

THE VERANDA PARK PATTERN BOOK

ARCHITECTURAL GUIDELINES



VERANDA PARK, MADISON, GEORGIA

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THE VERANDA PARK PATTERN BOOK

ARCHITECTURAL GUIDELINES

PREPARED FOR

VERANDA PARK DEVELOPMENT COMPANY
MADISON, GEORGIA

PREPARED BY

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WATKINSVILLE, GEORGIA

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SECTION A: INTRODUCTION

Great neighborhoods do not happen by chance. They exist within a larger context and reflect the nature of their environment. Planning, design, materials, and colors develop a look and feel giving a place its unique character.

It is the character of historic Madison which captivates residents and visitors alike. Veranda Park was envisioned as a compliment to Madison's Historic District, drawing from the classic elements and patterns found there.

Nestled within Madison's city limits and surrounded by other popular neighborhoods, Veranda Park seeks to reflect the town's atmosphere by paying special attention to architectural design details and the quality of construction.

MADISON

Founded in 1809, the same year President James Madison first took office, the city of Madison, Georgia quickly became a cultural and financial center in the South. From its beginning, the town had strong roots in its Georgia Piedmont soils as cotton and other cash crops fed the growing metropolis' economy. It also became a popular stop for the stage coach route between Charleston, S.C. and New Orleans, LA. As a result, Madison became a progressive city and something of a resort town.



In 1840, the Georgia Railroad extended its route to Madison thereby increasing the city's travel and trade. Wealthy cotton plantations, the new rail line, and their associated industries attracted more businesses, people, and construction to the town. By the 1850's the town was also an important educational center boasting two women's colleges, several boys academies, and various private schools for younger children.

Architecturally, Madison flourished during the antebellum period as fine examples of Georgian, Federal, and Greek Revival style homes were built in town by affluent plantation owners, doctors, lawyers and artisans—a trend which continued until after the civil war. Fortunately, during the civil war, Joshua Hill and others were successful in persuading the Union army to spare Madison in Sherman's fiery march across the state.

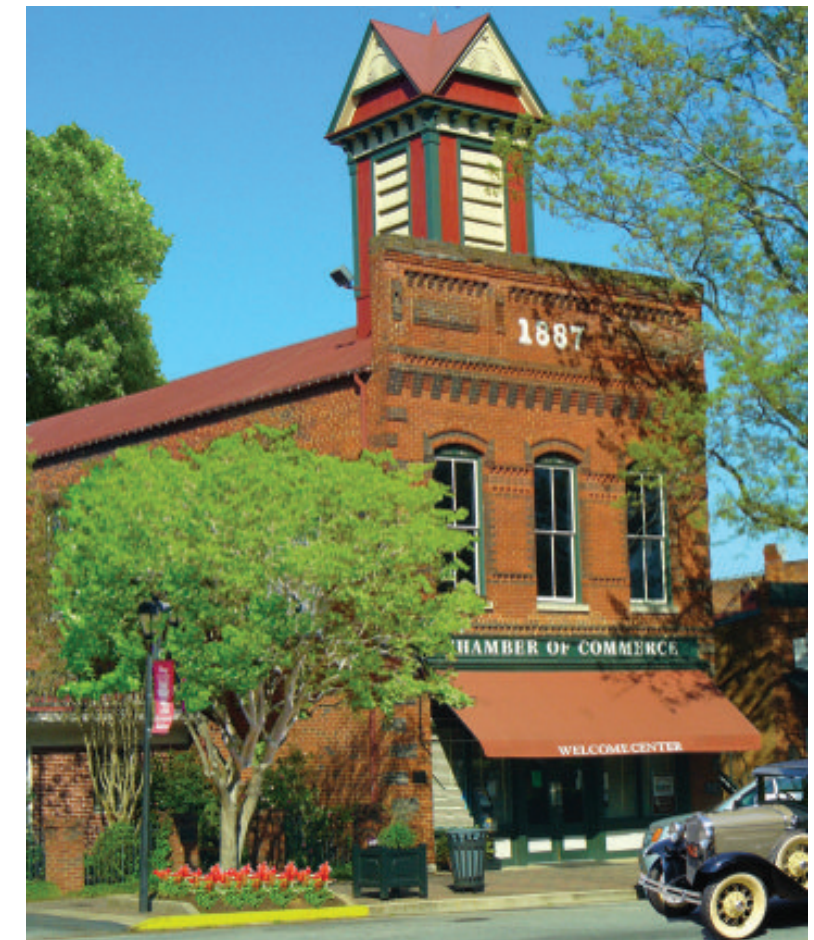
Blessed by a rare blend of refined culture, historic architecture, and southern hospitality, Madison exudes a captivating air of friendly sophistication that makes the enchanting small-town life possible, even today.

Charming and hospitable are words often used to describe Madison. Its tree lined streets with slow moving traffic encourage pedestrian activity and sociability among neighbors. Further, the city's

sense of scale fosters feelings of intimacy and security. Well-maintained buildings indicate residents' civic pride. The varied architectural styles not only reflect the city's historical development, but also create a picturesque streetscape. Moreover, Madison has a feeling of steadfastness which comes only through enduring the tests of time. All of these elements contribute to Madison's sense of community. It's no wonder Madison has been voted #1 small town in America.

Inspiration for this pattern book is drawn from the architecture, landscape and streetscape of historic Madison. Breaking each of these into their most basic components allows us to understand the appropriate pattern for Veranda Park defining the landscape and architectural character of the neighborhood.

The vision for Veranda Park draws from Madison's time-tested concepts governing the design and implementation of streets, buildings, and public spaces. Understanding and honoring these proven principles assures property owners of Veranda Park's high and consistent design, construction, and maintenance standards.



MASTER PLAN



(NTS)

VERANDA PARK

VERANDA PARK

Veranda Park is a new neighborhood of 110 homes on 70 acres located just a short walk from Madison's Historic town square.

As a compliment to Madison's historic district, Veranda Park offers new homes built in historic architectural styles. Homes vary in size from 2,000 to over 5,000 square feet. Lot sizes range from 0.25 to 0.65 acres.



Sidewalks, picket fences, and wide verandas mingle with ornamental and shade trees creating an intimate streetscape.

Amenities encourage neighbors to interact and enjoy their community. These include: five lush parks, a beautiful swimming pool, a fishing pier and a gazebo overlooking two welcoming ponds, a trail along a woodland creek and a shady picnic area.

Twenty five acres of green space offer an excellent environment for the parks and walking trails which connect property owners to nature and provide a sense of privacy and quiet refuge. A large round-about featuring a fountain and tree shaded park offer the first welcoming glimpse of the neighborhood. As passersby move through the community they will be greeted by the sight of classic, southern architecture prominent in Georgia's lower Piedmont region.

Aside from the standard of excellence, what truly sets Veranda Park apart is its commitment to maintaining the architectural integrity and character of historic Madison. The styles and quality of all newly constructed homes compliment those in Madison's historic district.



VERANDA PARK

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This pattern book acts as a guide in achieving the intended character of Veranda Park. Homes in Madison's historic district have inspired the architectural styles welcome in Veranda Park. The photographs shown in the following pages exemplify the variety and character of these homes. The subsequent renderings and descriptions explain the architectural styles appropriate to Veranda Park's new homes. A brief pictorial dictionary at the end of this section may assist readers with unfamiliar architectural terms.





Folk (Vernacular) Gable Front and Wing w/ later addition Italianate porch



Folk (Vernacular) Plantation Plain



Folk (Vernacular) Raised Cottage



Georgian



Federal



Gothic Revival



Greek Revival



Queen Anne



Folk Victorian



Colonial Revival



Tudor



Classical Revival



Prairie



Craftsman

CHAPTER 11 HISTORIC HOUSES

As a compliment to Madison's historic district, Veranda Park offers new homes built in traditional architectural styles and building standards. To accomplish this, the Architectural Review Board (ARB) has selected fourteen of Madison's most popular architectural styles as design idioms appropriate to Veranda Park. The building periods for these styles span from the early nineteenth century into the mid-twentieth century. The following renderings capture each architectural style.

While this book attempts to present a clear, accurate description of the various architectural types permitted for development, it is not a comprehensive architectural guide. Several books and web sites are available for further clarification of the information discussed in the following pages.

Additional sources include:

Books:

A Field Guide to American Houses. by Virginia McAlester, Lee McAlester, Juan Rodriguez-Arnaiz, and Lauren Jarrett (Illustrator)

The Abrams Guide to American House Styles. by William Morgan and Radek Kurzai (Photography)

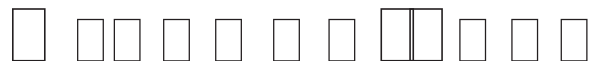
Common Houses in Small Towns. by John Jackle

The Elements of Style: An Encyclopedia of Domestic Architectural Detail.
by Stephen Calloway

A Visual Dictionary of Architecture. by Francis D.K. Ching

Web sites:

Madison Historic Preservation Manual. <http://madisonga.com/site/page927.html>



The Folk Vernacular Gable Front and Wing house type is strongly associated with farmhouses and draws its basic parts from the Greek Revival tradition, though stripped of the classical orders. It was popular across the United States (especially in the North, South, and Midwest) as it was economical to build and offered flexible arrangement of space. These simple, well proportioned homes have what might be described as an orderly arrangement of windows, doors, porches, and roofs.

ELEMENTS:

Single, one and a half, or two stories common (one story most common type in the South).

L-shaped plan formed by the addition of a wing onto the traditional gable front plan.

Stepped roof line (from porch roof to house roof and/or from wing roof up to gable roof).

Roof slope of 30-45 degrees.

If present, restrained use of ornament and classical references.

Windows most often unpaired, double hung, six-over-six, and align both horizontally and vertically.

Exterior walls most commonly of wood siding, rarely brick.

EXTERIOR COLOR SCHEME:

Walls are pale colors such as white, off-whites, beiges, or grays with white, buff, or pale yellow for the comparatively lighter trim. Doors are usually painted black or stained in a natural hue.



The Folk Vernacular Plantation Plain type may be the most recognized vernacular "farmhouse" across the country. In the South, these homes were often favored by local gentry because of their relatively spacious size. Hence, a higher degree of ornamentation and detailing is common in this region. Though essentially an I-house form, additions such as rearward extensions, porches, and chimneys are typical.

ELEMENTS:

Two stories, one to two rooms deep (giving an overall tall and narrow appearance).

Stepped roof line (from porch roof to house roof and/or from wing roof up to gable roof).

Side gable roof slope of 30-45 degrees.

Exterior walls most commonly of wood siding.

"Fashionable" ornament and detailing typical additions to finer examples.

Porches, end chimneys, rearward extensions common.

EXTERIOR COLOR SCHEME:

Walls are pale colors such as white, off-whites, beiges, or grays with white, buff, or pale yellow for the comparatively lighter trim. Doors are usually painted black or stained in a natural hue.



Folk Vernacular Raised Cottages are most often found in the southern United States. A raised cottage type home offers better protection against flooding, insects, humidity and heat. In Madison, Raised Cottages with a Georgian influence is common. However, this house type may also draw inspiration from other architectural styles.

ELEMENTS:

Raised one-half to one story above grade on brick piers.

Typically single story, dormers common.

Plans vary, but often symmetrically arranged around a central hall with five bay (four windows, one door) configuration.

Roof types and slopes dependent upon origination of stylistic influence.

Porches (or porticos in urban settings) present. Porch columns always of wood.

Front stair usually grand in scale and proportion. If double carved, stairs may frame a fountain, seat wall, or "basement" door or window.

Windows most often unpaired, double hung and align horizontally.

Exterior walls most commonly of wood siding, though may be of brick.

EXTERIOR COLOR SCHEME:

Walls are pale colors such as white, off-whites, beiges, or grays with white, buff, or pale yellow for the comparatively lighter trim. Doors are usually painted black or stained in a natural hue.

GEORGIAN VARIANTS:

Dark reds, browns and greys typify the early period, white, light yellow, or light grey in the middle period and pastels in the late period. Shutters most often dark green or black. Woodwork of masonry homes trimmed with reddish-brown.



Georgian homes derive much from early Italian prototypes reinterpreted by the English in the 16th, 17th, and 18th centuries. These homes are characterized by classical proportions and detailing. The hipped roof type has been the most popular model for southern home builders, though side and centered gable are also found in this area. The symmetrical and primarily flat facades give these homes a dignified appearance.

ELEMENTS:

Side gable, hipped, gambrel (rarely), or center gabled house type.

Side gable, gambrel, hipped, or center gable roof types found. Roof decorated with gable, pedimented dormers, or roof balustrade.

Roof slope of 30-45 degrees.

Cornice with dentil moulding or modillions common.

Often have columns and pilasters.

Double hung nine by nine or twelve by twelve single windows aligned both vertically and horizontally. Typically five ranked.

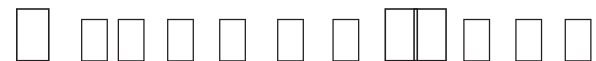
Paneled front door with architrave, pediment, crown, pilasters, and transom windows. Doors may also have a segmental arch.

Front facade expresses subtle articulation with a shallow projection of central portion of facade wall.

Exterior walls most commonly of brick or wood siding. Quoining, a belt course and polychromy may be found in high style masonry examples.

EXTERIOR COLOR SCHEME:

Dark reds, browns and grays typify the early period, white, light yellow, or light gray in the middle period, and pastels in the late period. Shutters most often dark green or black. Woodwork of masonry homes trimmed with reddish-brown.



CECH B

Federal, or Adam, style homes were popular in the late 1700s into the early 1800s, especially in Eastern port cities such as Savannah, Georgia. Considered a refinement of the Georgian period, the decorative detailing of high style examples is often more ornate, florid, and elaborate. This style is said to have a museum quality as it references classical orders and detailing, though without strict observance.

ELEMENTS:

Box-like massing common, though may have attached dependencies or projecting wings.

Side gable, hipped, and center gable roof types found.

Hipped roofs have slope of less than 30 degrees. Other roofs have a slope of 30-45 degrees.

Classical references not atypical. Palladian windows, garlands, floral swags, or other classical ornamentation may be present.

Often have columns and pilasters.

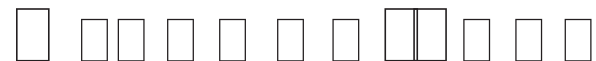
Windows most often unpaired, double hung, six-over-six, and align both horizontally and vertically.

Doors accented w/ fanlights and sidelights.

Exterior walls most commonly of wood siding, rarely brick.

EXTERIOR COLOR SCHEME:

Pale colored walls in white, off-white, ochre, beige, or gray with a lighter trim of white, buff, or pale yellow are common. Doors are either black or natural.



Greek Revival gained favor from the early to mid-nineteenth century. While its predecessors drew from Classical Roman building traditions, this style relied upon Greek archetypes for inspiration. As such, the forms are often simpler with cleaner lines and less intricate ornamentation. While other front facades were built, a full-facade porch with giant order columns became so popular in hotter climates that it is sometimes called Southern Colonial.

ELEMENTS:

Hipped, side or front gable roof type.

Roof slope of less than 30 degrees.

May have side wings attached to main body of house.

May have no porch, a single story portico, a full-height entry porch, or a full-facade porch.

Portico: may project into or away from the front facade wall

Full-height entry porch: extends home's full height, may project outward or recess inward, have a flat or pediment roof, and has giant columns.

Full-facade porch: spans full height and width of front facade, has giant columns, a flat or shed roof, and may wrap around side(s) of home.

Front doors may be single or paired, framed with transom and side lights, recessed, and framed w/ in a decorative surround.

The windows may also exhibit decorative, though simple, trim work.

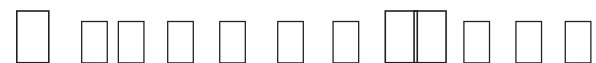
Single windows double hung aligned both vertically and horizontally.

Classical orders referenced in use of columns (often Doric) and cornice (usually a wide trim band). Columns may be rounded or square, with or without bases and capitals, and free standing or attached (as pilasters),.

Exterior walls of masonry or wood siding.

EXTERIOR COLOR SCHEME:

Walls and trim are usually white with dark green or black shutters and doors.



RAONS C P B

Gothic Revival homes were primarily built in the mid-nineteenth century and most frequently in the Northeast. The steeply pitched roofs, peaked gables, intricate millwork and Gothic decoration lend a picturesque quality to these homes. While not widely built, this style's influence on the following Victorian movement can still be seen today.

ELEMENTS:

Center gable, paired gable, front gable and asymmetrical roof types.

Open rake and exposed rafters.

Gable or wall dormers.

Roof slope greater than 45 degrees.

Decorative "gingerbreading" found in millwork, vergeboards, and trim.

Full-width or entry porches supported by Gothic arches.

Windows typically unpaired, double hung, two-over-two, may extend into gable, and align both horizontally and vertically.

Usually have one or more window(s) w/ Gothic detailing. If only one such window present, placed in most prominent gable.

May have full scale bay window.

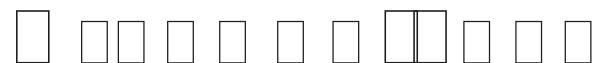
Drip moulding around windows common.

Doors vary, but often have Gothic or medieval references.

Wood siding most common, masonry rare.

EXTERIOR COLOR SCHEME:

Earth tones most common w/ trim and decorative detailing in a darker tone of the main color.



Queen Anne is a subset of the wildly popular Victorian style which came into fashion around the turn of the century. Asymmetry, variety, and bold use of decoration contribute to this style's dynamic and distinctive appearance. In fact, it is the exuberant use of ornamentation that makes these homes so identifiable in any part of the country. The subtypes of the Queen Anne style are as follows: 1) Spindlework, 2) Free Classical, 3) Half-Timbered, and 4) Patterned Masonry. (Spindlework and Free Classical most common in Madison.)

ELEMENTS:

Hipped roof with lower cross gables, front gable, or cross gable roof types.

Dominant front facing gable.

Roof slope greater than 45 degrees.

May have attached turrets or towers.

Use of vergeboards or trusses in gables.

Single story, partial, or full-width porches extending along wall facade(s).

Bay windows.

Fenestrations of many sizes and configurations. Upper sash w/ many decorative panes, lower sash w/ one large pane.

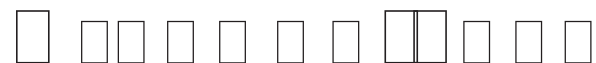
Decorative use of wood shingles or stickwork on walls.

Spindlework Type: finials, gable ornament, intricate millwork, lacy brackets, roof cresting, decorative spindles and columns, and windows have large pane of glass framed w/in smaller panes.

Free Classical Type: Palladian windows, dentil molding, classical columns, clustered columns, shallow rectangular window over main window.

EXTERIOR COLOR SCHEME:

Tertiary color schemes common. Early examples in light earth tones. Either white or a darker version of the primary color used for trim. Deeply or richly colored greens, reds, golds, rusts, and browns can be used for late-Victorian-era houses. Shingles may or may not be treated with the primary exterior color. Paint similar components with the same color (i.e. all trim secondary color, all gingerbreading a tertiary color).



Folk Victorian style homes overlay elements of the Gothic Revival, Italianate, and Queen Anne styles onto simplified, folk building forms. Thus, while more modest in scale and expense, Folk Victorian homes capture the flare of its high-style cousins. These homes gained popularity throughout the country. Often, older Vernacular style homes were updated in the newly fashionable Queen Anne style with addition of porches and applied decoration.

ELEMENTS:

Front gable, gable front and wing, side gable roof, or pyramidal forms found.

Roof slope between 30-45 degrees.

Gothic Revival, Italianate, and Queen Anne style ornament.

Unless a gable front and wing massing, facade symmetrical.

Full-height (w/ pediment), full-facade, full-width (one-story), or partial porches found

Decorative millwork and spindlework, though less than Queen Anne.

Brackets under eaves.

Exterior walls of wood siding.

EXTERIOR COLOR SCHEME:

Tertiary color schemes common. Early examples in light earth tones. Either white or a darker version of the primary color used for trim. Deeply or richly colored greens, reds, golds, rusts, and browns can be used for late-Victorian-era houses. Shingles may or may not be treated with the primary exterior color. Paint similar components with the same color (i.e. all trim secondary color, all gingerbreeding a tertiary color).



Colonial revival homes are patterned after either Georgian or Federal (Adam) antecedents and were especially popular in the early to mid-nineteen hundreds. Many variations exist, but regularity, symmetry, and strong attention to detail are almost always found in these homes.

ELEMENTS:

House types include one, two, or three stories with asymmetrical (rarely), hipped, side or center gabled, gambrel, and second story overhang roofs.

Cornice with dentil moulding or modillions common, but may have open rather than boxed eaves, rakes, or rafters.

Roof slope of 30-45 degrees.

Paneled front door with architrave, pediments, crown, pilasters, sidelights and transom windows. Doors may also have a segmental arch.

Sidelights used with or without transom windows or fanlights.

Multi-paned (between six and twelve panes per sash) over single pane sash common. Singly spaced windows align both horizontally and vertically.

Exterior walls brick in finer homes and wood in vernacular homes.

Restrained use of ornament and classical references.

EXTERIOR COLOR SCHEME:

Trim and detailing typically white or ivory. Walls are typically white, but may also be red, brown, yellow, or tan. Shutters painted green, black, or dark blue. Brick homes are common.

Georgian revivals may be white, light gray, light yellow, or neutral. If walls are not white, the trim is white.



CLASSICAL REVIVAL

From the turn of the century well into the mid-1900s, Classical Revival homes were built across the country. The favored style of America's gilded age, these homes offer a stately monumentality rarely achieved in other architectural periods. The emerging Beaux Arts style is apparent in not only the exterior treatment, but also in the clear, rational plans of these buildings. All elements of the home seek to reflect academically correct proportions, detailing, and plans.

ELEMENTS:

Primarily multi-story homes.

Hipped, front, or side gable roofs common. Occasionally mansard roof types found.

Roof sometimes decorated w/ roof balustrade.

May have full-width, full-height w/ lower full-width, full-facade, or front gable porches.

Giant columns in either Ionic or Corinthian orders typical.

Cornice finely treated with trim work and moldings.

Doors feature elaborate surrounds of the Georgian, Federal, or Greek Revival styles.

Facades symmetrical and entries centered.

Possible addition of side porches and wings.

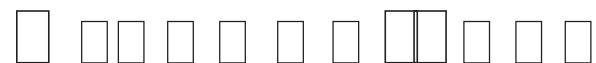
Fenestrations vary, but always double hung. Bay, transom, arched, or triple windows found.

Ornate decoration (quoining, swags, or other embellishments) possible.

Exterior walls masonry in high-style examples, but wood most common.

EXTERIOR COLOR SCHEME:

Colors reflecting the sobriety of the architecture or in imitation of more expensive masonry examples used to paint exterior walls. Whites and beiges with black shutters most common.



LERH

In the first third of the twentieth century, Tudor style was at the forefront of new home construction across the country. The style derives its use of colors, materials and massing from medieval English prototypes. The picturesque quality and economical scale of these homes contributed to their widespread use in America's growing suburbs.

ELEMENTS:

Side gable accented with cross gable most common, hipped or front gable roof types infrequent.

Massing highly variable.

Overlapping, decorative, and/or overhanging gables.

Roof slope greater than 45 degrees.

Large, highly decorative chimneys.

Fenestrations tall and narrow, w/ many small or decorative panes, and often grouped together in a row.

Windows often casement, but double hung not atypical.

If double hung, multi-paned (between six and twelve panes per sash) over single pane sash common. Single windows align both horizontally and vertically.

Patterned masonry (of stone and brick) and arches (pointed or round) elaborate door surrounds.

Porches rare, but may have small entry porch.

Stucco, brick, masonry and half-timbering applied to single facade.

EXTERIOR COLOR SCHEME:

Stucco white or buff color. Wood framing dark brown or black. Stone and brick colors vary w/ respect to locale.



In the late nineteenth and early twentieth centuries, architects to become known as the “Chicago School” popularized the Prairie style. (The most famous pioneer of this style was Frank Lloyd Wright.) The strong degree of horizontal and deep eaves are two distinguishing features of this style.

ELEMENTS:

Symmetrical and asymmetrical hipped roofs with front or side entry or side gable roof types common.

Gabled and through cornice dormers common.

Roof slope less than 30 degrees.

A strong emphasis on the horizontal plane.

Ornament often rectilinear, though floral/organic patterns sometimes found. Either mode usually references the natural world.

Porches may be recessed, full front, or porticos.

Sidelights with or without transom windows or fanlights.

Windows often have decorative upper sash and single pane lower sash.

Doors often with glazing.

Columns squared.

Exterior walls masonry or wood.

EXTERIOR COLOR SCHEME:

Natural earth tones and stains of ochres, tans, greens, and grays are most appropriate for this style. Masonry may be of red or tan.



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The Craftsman style was another prominent style of the early nineteen hundreds. Craftsman homes were popular from coast to coast as the “bungalow” craze swept the nation. The Arts and Crafts movement inspired the evolution of this architecture. Modest scale, ornamentation and materials contribute to the relaxed, informal character of these homes.

ELEMENTS:

Hipped, front, side, and cross gable roofs are common.

Roof slope less than or equal to 30 degrees.

Multiple roof planes and gables.

Wide overhanging eaves w/ exposed rafters.

Rake elaborated with trim and brackets (knee braces).

Overlapping, decorative, and/or overhanging gables.

Full- or partial-width porches.

Porch supports square and rest on solid balustrade or on heavy piers that extend above porch level. Piers often have sloping sides.

Double hung windows w/ transom lights arranged together in rows.

Small, high windows on each side of masonry chimney.

Glazing in upper most third of door, often with transom and sidelights.

Decorative use of structural details (hinges, joints, pegs), stone, shingles, stickwork, balconies and window boxes.

EXTERIOR COLOR SCHEME:

Muted reds, earth tones, ochres, browns and olives were colors favored for Craftsman homes.



▯ HSOMCSALH ▯ B ▯ NSANRA ▯ HS

The Architectural Dictionary serves as a pictorial explanation of technical terminology used in the Veranda Park Pattern Book. Becoming familiar with this terminology will clarify one's understanding of the architectural requirements in Veranda Park. Additional sources include:

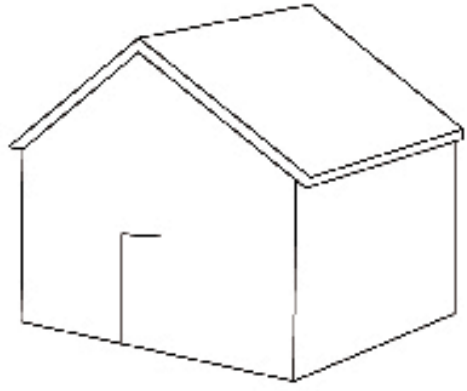
Books:

A Field Guide to American Houses. by Virginia McAlester, Lee McAlester, Juan Rodriguez-Arnaiz, and Lauren Jarrett (Illustrator)

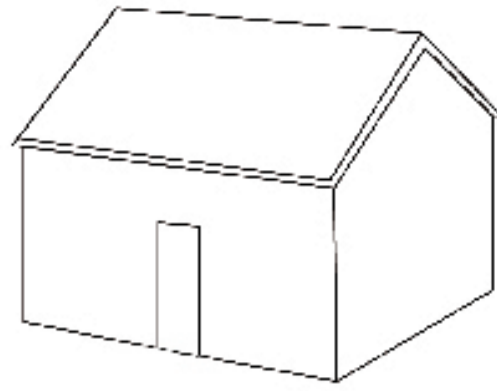
The Elements of Style: An Encyclopedia of Domestic Architectural Detail. by Stephen Calloway

A Visual Dictionary of Architecture. by Francis D.K. Ching





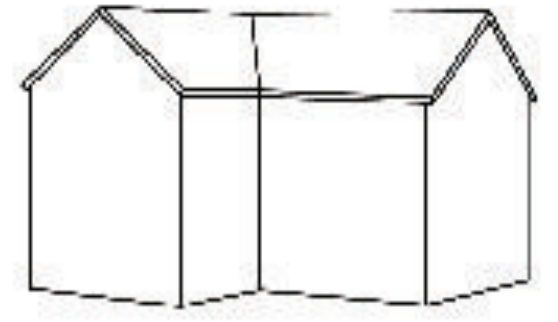
Front Gable Type



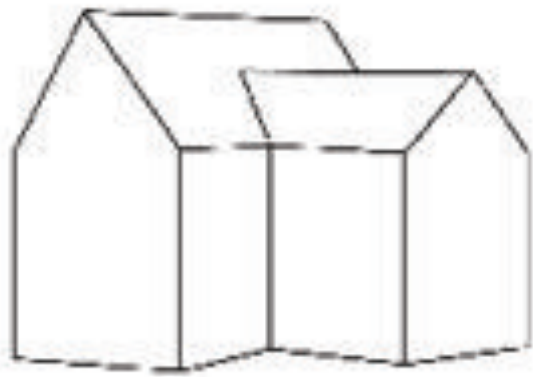
Side Gable Type



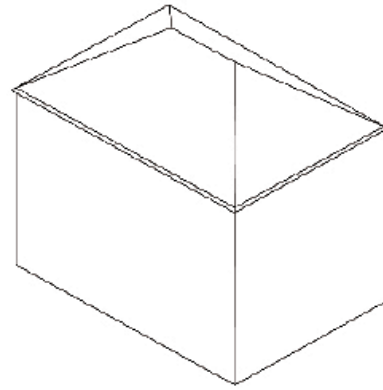
Center Gable Type



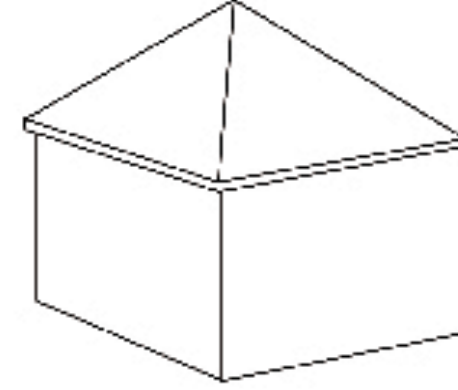
Gable Front and Wing Type



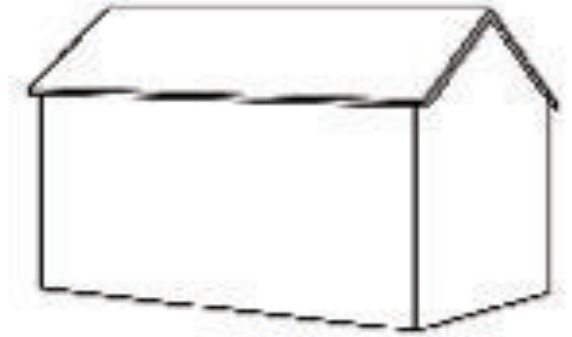
Cross Gable Type



Hipped Type



Pyramidal Type



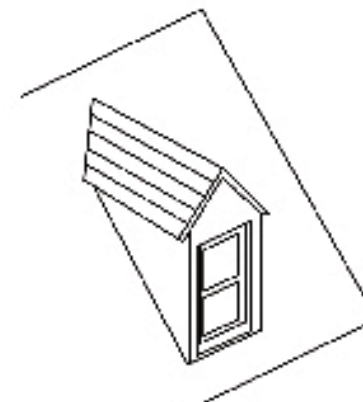
I-House Type



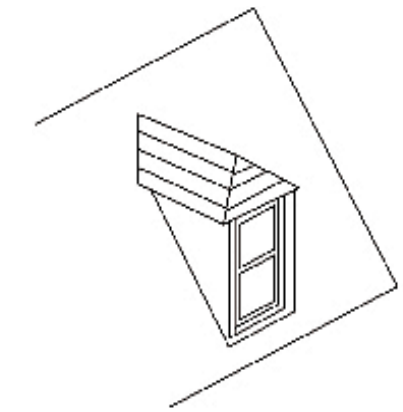
Symmetrical Massing



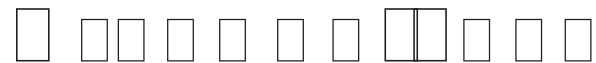
Asymmetrical Massing

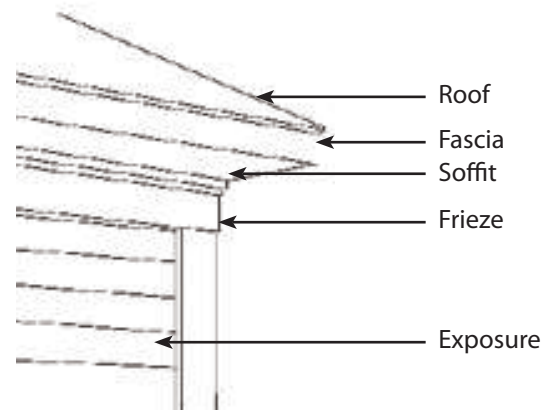


Gable Dormer

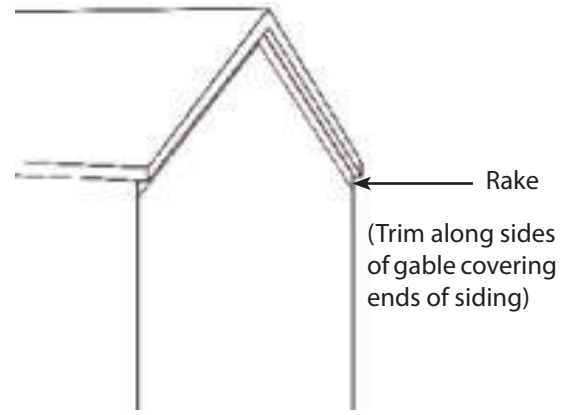


Hipped Dormer

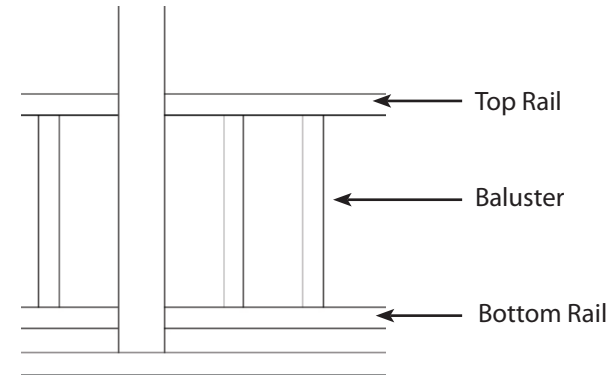




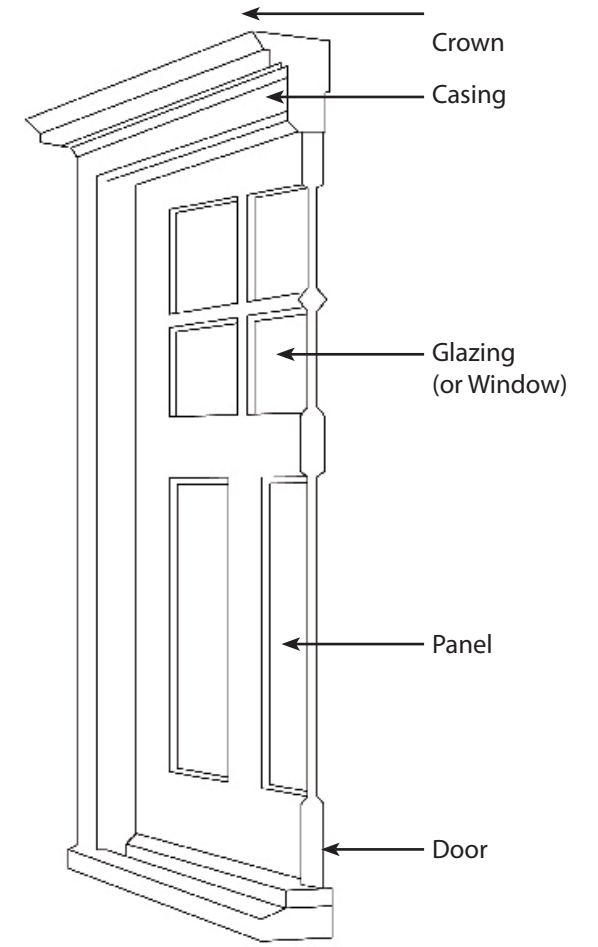
Roof Detail 1



Roof Detail 2



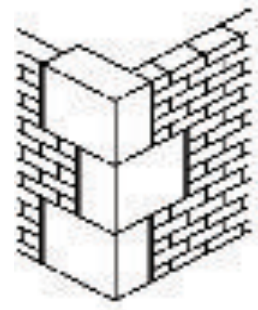
Railing Detail



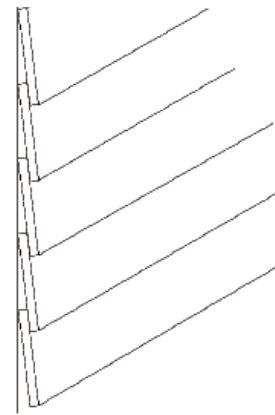
Door Detail



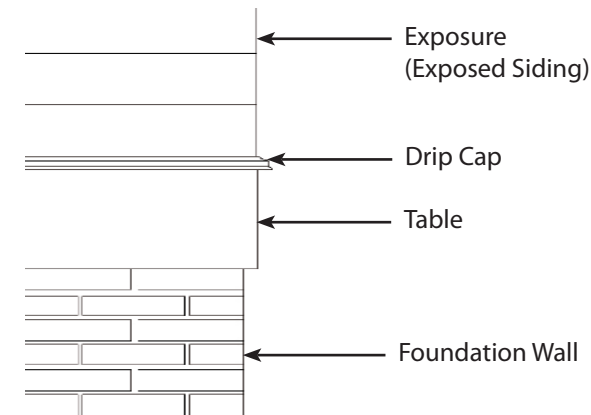
Quoining



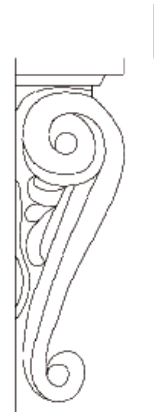
Quoining Construction Detail



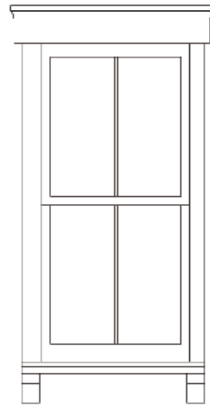
Exposure Detail



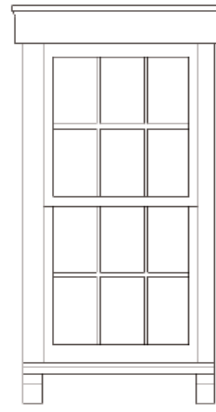
Siding Detail



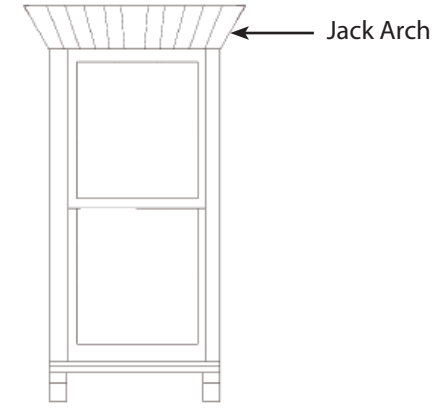
Corbel (Bracket/Console)



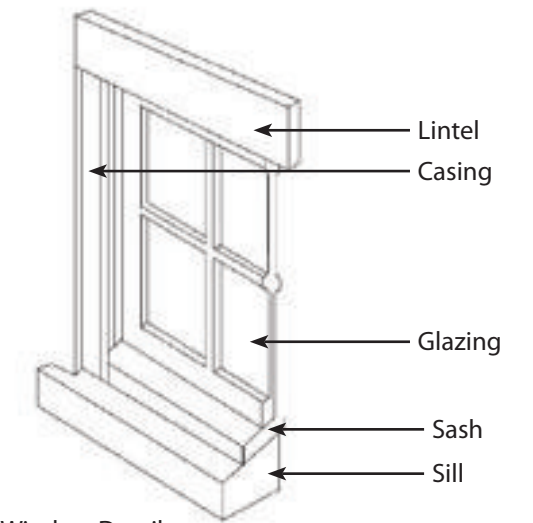
Two Over Two Window



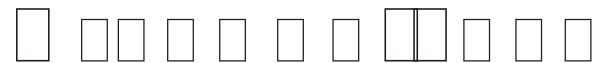
Six Over Six Window

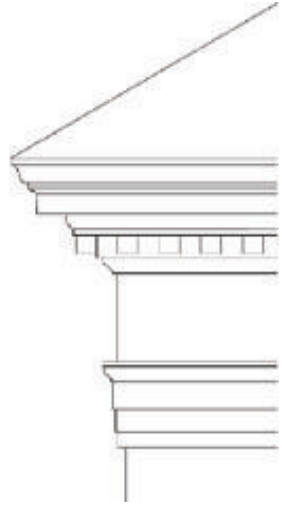


Jack Arch



Window Detail

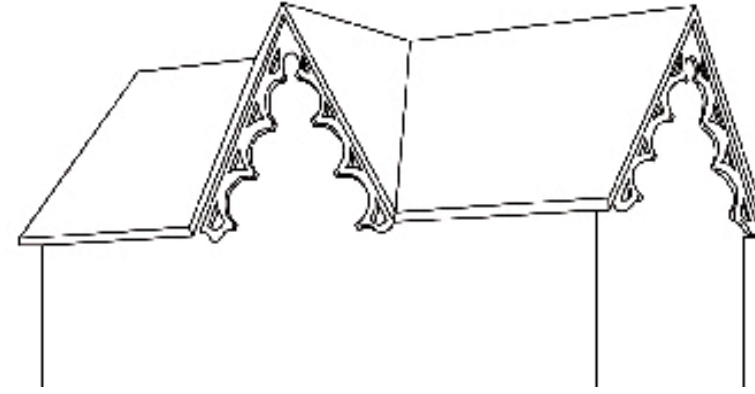




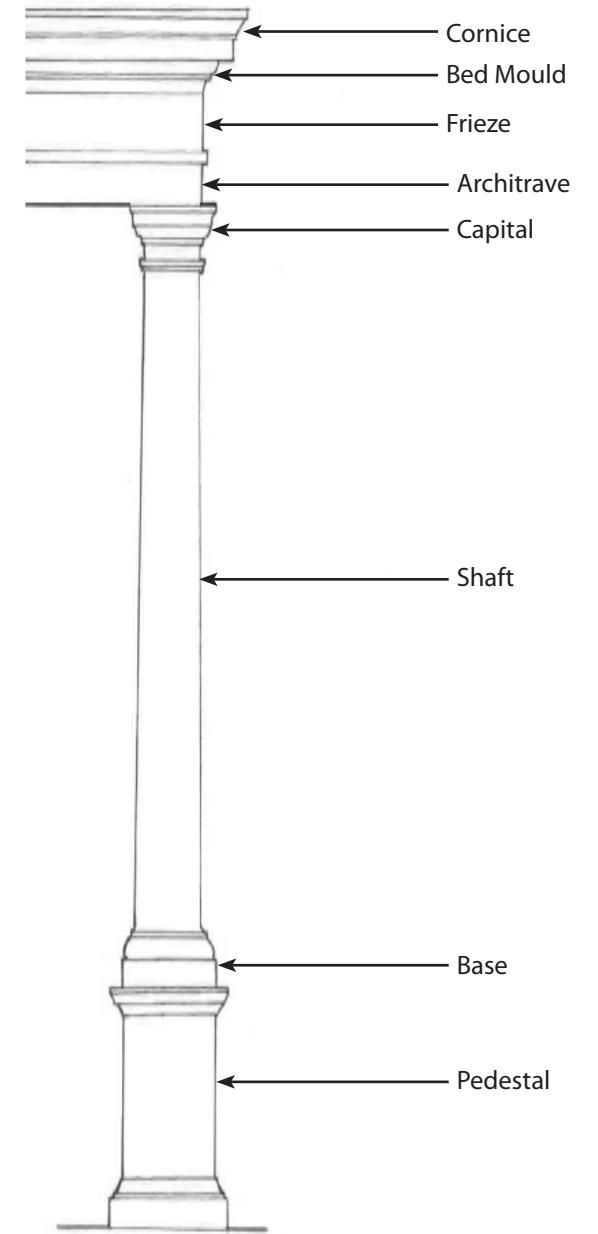
Dentil Moulding Detail



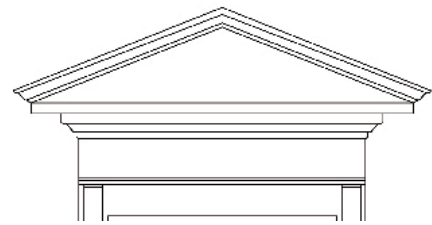
Modillion Moulding Detail



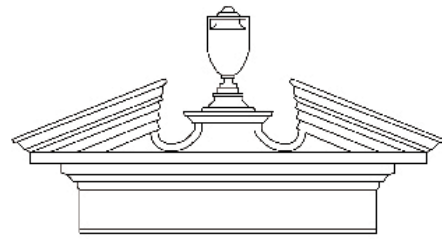
Verge (or Barge) Board



Order Detail



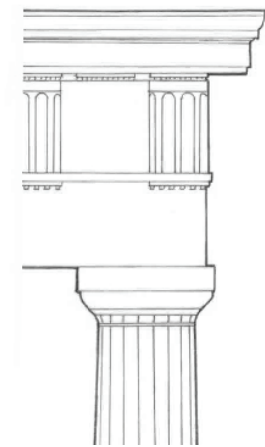
Pediment (used for roof or door)



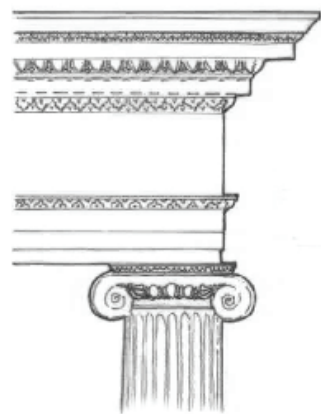
Broken Pediment



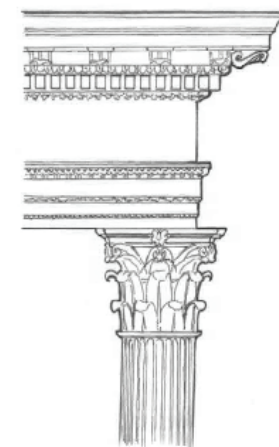
Swan's Neck Pediment



Doric Order



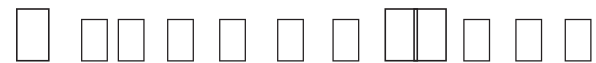
Ionic Order



Corinthian Order

Terms of Interest:

- Porch - appendage to exterior of building that forms a covered vestibule or entrance
- Portico - porch w/ columns supporting a roof
- Veranda - large, open porch often wrapping around building and accompanied by a railing



SECTION C: BUILDING PATTERNS

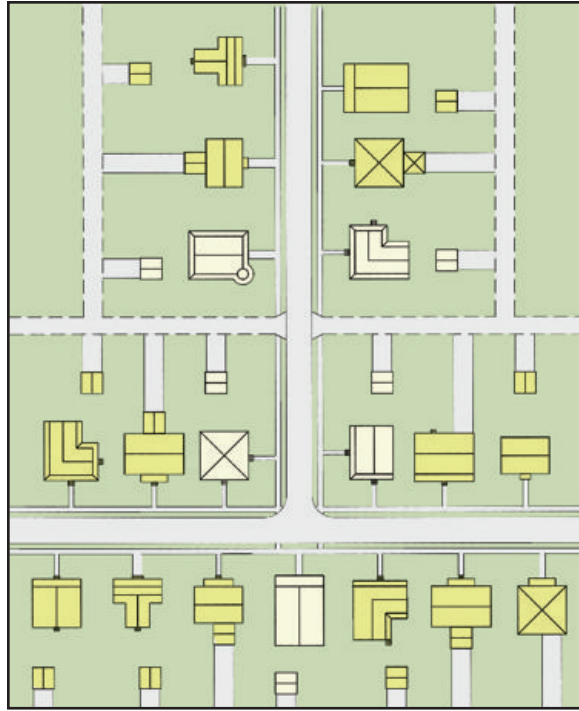
This section defines the parameters for achieving the Veranda Park streetscape. Lot types, setback guidelines and building orientations establish relationships between homes and streets to create an inviting and pleasant community. There are six pre-defined lot types available in Veranda Park. Each type specifies where the home and any ancillary structures may be placed. Setback guidelines are the same for all lot types, though some may have additional requirements to meet special mandates for aesthetic or environmental reasons. Building orientation describes how a building is sited on a lot. Orientation must respond not only to a particular lot's features, but also to the style and character of an individual home on the lot. Building standards outline construction techniques. These standards are meant to protect the architectural and structural integrity of each home.

Additional resources include:

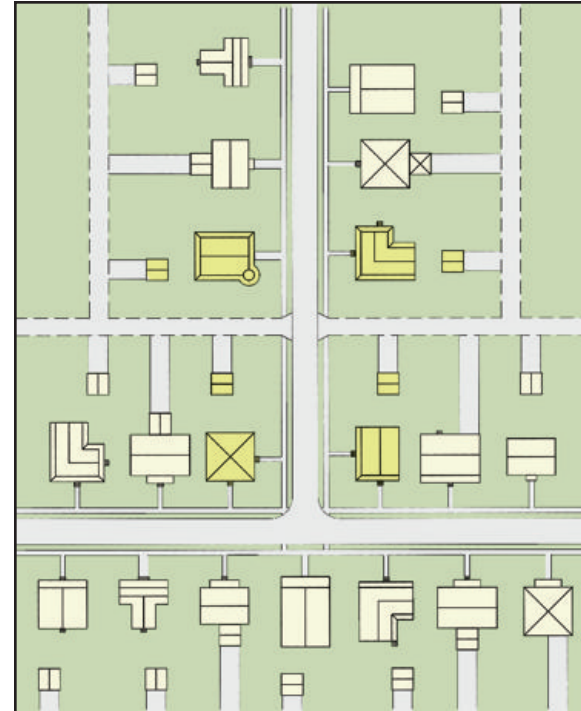
Traditional Construction Patterns: Design and Detail Rules-of-Thumb.
by Stephen Mouzon and Susan Henderson.

LOT TYPES:

Lot types are broken into two categories: standard and special interest. Both lot types follow all of the same setback, orientation, and parking guidelines. Standard lots are the most common lot type in Veranda Park. Special interest lots are those with particular prominence within the neighborhood. These properties include those located on corner, vista, round-about, pond, or combined lots.



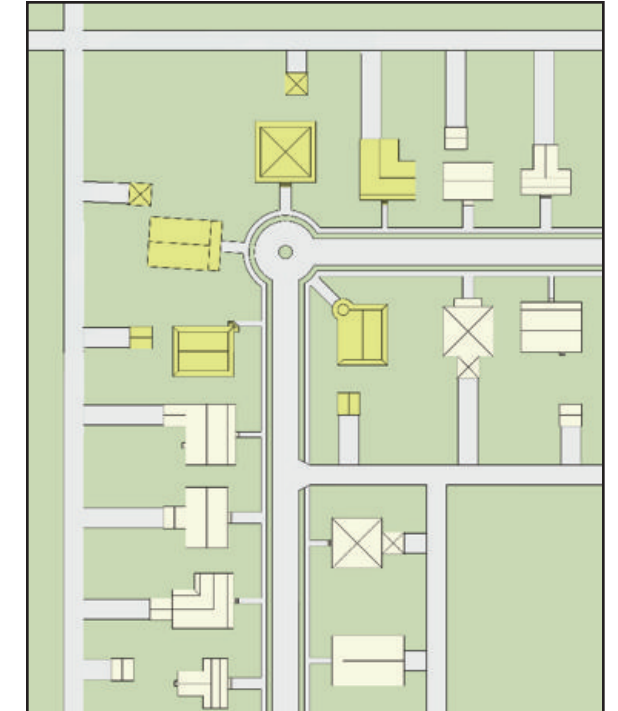
STANDARD LOTS: The homes on these lots face the street and have neighboring homes on both sides. They can be in any approved architectural style (as long as it relates well to neighboring homes).



CORNER LOTS: Since passersby see corner lots from two principle views, both street facing sides of these homes must exhibit special treatment and hierarchy. Wrap around or side porches will be necessary, as well as special treatment and specific locations for ancillary buildings. Special treatments, such as a trellis, are encouraged over garage doors.



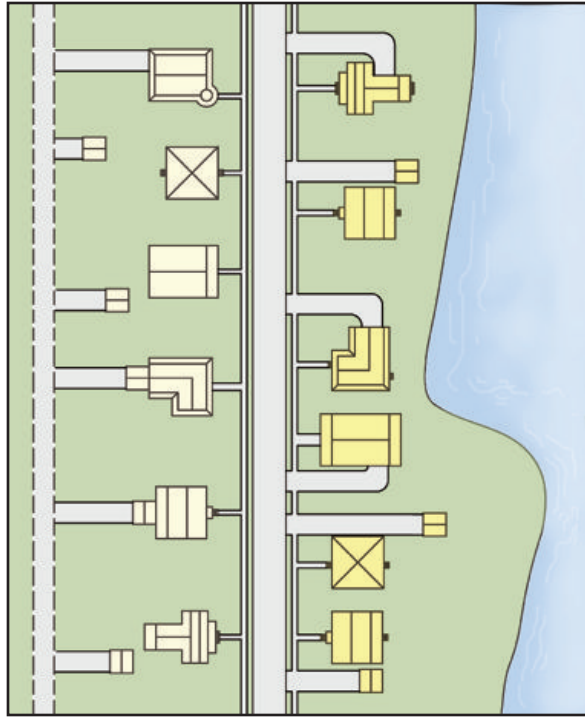
VISTA LOTS: Homes punctuating prominent axes along streets, parks, and ponds serve as focal points for the neighborhood. These homes are especially high impact, thereby deserving a distinct architectural style. Verandas with giant columns are highly desirable. Federal, Greek Revival, and Neoclassical homes are ideal choices in these locations.



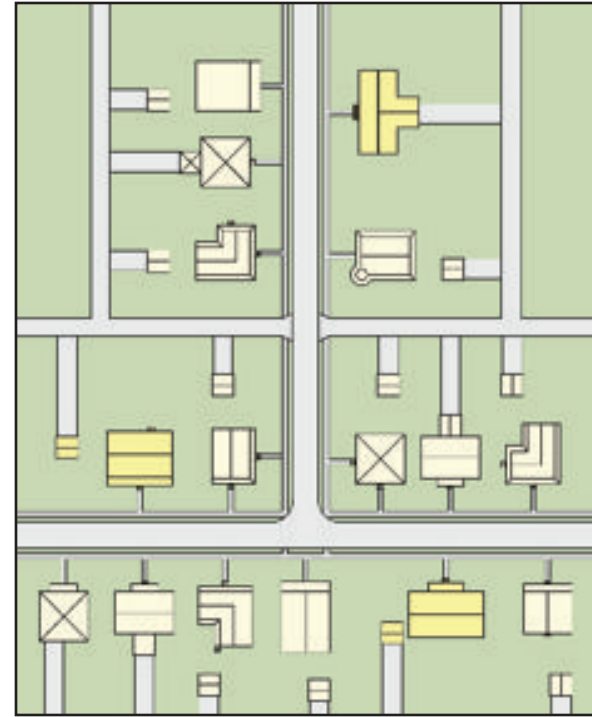
ROUND-ABOUT LOTS: As with corner lots, round-about lots are viewed from a variety of perspectives and relate to the street from multiple points. Also, they are similar to vista lots in that they may terminate important visual axes. Acceptable styles are variable, but must relate well to the architecture of neighboring homes in order to create a unified composition. Distinctive verandas and special placement of ancillary buildings will be necessary components of these homes.

LOT TYPES (CONT.):

The two remaining lot types are pond lots and combined lots.



POND LOTS: Pond lots are viewed not only from the front facade, but also the rear facade. Thus, these homes shall exhibit appropriate primary and secondary hierarchy with relation to the front and rear facades. All of these homes shall have both front and back porches. (Further illustrated on page C5.)

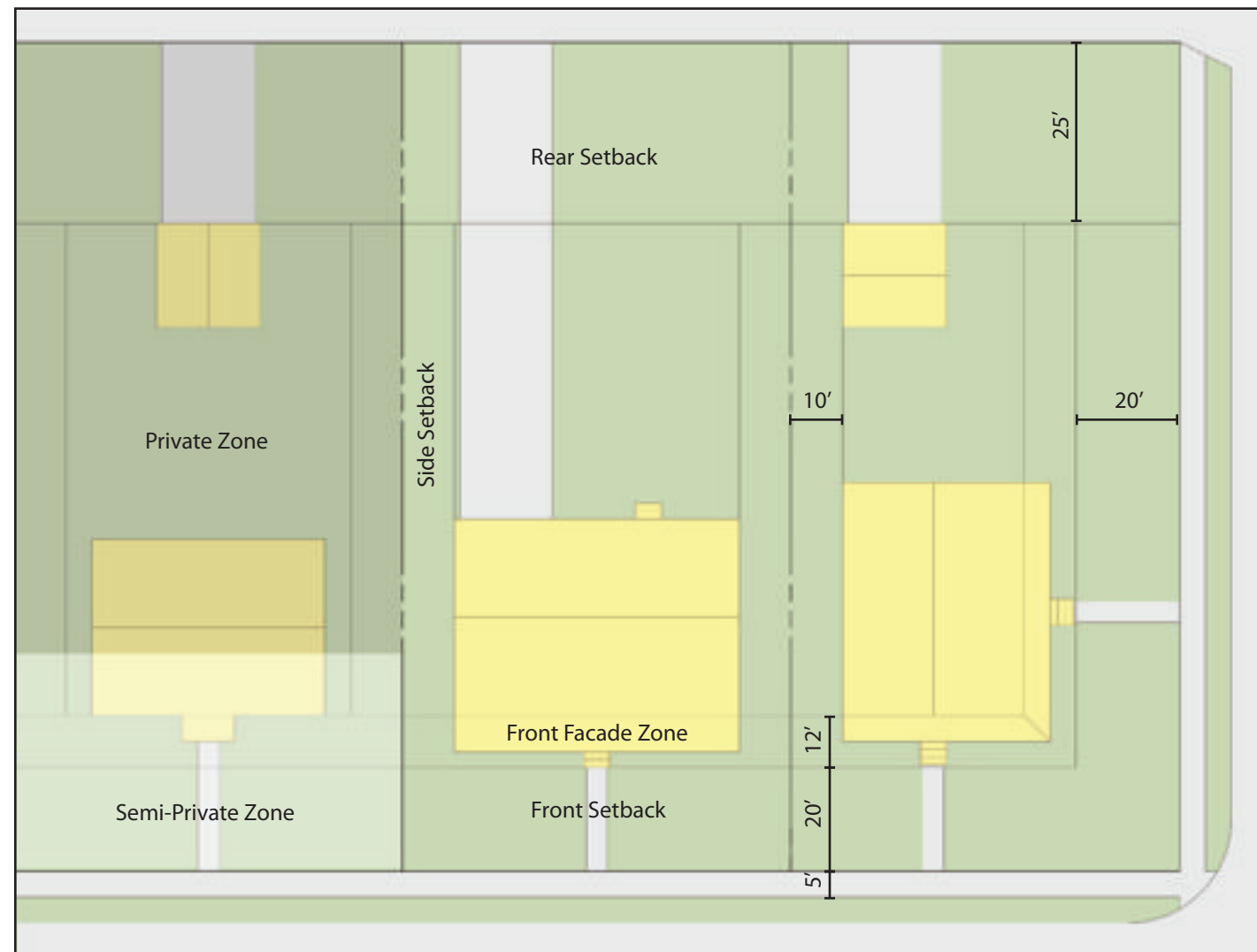


COMBINED LOTS: Lots may be combined and re-platted to make a larger parcel. In such cases: 1.) the primary residence should span each of the two original lots by a minimum of thirty feet and 2.) the total width of the home and any ancillary buildings must occupy a minimum of 40% of the lot's front facade. (Further illustrated on page C5.)

SETBACK GUIDELINES FOR TYPICAL LOTS:

SEMI-PRIVATE ZONE: The area of the lot up to and including the front one-third of the home is considered the semi-private zone. It acts as a transition zone between the fully public realm (street and sidewalk) and the private realm (home and back yard). As such there are restrictions with respect to site improvements and plantings in this area. Ancillary buildings, garages, and other structures are only allowed in the semi-private zone upon exception. Low, ornamental fencing and walls are allowed. Ornamental beds, grasses, ground covers, and low shrubs are appropriate plant materials for this area. Small ornamental or specimen trees are permissible, but to be limited. (For further information, refer to Section D Exterior Patterns.)

PRIVATE ZONE: The area of the lot up to and including the rear two-thirds of the home is considered the private zone. As such, the homeowner is permitted to enclose private spaces with walls, fences, or high, dense plants. Larger, more diverse plantings are appropriate in this area. Privacy fences are allowed with restrictions. Shrubs placed in line at property lines and widely spaced are not permitted. (For further information, refer to Section D Exterior Patterns page D2.)



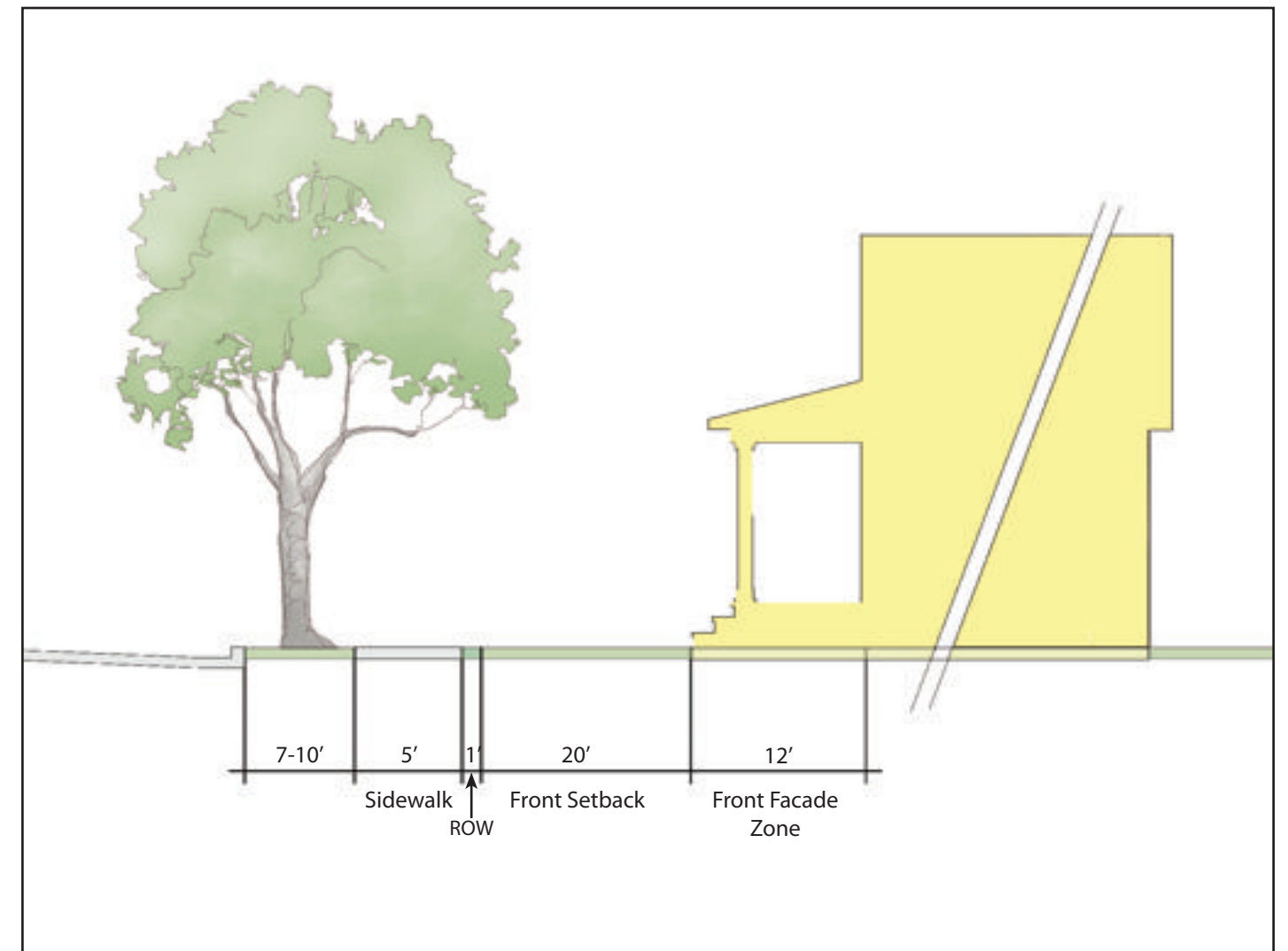
FRONT SETBACK: The minimum setback from the right-of-way (ROW) line is 20'. (ROW is 1' off sidewalk.)

FRONT FACADE ZONE: The front facade zone is the 12' deep space located 20'-32' from the right of way line which encompasses porches, steps and the home's front facade wall. Under no circumstance shall the porch and front facade wall of the house be located outside the front facade zone.

REAR SETBACK: The minimum rear setback for all buildings is 25' from the rear lot line.

SIDE SETBACKS: The sides of homes and ancillary buildings must be a minimum of 10' from the side property line. Additionally, some homes on corner lots must comply with the front setback requirements along streets.

SIDEWALKS: Sidewalks are 5' wide. They are located either 7' from the curb on 50' road right-of-ways or 10' from the curb on 60' road right-of-ways.



SETBACK GUIDELINES FOR POND LOTS:

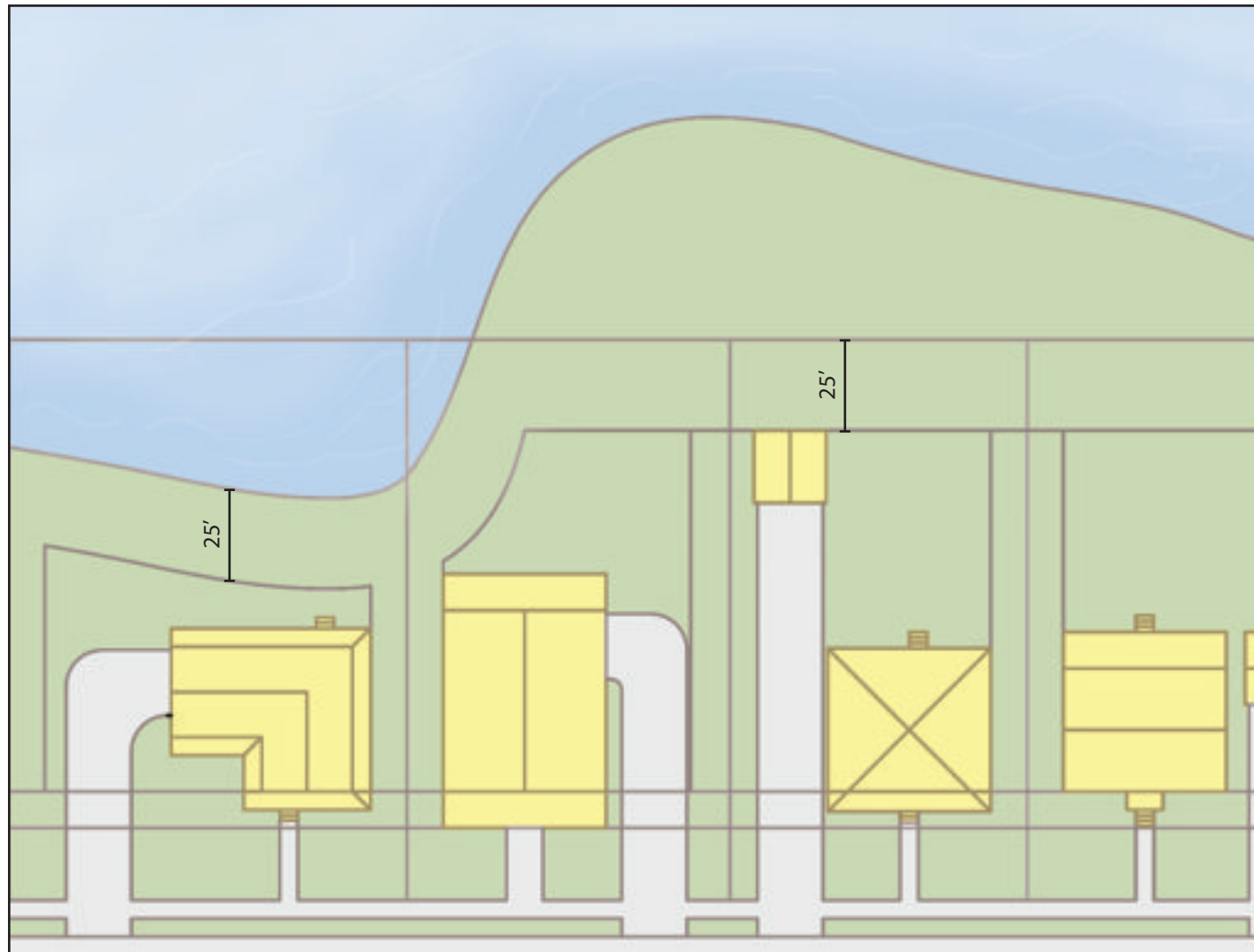
FRONT SETBACK: See Typical Setback Guidelines.

FRONT FACADE ZONE: See Typical Setback Guidelines.

REAR SETBACK: The minimum rear setback for all buildings is 25' from the property line or the edge of the water line, which ever is applicable.

SIDE SETBACKS: See Typical Setback Guidelines.

SIDEWALKS: See Typical Setback Guidelines.



SETBACK GUIDELINES FOR COMBINED LOTS:

FRONT SETBACK: See Typical Setback Guidelines.

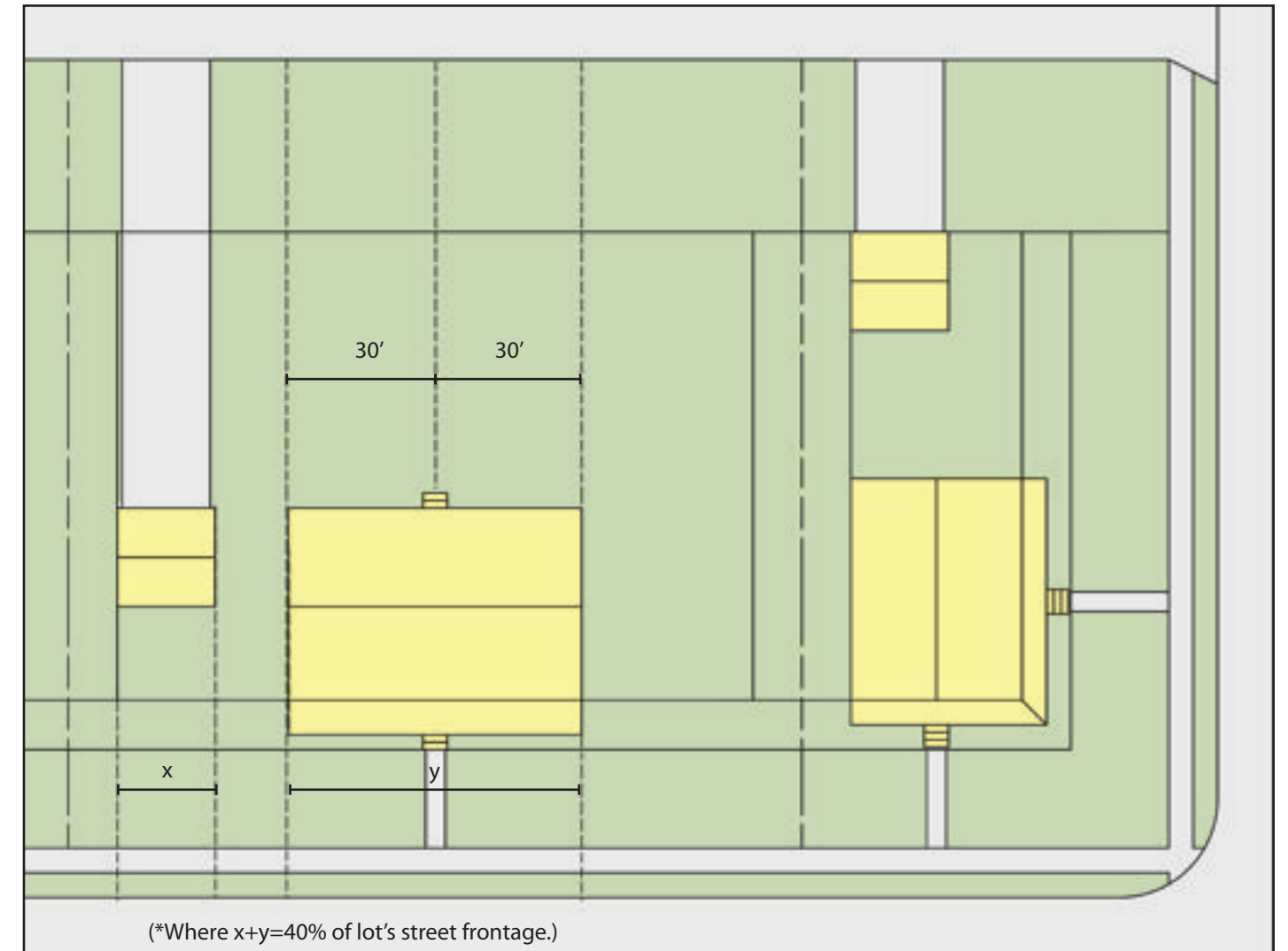
FRONT FACADE ZONE: See Typical Setback Guidelines.

REAR SETBACK: See Typical Setback Guidelines.

SIDE SETBACKS: See Typical Setback Guidelines.

SIDEWALKS: See Typical Setback Guidelines.

ADDITIONAL NOTES: Homes and ancillary buildings collectively must occupy 40% of property's street facade. Also, homes must occupy a minimum of 30' on both sides of the initial property line.



BUILDING ORIENTATION:

HOMES:

STANDARD HOMES: All homes on standard lots should relate to the street and architecturally respond to the public space. Thus, all front (or primary) facades face the street. The front facades receive the finest treatment with respect to architectural details. This may be accomplished through a variety of methods: 1.) a higher degree of ornamentation, 2.) a greater number of windows or doors, 3.) through the use of symmetry, or 4.) with the addition of porches and porticos. Side (or secondary) facades facing the street deserve a special treatment setting them apart from non-street facing facades.

SPECIAL INTEREST HOMES: Special interest homes on corner, vista and round-about lots may have more than one facade responding to multiple viewing angles from streets and parks. In such a circumstance, homes should have an articulated hierarchy of a "first front" and "second front". The first front (or front facade) receives the home's finest treatment. The second front (or side facade) receives a special, though less fine treatment than the first front.



ANCILLARY BUILDINGS:

Original outbuildings are vital elements in the makeup of Madison's historic district. Some historic homes may be fortunate enough to have the original detached kitchen as an outbuilding. Simple one car garages built in the early 1900s are also still present. Barns, smoke houses and, even in some cases, servants quarters still stand.

DETACHED BUILDINGS: Veranda Park encourages the appropriate design, use and placement of ancillary buildings to compliment the architectural styles of its homes and to create an even more varied and interesting streetscape. Simplicity in design for such structures is greatly encouraged. Uses may include a garden shed, an office, an arbor, a gazebo, or a pool house. Outbuildings should be placed in the "private zone" of the lot (see page C4). Ancillary buildings may be placed in the "semi-private zone" if an extraordinary situation exists, but should only be done as an exception.

GARAGES AND PARKING STRUCTURES:

Garages and parking structures have a significant impact on the streetscape of any community. Veranda Park's intended character warrants special attention being paid to the details associated with design and location of these components. Interior and attached garages complimenting Veranda Park's architectural styles are certainly accepted. Open parking structures such as porte-cocheres or vine covered arbors are also permitted.

DETACHED GARAGES: In most cases, detached garages shall be placed in the private zone with entry doors oriented toward the rear or side of the lot. However, in cases where the size of the lot and home restrict the possibility of a side or rear entry garage, then a detached garage with front entry doors may be located in line with or behind the rear building facade of the home.

DETACHED PARKING STRUCTURES: Detached parking structures that are not enclosed garages shall take the form of arbors or similar open structures placed behind the home along the rear building facade.

ATTACHED PARKING STRUCTURES: Attached parking structures that are not enclosed garages shall take the form of porte-cocheres placed on the side of the home within the private zone.

ATTACHED AND INTERIOR GARAGES: Place garage doors in the rear facade of the home or in the side facade.

BUILDING STANDARDS:

The following building standards will ensure historically accurate architecture and quality of construction for all homes in Veranda Park. All building materials and forms should be consistent with the architectural style of each home.

Diversity of architectural styles and floor plans is strongly encouraged. Any given house plan may not be built more than twice per Phase, and the facade must be altered so as to appear unique.

WALLS

Siding Materials

Allowable siding materials are Cypress, Redwood, Cedar, pressure treated pine, Fiber-cement, brick, or block stone. Brick should appear as if it had been produced in 1895. Block stone at least half as tall as it is wide may only be used on foundation walls, porch piers, and chimneys.

Exterior Trim

Allowable trim materials are Cypress, Redwood, Cedar, pressure treated pine, Fiber-cement, solid PVC or extruded composites. Exterior Trim other than wood should be indistinguishable from wood when painted, and should be sized appropriately to its location.

Paint Colors

Exterior paint colors should be chosen from the Benjamin Moore Historic Color Collection or should be white, and should be appropriate to the building style. (Color is encouraged.)

Wall Height

First floor walls should be a minimum of ten feet. Eight foot walls should never be used except in rare cases when it is appropriate for the architectural style.

Wall Material Joints

The heavier of two wall materials should be located below horizontal joints. Vertical wall joints between different materials should occur only at inside corners.

Masonry Veneer Wall Details

Masonry veneer walls should be detailed exactly as masonry load bearing walls, especially at openings. Brick should course exactly to both the top and the bottom of all wall openings. (See Illustration 1.)

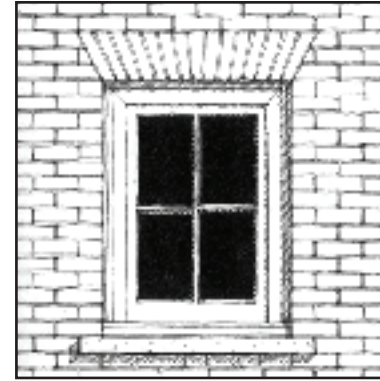


Illustration 1.

Frame Wall and Masonry Foundation Wall Alignment

The face of studs of frame walls should be vertically aligned with the face of masonry foundation walls. (See Illustration 2.)

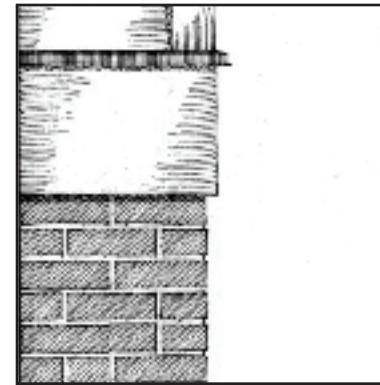


Illustration 2.

DOORS & WINDOWS

Entry Door and Garage Door Materials and Styles

Entry door and garage doors should be built of wood, but may be built of metal so long as it is indiscernible from wood at arm's length. The entry door style must be consistent with the historic architectural style of the home. Oval glass in entry doors is specifically prohibited, as are sidelights when no transom exists (except Colonial revival). Garage doors may be side hinged swinging doors, or they may be sectional overhead doors. In either case their style must be consistent with the historic architectural style of the home.

Garage Door Sizes

Garage doors should be no wider than 10'. Double wide garage doors are specifically prohibited.

Window Materials and Styles

Windows should be built of wood, aluminum clad wood or solid PVC so long as these materials are indiscernible from wood at arm's length. Operable windows should be single hung, double hung, or triple hung in accordance with the architectural style of the home. Casement windows may be approved on a case by case basis for Tudor homes. For other home styles casement windows will be considered if they are located in the back façade or rear third of the side façade. Palladian windows may be approved on a case by case basis if they are truly Palladian in form AND they are consistent with the historic architectural style of the home.

Shutters Materials

Shutters should be built of wood, but may be built of solid PVC so long as it is indiscernible from wood at arm's length. The style of all shutters should be consistent with the architectural style of the building.

Shutter Proportions

Shutters should be one half the width of the window opening and exactly the height of the window opening, and should include shutter dogs so that they appear as operable shutters. Shutters should be louvered, paneled or constructed of boards in accordance with the historic architectural style of the home.

Bay Window Materials & Support

Bay windows should not contain short sections of siding. Instead, the window jamb casing should extend to the corner of the bay. Bay windows more than 20" deep should include an ornamental support bracket or corbel. (See Illustration 3.)



Illustration 3.

Window Sill Casing

Window sills (whether built from wood, brick or limestone) should act as a visual base for the window. Sills should be sloped to shed water away from the wall, and should extend to the outer edges of the jamb casing. Support brackets may be included.

BUILDING STANDARDS (CONT.):

Door & Window Casing

Door and window casing and mullion casing should be 3 1/2" wide or more for all walls except brick, in which case 2" brick mold should be used. Finger jointed brick mold is not permitted. Window Head casing should be equal to or wider than one-sixth of the window opening. Window Jamb casing should be one-fifth to one-sixth as wide as the window opening. (See Illustrations 4 and 5.)

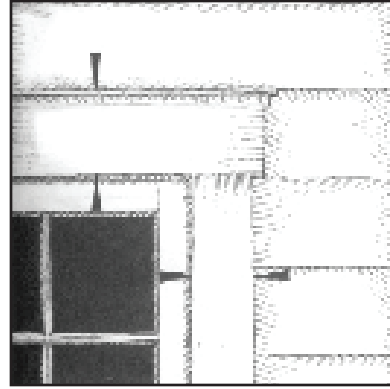


Illustration 4.

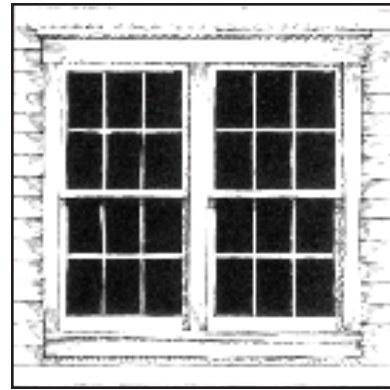


Illustration 5.

Window Pane Configurations

Generally, the proportion of each window pane itself should approximate the proportion of the overall window. Formal styles typically have three panes wide and two panes high per sash. Informal styles vary more considerably. Four wide and two high is a typical configuration. Other acceptable styles include two larger panes side by side in each sash. Prairie styles and Victorian styles often include smaller panes around of the perimeter of the upper sash with one larger pane in the center of the sash.

Window Muntins & Grilles

Window muntins should divide panes as outlined above. Simulated Divided Light (SDL) window muntins are required. GBG muntins (grilles between glass) and snap-in muntins are not permitted.

Window Proportions

Windows should be vertically portioned. Formal architectural styles warrant a 2:1 to 3:1 height to width ratio. The height to width ratio for informal architectural styles should be 3:2. (See Illustrations 6 and 7.)

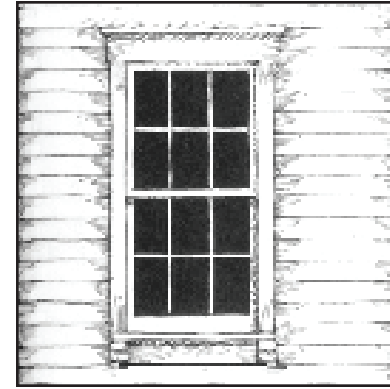


Illustration 6.

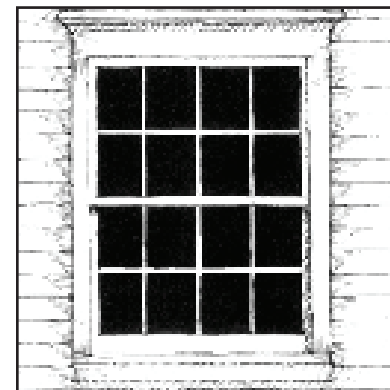


Illustration 7.

Entry Surrounds

The entry surround makes a significant statement for the home. Entry surrounds should therefore be carefully detailed with appropriate pediments, columns, sidelights, transoms and casing, etc. in accordance with the historic architectural style of the home.

Masonry Lintels

All masonry openings shall have lintels, arches or jack arches. Masonry lintels should be one fifth as high as the door or window opening is wide, and should extend beyond both sides of the opening by one half of the lintel's height. (See Illustration 8.)

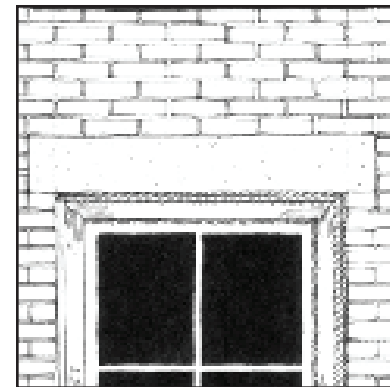


Illustration 8.

Masonry Arches

All masonry openings shall have lintels, arches or jack arches. Masonry arches should be at least one sixth as high as the width of the door or window opening, and should not be intersected by eave trim. Both ends of the arch should be supported by masonry work, and all joints should converge on the same radius point. (See Illustration 9.)

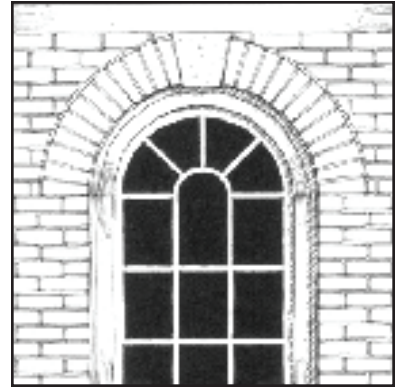


Illustration 9.

Jack Arches

All masonry openings shall have lintels, arches or jack arches. All masonry joints in jack arches, including keystones, if any, should converge on the same radius point. (See Illustration 10.)

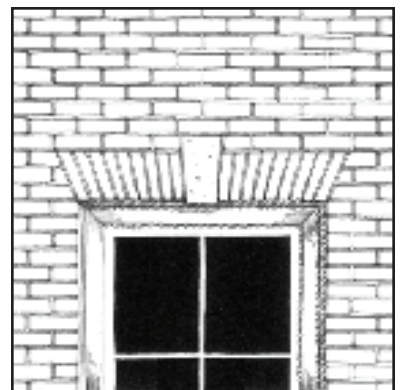


Illustration 10.

PORCHES & BALCONIES

Column Materials

Columns should be built of eternal wood (pressure treated pine, cypress, redwood, cedar, etc.), composite material, or limestone.

Round Columns

Round columns should be 12" or more in diameter, and used on classical architectural styles. These columns should be built with a slight circular taper of the column occurring over the top two thirds of the column shaft. The top diameter of the column should be five sixths of the bottom diameter of the column. The base of the column should be at least one half as high as the column shaft is wide. (See Illustration 11.)

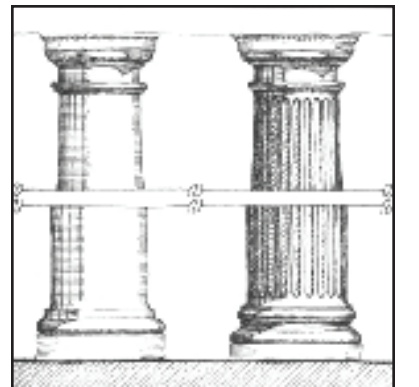


Illustration 11.

BUILDING STANDARDS (CONT.):

Square Columns

(12" wide or greater)

Large square columns 12 or more inches wide may be used on appropriate classical architectural styles, and should be built of frames and panels. Frames should be constructed from 1x materials and be approximately one quarter as wide as the overall column width. Panels should have no exposed seams. The base of the column should be at least one half as high as the column shaft is wide. Manufactured square columns are allowable as long as they have these proportions and are indiscernible from wood at arms length. (See Illustration 12.)

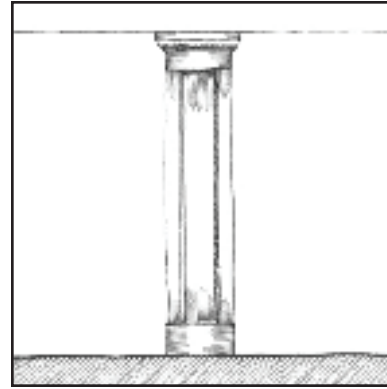


Illustration 12.

Square or Turned Columns

(6" to 12" wide)

Square or turned columns shall be a minimum of 6" wide. These columns should generally be used only on vernacular architectural styles. Caps should be built using blocks and large quarter round or bed mold. The use of crown mold on square column caps is inappropriate. Bases should be at least one half as tall as the column is wide. Column shafts may have square or chamfered corners. The face of chamfers should be 1" to 1 1/2" wide, starting just a few inches below the top of the shaft (implying a capital) and ending just above the hand rail (implying a pedestal). (See Illustration 13.)

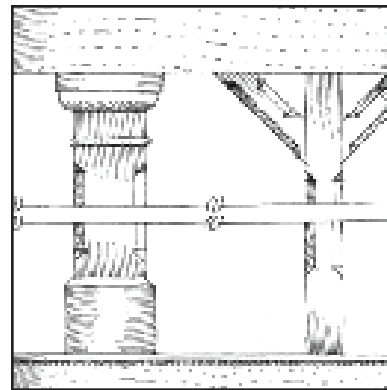


Illustration 13.

Column Base Alignment with Porch Edge

Column bases should be aligned with (or sit slightly inside of) the face of porch foundation walls or piers. (See Illustration 14.)

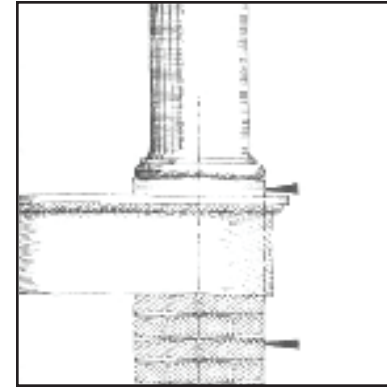


Illustration 14.

Column Spacing

Columns should be spaced between windows or doors, and should generally be spaced no further apart than the column is tall. (See Illustration 15.)

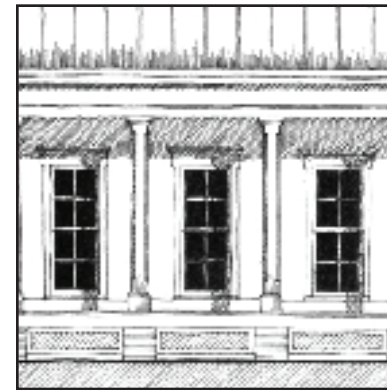


Illustration 15.

Porch Beams and Trim Details

The porch beams atop columns should be visible from inside and outside the porch. The faces of the beam should be vertically aligned with the side of the column shaft. Trim material should be horizontally aligned having the following general proportions: cornice (top portion of trim) should project as wide as it is tall, and the frieze (middle portion of trim) should be taller than the architrave (the bottom portion). Seams between the side faces and bottom face of built up beams should be located on the underside of the beam. (See Illustration 16.)

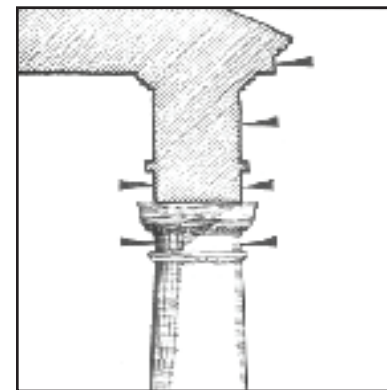


Illustration 16.

Porch Ceilings

Porch ceilings should be built of wood to resemble timber beams and purlins, or beaded board. Open rafter with exposed metal roofing is also acceptable where it is appropriate for the architectural style.

Railings

Railings should be built of Cypress, Redwood, Cedar, pressure treated pine, (other "eternal" woods), or metal. PVC/metal composites are also acceptable if they are indiscernible from painted wood when viewed from the street. In all cases the railings should be lighter in appearance than the primary elements of the porch or balcony. Balusters should have no more than 4" clear opening between them. A bottom rail should be included on all railings. For thin balusters, bottom rails may be vertically oriented. Thicker balusters should sit atop a horizontally oriented bottom rail. In all cases, the bottom rail should be sloped inward or outward to shed water.

Porch Flooring

Porch flooring should be brick, smooth finished concrete, or 3 1/2" to 5 1/2" tongue and groove wood flooring made from pressure treated pine or other long lasting, "eternal" wood. Extruded composite flooring is also allowable if it is tongue and groove and is indiscernible from wood at arms length.

Balconies

Balconies should be constructed from wood projecting no more than three feet from the face of the building. Balconies on Vernacular styles should be visually supported by decorative brackets that are appropriate for the architectural style of the home.

EAVES

Open and Closed Eaves

Classical architecture should have closed eaves that are as deep as they are tall and include a fascia, soffit, bed mold and frieze. Vernacular architecture often has open eaves that are deeper than they are tall. In all cases, eaves should be as continuous as possible, horizontally around the home.

BUILDING STANDARDS (CONT.):

Eave Returns

All eaves should be trimmed such that the cornice and frieze turn the corner of the building with the cornice again turning to die into the wall an appropriate distance beyond the end of the frieze. All eave returns should be built with shallow pitch (1:10 to 1:12 pitch) and be covered with seamless metal roofing. (See Illustration 17.)



Illustration 17.

Eave Brackets & Corbels

Vernacular brackets should extend the full height of the frieze board and be two thirds as deep as they are high. Classical corbels should extend the full depth of the soffit, but may be as little as one third as high as they are deep.

ROOFS

Roofing Materials

Roofing materials may consist of metal, standing seam metal, 5V metal roofing, metal tiles, lightweight concrete tiles, slate, rubber slate, wood shakes, diamond asphalt shingles, or architectural asphalt shingles appropriate to the style of the home. Clay tile roofing may be used on brick Tudor and brick Craftsman architectural styles. Metal panel roofing should be flat between the primary ribs with no pencil ribs.

Metal Ridge Caps

Standing seam ridge caps should fit the profile of the roofing panel. 5V metal roofing should use bulbed ridge caps with eagle's beak end details. (See Illustration 18.)

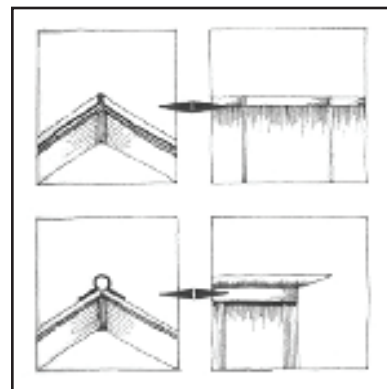


Illustration 18.

Roof Slopes

On any given home, all roof slopes should be within a fifteen percent range of one another, and should be appropriate to the architectural style of the home. Roof slopes on ancillary buildings should be appropriate to the style of the

building and should generally be one-half to one-third of the primary building's roof slope.

Overlapping Gables

Overlapping gables are discouraged and should only be used when the smaller gable is for a porch, balcony, or entry, except in the case of the Queen Anne and Tudor styles.

Bay Roofs

Bay roofs should be distinct from the primary roof, should return on themselves, and should never be shed roofs. (See Illustration 19.)

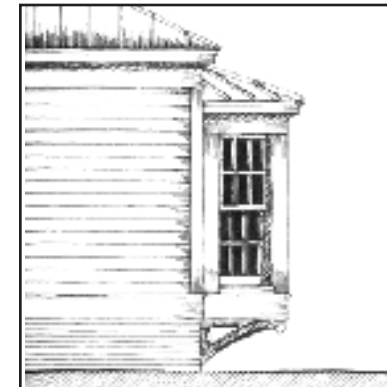


Illustration 19.

Roof Penetrations

Roof penetrations for vent pipes, etc. should be located on the rear of the home and, as much as possible, should not be visible from the street.

Skylights

Skylights are strongly discouraged. However, if used, skylights larger than 12" x 12" should be flat (not bubbled) and located on the rear of the home, completely hidden when viewed from the street.

Gutters

Gutters may be half-round or ogee. All downspouts should be round.

DORMERS

Single Window Dormer Proportions

Single window dormers should be proportioned to a window that is 1) twice as high as it is wide, and 2) slightly shorter than the windows on the floor below. (See Illustration 20.)



Illustration 20.

Multiple Window Dormer Proportions

Each window in a multiple window dormer should be proportioned the same as if the window were in a single dormer. Multiple windows should then be separated by a minimum 4" wide mullion casing. Jamb casing and corner trim at either end of the windows should be noticeably wider than the mullion(s).

Dormer Roof Proportions

Dormer roofs should be modestly proportioned. For Classical styles, the overall width of the dormer roof should be approximately 25 percent greater than the width of the dormer body. For Vernacular styles, the overall width of the dormer roof should be a maximum of 40 percent greater than the width of the dormer body.

Dormer Eaves

Dormer eaves should also be modestly proportioned, consisting of at least a fascia, soffit, bed mold, and frieze. Rake molding should be added on the raking cornice. Dormer eaves should be a smaller version of the main roof eave, thus closed dormer eaves (Classical style) should be as tall as they are wide, and open dormer eaves (Vernacular style) should be wider than they are tall.

Dormer Jamb and Trim Materials

Siding should never be used on the face of a dormer. Trim materials should consist of strong, substantial casing boards from the window opening to the corner of the dormer body and the dormer eave.

Brick Dormer Face

Brick dormer faces should only be used when the brick forms a parapet at the top of the dormer. (See Illustration 21.)

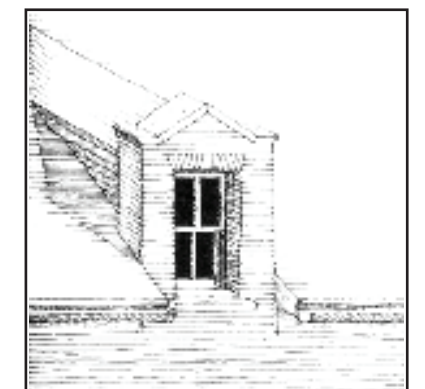


Illustration 21.

BUILDING STANDARDS (CONT.):

CHIMNEYS AND FLUES

Chimney Height and Proportions

Chimney proportions should follow the classic pattern of cap, shaft and base. Water tables on brick homes should continue around the base of the chimney. Frame homes should include step backs in the chimney foundation to form the base. In all cases, chimney shoulders should occur above the windows of the uppermost full story.

Chimney Materials and Detailing

Chimneys should be built from brick, block stone, or smooth finish stucco. Detailing should be appropriate to the materials used. Brick chimneys should be more detailed than stucco chimneys. All chimneys should have a projecting cap and should extend to the ground.

Flue Materials and Spark Arresters

Flue liners may be built from either clay tile or metal painted black. Flue caps and spark arresters should be cylindrical or rectangular extensions of the flue itself. Shrouds that are the full width of the chimney are prohibited.

MAILBOX STYLE

Mailbox posts and mailboxes shall be the standard style specified by Veranda Park Architectural Review Board.

Mailbox Location

All mailboxes shall be located to the immediate left or right of the front sidewalk, set back the appropriate distance from the back of the curb as specified by the U.S. Postal Service.



PRIVATE DRIVES AND WALKWAYS

Materials

Homeowners are encouraged to explore an array of options for private drives and walkways. Material choices include concrete, octagonal concrete pavers, rectangular pavers of brick, bluestone, limestone, or granite. Crushed decorative stone gravel drives and walkways are only allowed behind the sidewalk; all drives and walkways in the right of way must be paved. Track drives with grass strips are encouraged. All drives and walks are subject to approval by the architectural review board.

Location

Corner lots should locate driveways off the secondary street. Driveways should be located off the rear alley, if available. Front walkways should run perpendicular from the primary street to the front door.

Drainage

Walkways and driveways shall be constructed to enable positive drainage of all surface water. In the case of gravel driveways and walkways, appropriate drainage systems will be required to prevent erosion of the gravel surface.

LIGHTING

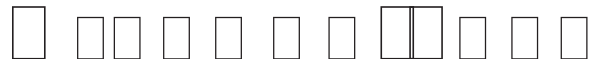
Sconces and Posts

Lighting that provides soft accents to the front of the home, and particularly the front porch, is encouraged. Gas lantern scones at the entry and a gas lantern on a decorative post at the front sidewalk are encouraged. Globes for electric lights shall be opaque, etched, or of seed glass. Light fixtures should be corrosion resistant and not exceed 40 watts.

Landscape Lighting

Landscape lighting, while encouraged, should consist of fixtures that are minimal in appearance. Up lighting will be allowed on a limited basis.

All lighting fixtures should be appropriate for the architectural style of the home, and are subject to approval by the architectural review board.



FENCES AND WALLS

Fence and Wall Materials

Fences should be constructed of either an eternal wood (pressure treated pine, cypress, redwood, etc.) painted white, or solid PVC, or black wrought iron. Walls should be built from brick, smooth finish stucco on a masonry structure, solid panels of wood between masonry piers, large block stone, or a neatly trimmed 'wall' of shrubbery (a green wall). Stacked stone walls are inappropriate and are not permitted.

Front and Side Yard Fences

Fences located in public and semi-private areas of the lot (as defined in the Veranda Park Pattern Book) should be no more than 40" in height and no less than 24" in height. Picket styles shall vary from house to house and shall be appropriate to the architectural style of the home. Pickets shall be spaced no farther apart than the width of each picket. Side fences that are higher than front fences should be sloped downward to meet the height of the front fence.

Private Yard Fences

Fences located in private areas of the lot (as defined in the Veranda Park Pattern Book) must return to the side or back corner of the home. Private yard fences shall follow the same rules as front yard fences with the exception of the height, which may be as high as 72". Private yard fences facing the street must be elaborated with features such as a trellis and ornamental gate.

Garden Walls

Garden walls may be located in private areas (as defined in the Veranda Park Pattern Book) and may be up to 96" high. These walls should incorporate raised or recessed panels, piers (including a cap, shaft, base and pedestal) and other architectural details, thus avoiding entirely flat wall surfaces. Pier shafts shall be a minimum of 16" inches square.

Terrace Walls

Terrace walls along the street may be not more than 24" tall. Terrace walls along alleys may not be more than 40" inches tall. Other terrace walls that are taller than 40" and are visible from a street or alley should have shrubbery or vines planted to cover the wall.

LANDSCAPING

Landscape plant material (except for perennials and annuals) must be selected from the Veranda Park plant palette. Plant material shall be sized to deliver immediate visual impact. Undersized plantings are not permissible. Native plants are favored because they require less care & water, and provide wildlife habitat. Exotic invasive species are not permitted for maintenance and environmental reasons. A site analysis plan shall be provided to the ARB indicating which existing vegetation is to remain and which is to be removed. This plan shall include the location of driveways, walkways and all other site improvements. All planting designs and site improvements are subject to approval by the Architectural Review Board.

Trees and Shrubs

Each home must plant a minimum of three trees centered in the green strip between the curb and the sidewalk. These trees must be selected from the 'Large Deciduous Canopy Trees' of the Veranda Park plant palette (see page D3) and shall have a minimum 3" caliber with a full branch structure. Trees should be spaced somewhat randomly in the green strip to encourage a more natural looking streetscape and to maximize the view of the home from the street. Shrubs shall exhibit a minimum three years of growth and shall be spaced appropriately according to their fully mature size.

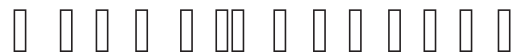
Lawns

All front and side lawns, and lawns visible from an alley, shall be sodded with Bermuda, Zoysia, Fescue or Centipede in sunny areas and Fescue in shady areas.

Irrigation

All front yard and side yard landscapes shall have irrigation systems for lawns, shrubs, flower beds and trees including all trees planted between the sidewalk and the curb.





Large Deciduous Canopy Trees

- Acer saccharum- Sugar Maple
- Acer rubrum- Red Maple
- Liriodendron tulipifera- Tulip Poplar
- Nyssa sylvatica- Black Tupelo
- Plantas occidentalis- Sycamore
- Quercus alba- White Oak
- Quercus coccinea- Scarlett Oak
- Quercus falcata- Red Oak
- Quercus laurifolia- Laurel Oak
- Quercus phellos- Willow Oak
- Quercus shumardii- Shumard Oak
- Quercus virginiana- Live Oak
- Carya illinoensis- Pecan
- Fagus americana- American Beech
- Fraxinus americana- White Ash

Large Evergreen Trees

- Cryptomeria japonica- Japanese Cryptomeria
- Magnolia grandiflora- Southern Magnolia
- Cedrus deodara- Deodar Cedar
- Pinus taeda- Loblolly Pine
- Pinus strobus- White Pine
- Thuja ‘Green Giant’- Green Giant

Small Ornamental Deciduous Trees

- Acer palmatum- Japanese Maple
- Amelanchier arborea- Serviceberry
- Carpinus caroliniana- American Hornbeam
- Cercis canadensis- Eastern Redbud
- Cladastris kentuckea- Yellowwood
- Cornus florida- Flowering Dogwood
- Lagerstroemia indica- Crape Myrtle
- Magnolia soulangiana- Saucer Magnolia
- Magnolia stellata- Star Magnolia
- Magnolia virginiana- Sweetbay
- Malus hybrida- Flowering Crabapple
- Oxydendron arboreum- Sourwood
- Prunus caroliniana- Carolina Cherry Laurel
- Prunus serralata ‘Kwanzan’- Okame Cherry
- Prunus subhirtella- Okame Cherry
- Prunus yedoensis- Yoshino Cherry
- Salix caprea- Pussy Willow
- Vitex agnus-castus- Chaste Tree

Large Deciduous Shrubs (6-12’)

- Azalea nudiflora- Wild Honeysuckle
- Buddleia davidii- Butterfly Bush
- Kolwitzia amabilis- Beauty Bush
- Hydrangea mycrophylla- Big Leaf Hydrangea
- Magnolia stellata- Star Magnolia
- Lonicera fragrantissima- Winter Honeysuckle
- Loropetalum chinensis- Loropetalum
- Spirea prunifolia plena- Bridalwreath Spirea
- Spirea x vanhouttei- Vanhoutte Spirea
- Weigela florida- Weigela

Large Evergreen Shrubs (6-12’)

- Azalea indica- Indian Azalea
- Camelia japonica- Japanese camelia
- Camelia sasanqua- Sasanqua camelia
- Ilex x ‘Nellie R. Stevens’- Nellie R. Stevens Holly
- Ilex attenuata ‘Fosteri’- Foster Holly
- Ligustrum recurvifolium- Wax Leaf Privet
- Myrica cerifera- Wax Myrtle
- Prunus caroliniana- Carolina Cherry Laurel
- Osmanthus spp.- Osmanthus

Midsized Deciduous Shrubs (4-6’)

- Callicarpa americana- American Beautyberry
- Chaenomeles speciosa- Common Flowering Quince
- Euonymus alatus ‘Compactus’- Winged Euonymus
- Forsythia x intermedia “Lynwood Gold’- Forsythia
- Hydrangea arborescens ‘Grandiflora’- Snowball Hydrangea
- Spirea cantoniensis ‘Lanceata’- Reeves Spirea
- Spirea thunbergii- Thunberg Spirea

Midsized Evergreen Shrubs (4-6’)

- Abelia grandiflora- Glossy Abelia
- Gardenia jasminoides ‘August Beauty’- August Beauty Gardenia
- Ilex cornuta “Rotundifolia’- Roundleaf Holly
- Ilex crenata ‘Bufordi Nana’- Drawf Buford Holly
- Prunus laurocerasus ‘Schipaensis’- Schip Laurel
- Prunus laurocerasus ‘Zabeliana’- Zabel Laurel
- Pyracantha coccinea- Scarlet Firethorn
- Rhododendron spp.- Azalea

Small Deciduous Shrubs (2-4’)

- Abelia grandiflora ‘Sherwoodi’- Sherwood Abelia
- Clethra anlifolia ‘Hummingbird’- Summersweet
- Deutzia gracilis- Deutzia
- Fothergilla gardenia ‘Mt. Airy’- Drawf Fothergilla
- Itea virginica ‘Henry’s Garnet’- Henry’s Garnet Sweetspire
- Spirea japonica ‘Anthony Waterer’- Anthony Waterer Spirea

Small Evergreen Shrubs (2-4’)

- Aucuba japonica ‘Nana’- Drawf Aucuba
- Buxus microphylla v. Japonica- Japanese Boxwood
- Buxus microphylla v. Koreana- Korean Boxwood
- Cephalotaxus harringtonia ‘Prostrata’- Spreading Plum Yew
- Daphne odora- Winter Daphne
- Gardenia radicans- Radicans Gardenia
- Ilex cornuta ‘Carrisa’- Carissa Holly
- Ilex crenata ‘Helleri’- Helleri Holly
- Ilex vomitoira ‘Shillings Drawf’- Drawf Yaupon Holly
- Jasminum floridum- Flowering Jasmine
- Jasminum nudiflorum- Winter Jasmine
- Leucothoe axillaris- Coastal Leucothoe
- Raphiolepis indica- Indian Hawthorne
- Rosmarinus officinalis ‘Lockwood de Forest’- Drawf Rosemary
- Rhododendron spp.- Azalea

Ornamental Grasses

- Boutelora gracilis- Mosquito Grass/ Blue Gramma
- Chasmanthium latifolia- Sea Oats
- Festuca ovina- Blue Fescue
- Miscanthus sinensis ‘Gracimillus’- Maiden Grass
- Muhlenbergia capillaris- Muhly Grass
- Panicum virgatum ‘Haense Herms’- Red Switch Grass
- Pennisetum spp.- Fountain Grass

Ground Covers

- Ajuca reptans- Ajuca
- Aspidistra elatior- Cast Iron Plant
- Cyrtomium falcatum- Holly Fern
- Helleborus orientalis- Lenten Rose
- Juniperus conferta ‘Blue Pacific’- Blue Pacific Juniper

- Juniperus procumbens- Procumbens Juniper
- Trachelospermum asiaticum- Asiatic Jasmine
- Vinca major- Bigleaf Periwinkle
- Vinca minor- Periwinkle

Deciduous Vines

- Campis radicans- Trumpet Vine
- Clematis paniculata- Japanese Clematis
- Hydrangea anomala periolaris- Climbing Hydrangea
- Parthenocissus quinquefolia- Virginia Creeper
- Parthenocissus tricuspidata- Boston Ivy
- Rosa hybrida- Climbing Rose
- Rosa laevigata- Cherokee Rose
- Vitis rotundifolia- Muscadine Vine

Evergreen Vines

- Bignonia capreolata- Cross Vine
- Clematis armandii- Armand Clematis
- Gelsemium semprevirens- Carolina Jessamine
- Trachelospermum jasminoides- Confederate Jasmine



VERANDA PARK ARCHITECTURAL REVIEW BOARD

The architectural design review and approval process is conducted by the Veranda Park Architectural Review Board (ARB). All homeowners and homebuilders must comply with the design review and approval process. The steps for doing so are outlined in the following two pages.

Please contact the bodies listed below for additional information or assistance:

Veranda Park Architectural Review Board
706-342-8001
ARB@VerandaParkMadison.com

Veranda Park Development Company
706-342-8001
DEV@VerandaParkMadison.com

Morgan County Planning and Zoning
384 Hancock St.
Madison, GA 30650
706-342-4373 (phone)
706-343-6455 (fax)
www.morganga.org

1. **RESEARCH AND DOCUMENTATION:** Prior to the submission process, the applicant must review the design guidelines established in the Veranda Park Pattern Book and the neighborhood covenants. Applicants should contact the Architectural Review Board (ARB) regarding any questions they have about these design guidelines. It is recommended that no plans should be submitted to any governmental agency without prior preliminary plan approval from the ARB. The ARB is not responsible for the adequacy or correctness of an individual project.

2. **ORIENTATION MEETING:** An initial meeting establishing a dialog between the applicant and the ARB is the next step in the submission process. This allows for a general discussion of the applicant's design intent and offers an informal opportunity to answer any preliminary design questions. It is highly recommended that the applicant provide concept sketches or photos of their design concepts.

3. **PRELIMINARY REVIEW:** The applicant presents their formal design to the ARB in this meeting. This review clearly conveys the applicant's design intent for the ARB. All design decisions should be resolved at this meeting. Required materials for this preliminary review are listed below.

Site Survey

- Property lines with bearings and distances, setbacks, easements, other restrictive areas
- Size, location, type of trees greater than 6" caliper
- Survey performed by a registered land surveyor within 24 months prior to submission

Preliminary Site Plan (1"=20')

- building footprint and location
- site improvements (drives, walks, etc.)
- any other proposed improvements

Architectural Plans (1/8"=1')

- dimensioned floor plan
- total enclosed square feet
- labeled rooms

Architectural Elevations (1/4"=1')

- elevations from ground level to roof line
- specified degree of roof pitch

4. **FINAL REVIEW:** This meeting concludes the ARB's review and submission process. A \$3000 refundable deposit must be submitted by the applicant to the ARB along with the following documentation:

Site Plan (no less than 1"=20')

- existing vegetation to remain and be removed
- location of all pertinent site info (including property lines, wooded areas, easements, buffers, and setbacks)
- proposed and existing topographical data
- finished floor elevations of all structures
- drainage information and proposed solutions
- all proposed site improvements
- label and note distance of proposed to property lines
- located water, sanitary sewer line, utilities and assoc. features
- formally note all variances

Elevations (1/4"=1')

- sides, materials, existing and finished grade specified
- dimension from first floor to uppermost ridge
- typical main entrance section

Architectural Plans (1/4"=1')

- total square footage, finished floor elevation, and foundation plan
- power panels, mechanical and fire protection systems
- location of service equipment
- proposed exterior lighting fixtures

Typical Wall Section (1/4"=1')

- material choices
- roof pitch and profile

Details

- key architectural features
- other details may be requested by ARB
- exterior color scheme

Exterior Building Materials

- schedule specifying material choices
- fences, screens, walls, etc.

Landscape Plan (1"=20')

- existing vegetation to remain or be removed, location of property lines, water features, woodlands, easements, setbacks, buffers
- proposed planting scheme graphically depicted at maturity
- plant list (including height, spread, installation size, and any additional specifications)
- proposed location and profiles of fences
- irrigation system and components
- exterior landscape lighting system and components

National Pollutant Discharge Elimination System Permit

- Storm Water Discharge from Construction Activities

Erosion Control Plan (1"=20')

- location of silt fences and other soil erosion control measures

5. **CONSTRUCTION PERMITS:** Following the Final Review and approval step, the applicant obtains a building permit from the Morgan County Planning and Zoning Office. A copy of the permit must be provided by the applicant to the Veranda Park ARB. The ARB then issues a certificate of appropriateness. During the construction phase, the site must be kept clean at all times. Construction materials must remain within property boundaries, and a clear street right-of-way must be maintained at all times. Trespassing onto adjoining properties is forbidden.

6. **MODIFICATIONS AND FUTURE IMPROVEMENTS REVIEW:** Design changes for the site, building or landscape must be approved in writing by the Veranda Park ARB. All pertinent documentation including, but not limited to plans, elevations, sections, and details must be submitted upon request. The ARB reserves the right to deny modifications due to a lack of explanatory documentation.

7. **ARB INSPECTIONS:** During the construction process, the ARB reserves the right to inspect the home and the construction site for compliance with the Architectural Guidelines. Any discrepancies will immediately be reported to the applicant, and remedial work must be conducted within 30 days of notification.

8. **FINAL INSPECTION:** After a Certificate of Occupancy is issued by the local Building Department, the ARB will conduct a final inspection to ensure that all of the Veranda Park Architectural Guidelines have been successfully met. Any discrepancies will be reported to the owner within 5 days and remedial work shall be conducted within 30 days of notification.

9. **CERTIFICATE OF COMPLETION AND REFUND OF ARB DEPOSIT:** Once all construction work is complete to the satisfaction of the ARB, a Certificate of Completion will be issued by the ARB and the applicant's ARB deposit will be refunded (less any expenses incurred by the ARB for conducting remedial work not performed by the applicant in a timely manner).

10. ARB APPEALS PROCESS

- ARB accepts formal appeals in writing only.
(An incomplete appeals submission will not be reviewed.)
- ARB decisions are made by a majority vote.
- ARB confirms or denies applications in writing within 30 days of the Final Review.
(In the event an application is denied, any suggested solutions will be clarified by the ARB, as needed.)