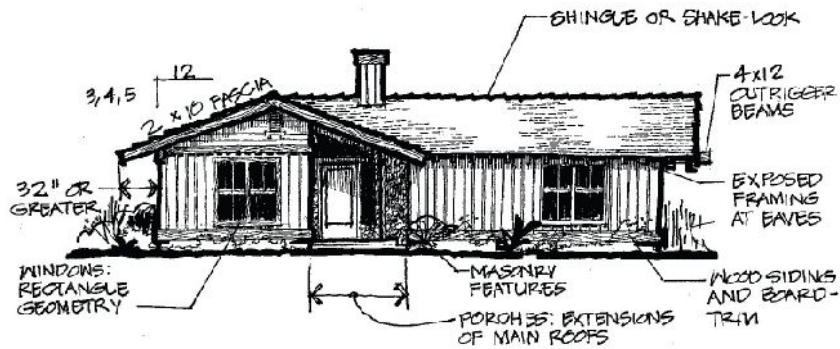
1. Simple rectangle with ornamental cap, field stone veneer on chimney. (Chimney reinforces old-world character of theme).



Trellis feature

FIREBAUGH CODE

Ranch Style Design Elements

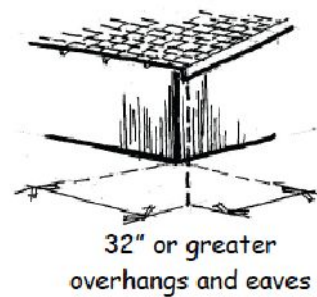


General archetype:

Low wide shapes and volumes, broad low-slope roof planes, emphasis on craft of wood framing and wood finishes.

Roof:

1. Gable roof shapes
2. Roof slopes ranging from 3:12 to 5:12.
3. Shingle or shake-look roofing.
4. Broad overhangs and eaves 32" or greater.
5. Porch and patio areas created under slopes of main roof shapes (not roofs appended to main roof shapes).



ZONING

Ranch Style Design Elements

Roof framing:

1. Exposed rafter tails and framing at eaves and overhangs.
2. 4 x 12 or larger outrigger beams.
3. 2 x 10 fascia boards at gable end rakes.
4. 4 x rafter tails add emphasis to wood character of style.

Walls:

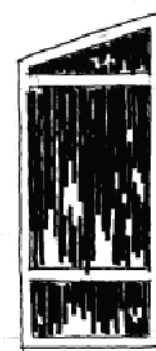
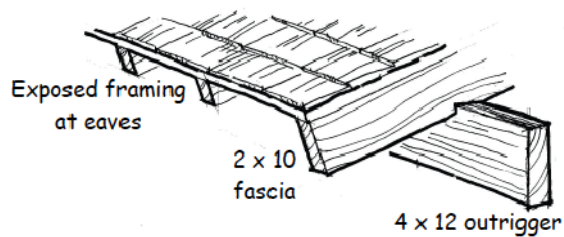
1. Wood siding: vertical or horizontal patterns.
2. 2 x or larger accent bands emphasizing horizontal.
3. Porch and patio covers supported by exposed post-and-beam(s) emphasizing wood character of style.
4. Masonry features and accents: brick, stone, rock are appropriate.

Windows:

1. Simple rectangular geometry.
2. Triangle shapes and/or groupings of rectangles at focal or feature areas.
3. No grids or restrained use of grids.
4. Check building codes for minimum light, ventilation and egress parameters.

Ornament:

1. Building components (openings, gable end vents, trim around beams, electrical boxes, etc): articulated detailing with wood.



Ranch Style Design Elements

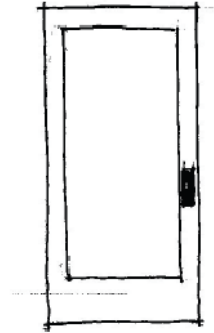
2. Generally, cut-ends of detailing is plumb— or squarecut, sculpted cuts are limited except as may be desired at special features.
3. Entry door: simple strong lines, slab door or stile-and-rail.
4. Lighting: Guide selections from Arts-and-Crafts and Craftsman styles.

Chimney:

1. Simple rectangle with ornamental cap, masonry or wood finish.

Finishes:

1. Beams, framing and trim in re-sawn or rough-sawn finish emphasize wood character of style.
2. Opaque stain finish in one color for walls and planes, one color for beams, framing, and trim, and one color for door and window surrounds.



Entry door: slab or stile-and-rail



Articulate building components with wood trim