



Agenda
City of Clarkesville
Planning Commission Work
Session
6:30 PM March 10, 2026

1. Call to order
2. Unfinished business
 - 2.a Discussion of Aesthetic Zoning
3. New business
4. Adjournment



Madison Fields



LEW OLIVER

INC

WHOLE TOWN SOLUTIONS

Produced For:
Cassini Holdings
Athens, GA

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SUBMITTAL REQUIREMENTS

All design work must be performed by a member of the Design Guild.

A pre-design meeting must be coordinated between the designer/architect and the Town Planner prior to beginning conceptual drawings. This will ensure that there is clear understanding of the design intent and site challenges by all parties.

Three sets of conceptual drawings will be submitted to the Town Planner on 11 x 17 sheets and will include the following:

Concept Drawings

- * Site plan at 1" = 20'.
- * Spot grades showing corners of the property with high and low points.
- * Building footprints in a bold line weight, porches and balconies in a medium line weight, and roof plan with overhangs in a light line weight.
- * All required setbacks and easements.
- * All walks, drives, terraces, decks, walls and fences, mechanical units, trash and recycling enclosures in medium line weight.
- * Identify all trees with a four-inch caliper or greater.
- * Floor plans at 1/8" = 1'0".
- * Exterior elevations at 1/8" = 1'0".
- * All drawings must be identified with lot number, date, owner, builder, and designer/architect.
- * Well and septic system, underground power, cable, phone, and gas.
- It is expected that drawings will be hard-lined, drawn to scale, with professional standards. Drawings will be specific to the site, with the highest level of functionality and aesthetics.
- * Drawings will be returned stamped “approved”, “approved as noted”, or “resubmit”.

Working Drawings

Three sets of working drawings will be submitted on 11 x 17 paper and will include the following drawings:

- * Site plan shall be drawn at 1" = 20.'
- * Foundation, floor plans, and roof plan at 1/8" = 1'0".
- * Exterior elevations at 1/8" = 1'0".

- * Exterior wall and porch sections at 1" = 1'0" or larger.
- * Details for shutters, casings, windowsills, chimneys, columns, railings, etc. shall be submitted.
- * Manufacturer and product identification of materials, including windows and columns, must be provided.
- * Exterior door specifications, including supplier, materials of fabrication and finish

Additional Information to be Submitted

- * Drawings will be returned stamped “approved,” “approved as noted,” or “resubmit,” and will be distributed to the Town Planner.

The following information must also be submitted.

- Exterior color, finish specifications, and samples must be provided on a 8 x 11 sheet. Color must be approved prior to painting the exterior. The Town Designer and/or the Project

Landscape plan at 1 : 20

Prior to commencing construction applicant must receive a letter of approval from the town planner.





Madison Fields



ZANETTA ILLUSTRATION

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SITE PLANNING







Madison Fields



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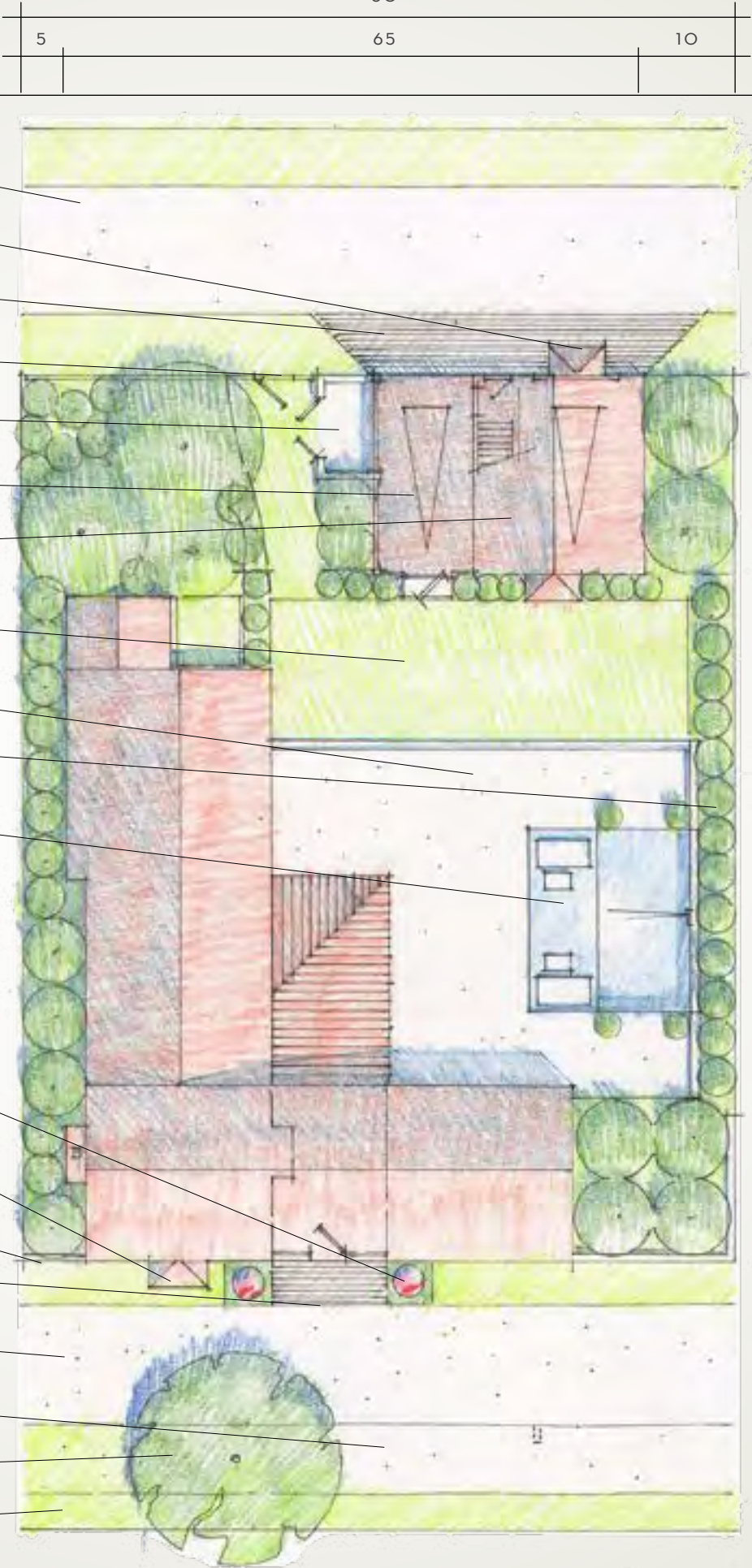
Cottage w/ Park Frontage

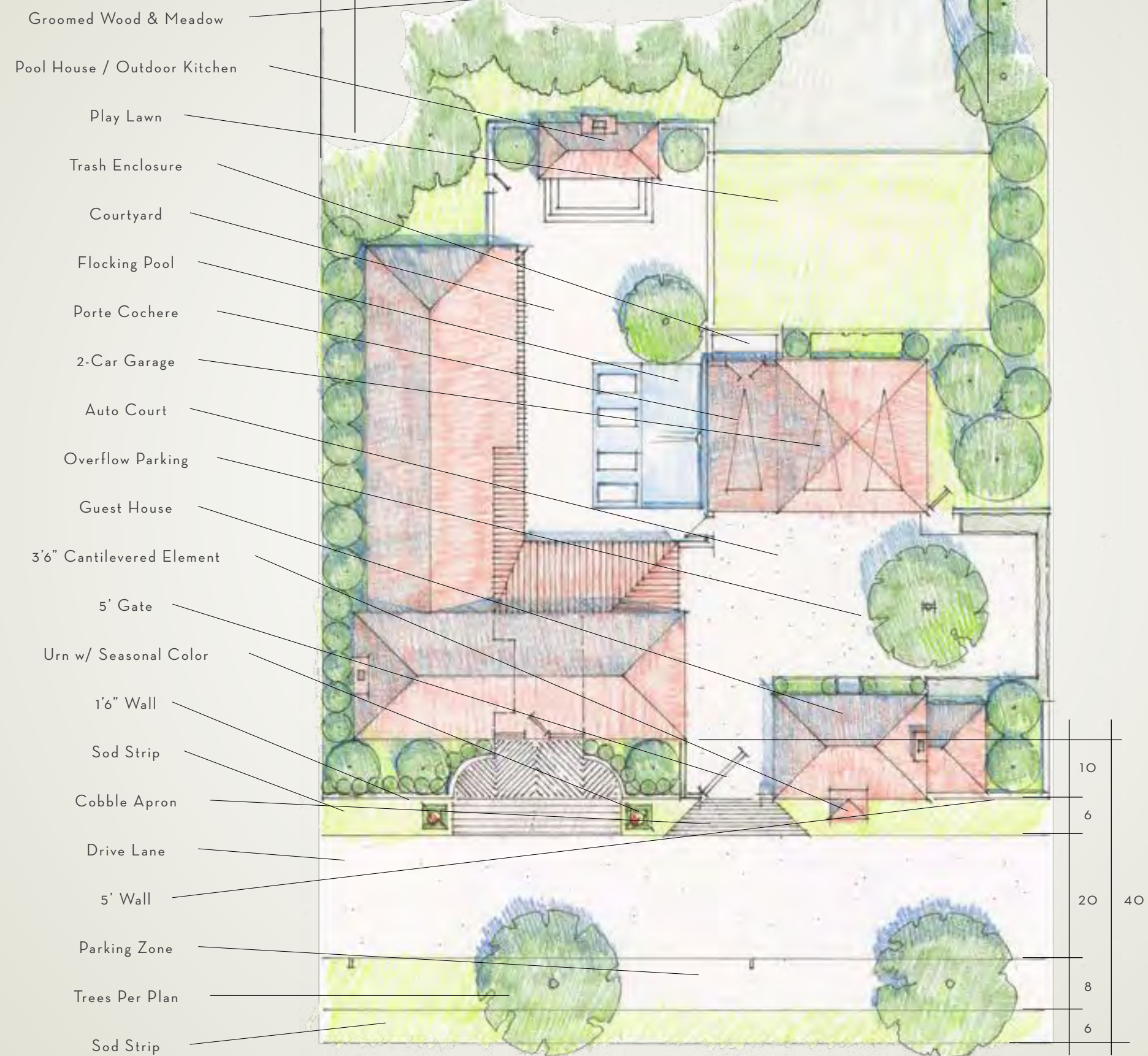
- Compact Gravel Lane
- 3'6" Cantilevered Element
- Granite Cobble Apron
- Urns w/ Seasonal Color
- Trash Enclosure
- Gate
- Secondary Entrance
- Porte Cochere
- One Car Garage w/ ADU
- Play Lawn
- Courtyard
- 5' Pool Setback
- Flocking Pool
- Urns w/ Seasonal Color
- 3'6" Cantilevered Element
- Primary Entrance
- 8' Multi-Use Path
- 5' Wall As A Continuation on Facade Required
- Park



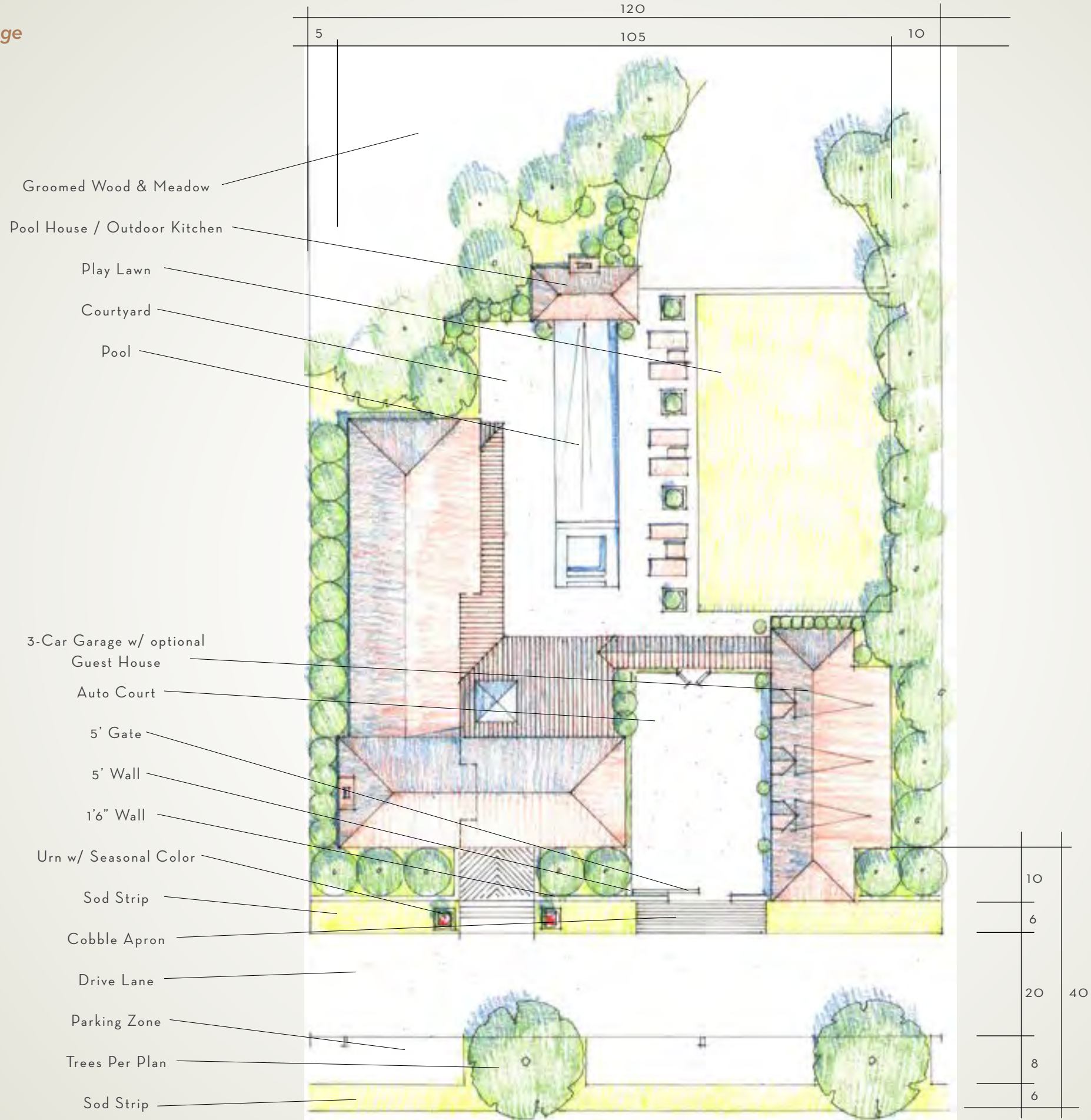
Cottage w/ lane Frontage

- Compact Gravel Lane
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- One Car Garage w/ ADU
- Play Lawn
- Courtyard
- 5' Pool Setback
- Flocking Pool
- Urns w/ Seasonal Color
- 3'6" Cantilevered Element
- 5' Wall As A Continuation on Facade Required
- Primary Entrance
- Drive Lane
- Parking Zone
- Trees Per Plan
- Sod Strip





Estate Lot Guest House over Garage





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ARCHITECTURAL CRITERIA

A. Massing, Fenestration and Elements

1. Massing shall be derived from simple rectangular plan forms. There shall be one primary volume with optional secondary volumes. Secondary volumes shall abut into the primary volume. The roof form of the primary volume should clearly dominate. Secondary roof forms should never dominate the composition and should not be taller than the primary. The aesthetics and proportion of the building composition should be considered on all elevations.



2. Fenestrations (windows and doors) should be appropriate to the building style. All elevations shall contain aesthetic fenestrations with equal consideration. Openings must be either clearly classically ordered, or deliberately asymmetrical with subtle balance.

3. Additive elements such as porches, balconies, oriels, bay windows, chimneys and decorative appendages should follow suit to the building style.

B. Foundation Conditions

1. Foundations must be constructed of poured concrete or concrete masonry units.
2. Foundations may be finished with smooth stucco, brick, or stacked stone.
3. Board formed concrete with aggregate may be approved on a case-by-case basis.
4. Front porches of wood must be supported on masonry piers (typically 14" in face width x 8"-12" front to back, finished) and rendered in smooth stucco, brick, or stone.

C. Roofs

1. Technical and Aesthetic Requirements
 - a. The roof slope on a single mass is to be the same on all sides except for cat-slides and sheds, which would have a lesser slope.
 - b. Roof slopes must be appropriate to the building style.
 - c. Ornamental gables and roofs are generally to be avoided. Decorative roof forms should be classically derived.
 - d. Vents and stacks are to be painted to match the roof material and hidden from view to the greatest extent possible.
 - e. Overhangs that shed water that result in increased flow into a neighboring lot must be guttered, or French-drained, and piped into an appropriate retention facility.



2. Materials

- a. Materials should be wood shingles, wood shakes, standing-seam metal, copper, clay tiles, or slate. Asphalt shingles, novelty shaped shingles, and staggered edges are prohibited. Synthetics will be considered on a case-by-case basis.
- b. Gutters should either be half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Finishes include copper and pre-finished metal.

Corrugated metal drains that receive downspouts should not be visible.

- c. Wood shingles should not be allowed to drain onto metal roofs; the chemicals in the wood often form corrosion, eventually disintegrating the metal.
- d. Splash blocks, rain chains, ogee gutters, and rectangular downspouts are prohibited.

D. Wall Finishes

1. Technical and 1. Aesthetic Requirements
 - a. Wall finishes on individual buildings are to be the same on all sides; appendages or secondary wings may assume a differing finish according to visibility and architectural merit. For example, a frontally oriented front mass in masonry could be abutted by a horizontal sided secondary rear mass.
 - b. Horizontal and shiplap siding, when used, must be mitered at the corners. Material changes must occur at inside corners.
 - c. 2-story masses may have a masonry veneer on the first-floor level and siding on the second level, provided the siding forms a natural drip edge over the masonry.
 - d. Decorative novelty shapes are prohibited.
 - e. Drip caps, story courses, and trim banding that are not historically derived are prohibited.
 - f. Trim is to be consistent on all sides of the building; the primary building mass (of which the façade is a part of) may be further embellished or enhanced.
2. Materials
 - a. Clapboards must be thermally modified wood (Solarwood or equal) or cementitious board. Clapboards must be 5/8" thick minimum. Edges must be smooth. Ripped edges are prohibited.
 - b. Prefinished siding is prohibited.
 - c. Nickel-joint shiplap.
 - d. Vinyl or aluminum siding is prohibited. False wood graining in form or coloration is prohibited.
 - e. 3-coat integral color stucco with a smooth plaster finish and applied on brick or concrete block; control joints are to be concealed on inside corners or within architectural ornament.



- f. Brick and mortar color must be appropriate to style of building. Avoid excessive color range--strive for consistency with subtle variations in brick palette. Avoid machine-produced brick. Avoid falsified texture, tumbling, nicking, etc. Brick must be historically derived.
- g. Stone must be appropriate to the style. Synthetic stone veneers are prohibited. Dry-stacked stonework is prohibited. The stone must have a flush visible mortar joint. Stone must be at least 3-1/2 front to back dimension. Thin veneers are prohibited except for chimneys that emerge fully through the roof, but which must have precut outside corners that simulate thicker stones. Stonework must contain an adequate quantity of “2-man” stones. Joints must be carefully worked and always staggered.

E. Trim

1. Technical and Aesthetic Requirements

- a. Trim must be historically appropriate to the style of the building. Restraint must be exhibited.
- b. “Stock” profiles for moldings are to be used with extreme discretion. Avoid manufactured classical components such as fiberglass columns, pre-made balustrades, stock modillions, standard crowns, and standard brick mold.



Trim must be consistent on all sides of building masses, with emphasis on the primary building mass and façade.

- d. Trim for secondary building masses (from a public way) may be simplified if appropriate to the expression.

2. Materials

- a. Trim must be of thermally modified wood or cementitious planks. When used on buildings clad in horizontal siding, casings, frieze boards, etc. must be 5/4 or 2x material. Casings may be flush with exterior shiplap siding. Restoration sills are required.
- b. Brick mold must be custom milled and historically derived.
- c. Samples and assemblies of trim components may be requested of builder to exhibit clear construction intent.
- d. Pressure treated trim is prohibited.
- e. All trim to be dressed. Framing lumber used as trim is prohibited. Countersunk trim nails are required.

F. Windows

1. Technical and Aesthetic Requirements

- a. Windows and casings must follow suit to style.
- b. Window casings, sills, and heads and pediments; muntins; and mullions must be historically correct.
- c. Windows may not be omitted on side elevations and must be composed with the same thought and consideration as those on the front. Windows can be minimized for less desirous views or privacy concerns.
- d. GBGs (grill between glass), reflective or tinted glazing, and pop-in grilles are prohibited. Aluminum storefront glazing systems are prohibited.
- e. Windows must be true divided lite (TDL) or simulated divided lite (SDL) which is glass sandwiched between muntin grilles on both the interior and exterior.
- f. Window sliding tracks must match the sash color.
- g. Windowsills must be “restoration sills” (1-1/2” deep minimum).
- h. Ganged windows and bays must have a continuous sill and 6” mulls minimum. Where a door is a part of such assembly, 8” mulls shall be utilized.

G. Doors

1. Technical and Aesthetic Requirements

- a. Doors and casings must follow suit to the building style, sometimes requiring large scale.
- b. Exterior “front” doors must be custom thermally modified hardwood, as does any door visible from any public way. Glass doors, sometimes “French”, that are not used as the “front” door may be metal clad or fiberglass, paint grade.

2. Materials

- a. Exterior doors must be executed in a thermally modified local hardwood
- b. Plastic laminated, faux-finished or grained, stamped metal, and leaded/beveled glass types are prohibited. Tropical hardwood is prohibited. Stained glass is generally to be avoided, save authentic colored late 18th through mid-19th c. historic glass used around frontispieces. Routed and carved ornament is prohibited.
- c. Garage doors must be utilitarian in character and may be wood, composite, or metal. Avoid “carriage house” faux strap hinges and embellishments and strive for beauty in honest construction.



H. Crawl Space Vents

1. Since crawl spaces are insulated (and floor systems are not), crawl spaces are conditioned. Therefore, ventilation is not required. Traditional vents can be replaced with historically correct cellar windows.

I. Chimneys

- 1. Chimneys are to be proportioned, tapered, and detailed authentically according to the building style. Look at historic precedents, especially locally. Chimneys must be masonry, with face materials backed with CMU, brick, or self-supporting concrete flues.
- 2. Stacks must be faced in masonry material or detailed as metal flues.
- 3. Siding or stucco board is prohibited as a finish material.



J. Shutters

- 1. Technical and Aesthetic Requirements
 - a. Shutters must be authentic, fully operable, and capable of totally closing over the window sash.
 - b. Usually, shutters occur in pairs; however, narrow windows may contain a single shutter.
 - c. The design must be appropriate to the style of the building.
- 2. Materials
 - a. Shutters may be solid-core polymers or thermally modified hardwoods.
 - b. Vinyl, nail-on, false-wood graining, and prefinished shutters are prohibited.

c. Hinges must be rectangular strap type with round head screws. Shutter dogs must be rail tail type. “s” shutter dogs and hinges with dart shapes are prohibited.



K. Porches & Balconies

- 1. Technical and Aesthetic Requirements
 - a. Columns and posts must be appropriate to the style of the building. Vernacular orders as are tapered or chamfered pencil posts are preferred.
 - b. Greek Doric columns must be classically correct. Shafts may be smooth or correctly fluted with large scale Greek Doric flutes. Columns must be solid core, rot resistant, with parts custom made to order. Sleeves and hollow capitals are prohibited. All other classical orders are prohibited.
 - c. Railings must be simple pickets no larger than 1-1/4” x 1-1/4” or fretwork centered on top and bottom rails which have eased tops. Pickets may be pool cue stick types.
 - d.. Forged ironwork may be approved on a case-by-case basis.
 - e.. Standard pressure treated decking profiles prohibited. PVC trim is prohibited.
 - f. Porch depth must be appropriate to its desired use...front porches should be 8’0” minimum; furnishable porches should be 10’-14’; stoops may be 4’-6’. In the case of 2 story porches, floor structure should be exposed with purlins and beams detailed with concealed fasteners.
 - g. Balconies may project no more than 3’6” from face of building. Floor system, including finishes may be no more than 8” deep. Balcony floors must be waterproofed and floored with thermally modified wood.
- 2. Materials
 - a. Porch floors are to be wooden, resting on masonry piers; brick; stone; smooth stucco; or masonry terrace.

- b. Porch ceilings must be beaded 1x4, 6, or 8’s shiplap, or smooth plaster. Sheet goods are prohibited.
- c. Plywood or gypsum board ceilings (with or without beads) are prohibited.
- d. Openings between porch piers, if left open, must be in-filled with custom wood lattice, wood louvers, or brick lattice.
- e. Columns must be wood, resin or cementitious cast material, or masonry. Locust tree trunks are encouraged for rustic styled out-buildings.
- f. Railing systems are to be painted wood, iron, or masonry.
- g. Synthetic and prefabricated railing systems are prohibited. Cable rails are prohibited. Foam members are prohibited.
- h. Precast classical balusters and ornate spindle work are prohibited; plain, round tapered, fretwork, and straight pickets are acceptable.
- i. Synthetic composition decking material is prohibited.
- j. Acceptable manufacturers for round columns are Hartmann Sanders and Melton Classics. Other manufacturers must be approved by the Madison Fields Town Urbanist.



L. Ceiling Heights

- 1. Ceiling heights are dictated by the design of the building and must follow suit to the style.

M. Finished Floor to Grade Height

- 1. Maximum height of finished floor to grade on front of houses shall be 6’0”. House may have a sunken gallery under the front porch.
- Generally, the minimum finished floor to grade dimension will be 2’0”.
- 2. Turned-down slabs, crawls, and basements are all acceptable conditions, but must complement the form and style of the building.

3. The Madison Fields Town Urbanist has authority to dictate exact height.

N. Pavements

- 1. Walks must be surfaced in decorative pavers, brick, stone, or decorative gravel that is contained in commercial grade steel or masonry edging. Walks and terraces must be constructed on a well-drained compacted base.
- 2. Thick flagstone steppingstones are acceptable. Stones shall be a minimum of 3". Edging must be cut and honed.
- 3. Concrete is acceptable if broken up with banding @ 20" apart maximum.

O. Walls & Fences

- 1. Outdoor storage areas trash/recycling areas, meter areas, and condensers must be enclosed with a 4' fence or dense hedge that fully conceals the equipment.
- 2. Walls or fences associated with a front yard occurring from the façade to the frontage line (lot line) are not to exceed 3'6" in height (this includes side yards when abutting a public frontage). If a fence exists, then a duplicate is prohibited. Retaining walls are excluded from this requirement.



Walls or fences associated with an interior side yard or back yard shall not exceed 5'0" in height and must be 50% opaque minimum at a height above 3'6" unless constructed in masonry.

- 4. "Living" fences are encouraged.

P. Signage

- 1. All signage, including house numbers, must be approved by the Town Planner.
- 2. Exterior finish and color boards will show exact house number specifications and



location.

- 3. Holiday display signs, banners, political signs, advertising signs, flags are prohibited.
- 4. Yard art is prohibited in all locations out-of-doors, except courtyards. Yard art should not be visible from any public way.

Q. Lighting

- 1. Should be ambient that contributes to the sense of place
- 2. Dark Sky compliant
- 3. Electric; gas prohibited.
- 4. Garages must have a minimum of one downward facing fixture on photocell.
- 5. The front of houses must have proper entry lighting on photocell.
- 6. Light fixtures must match style of architecture or must be inconspicuous in nature.
- 7. Fluorescent, metal halide, high-pressure sodium, spots, walkway lights, and colored lights are prohibited unless the Town Planner deems otherwise.
- 8. Exterior seasonal lighing shall be limited to only white.

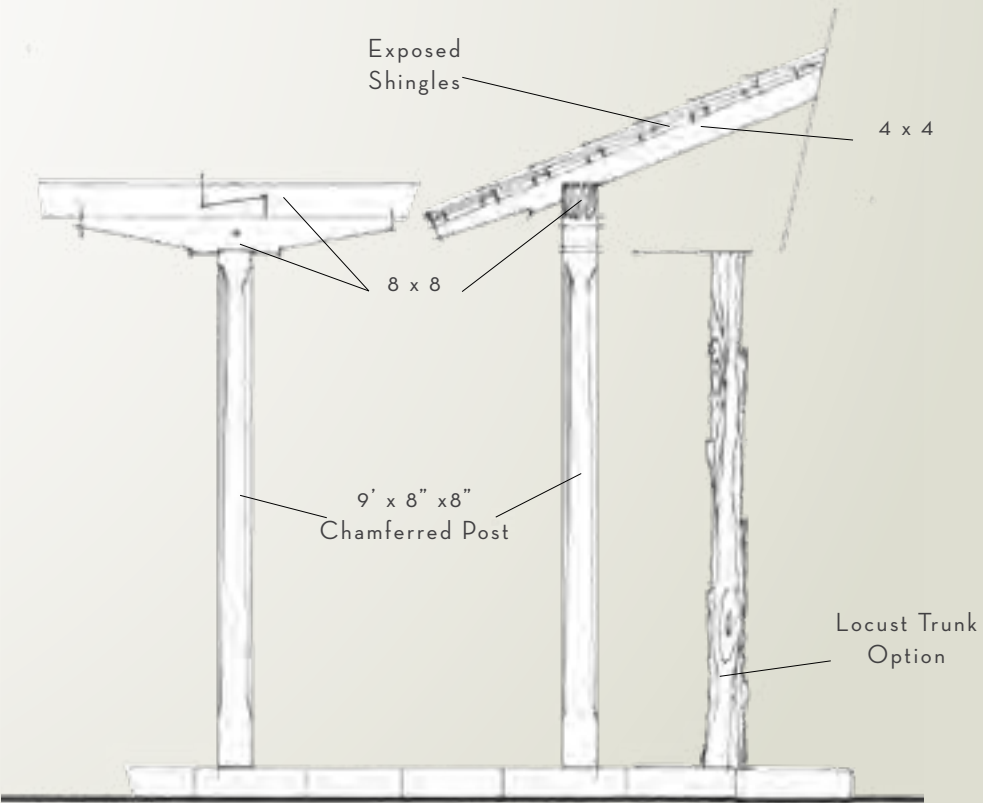
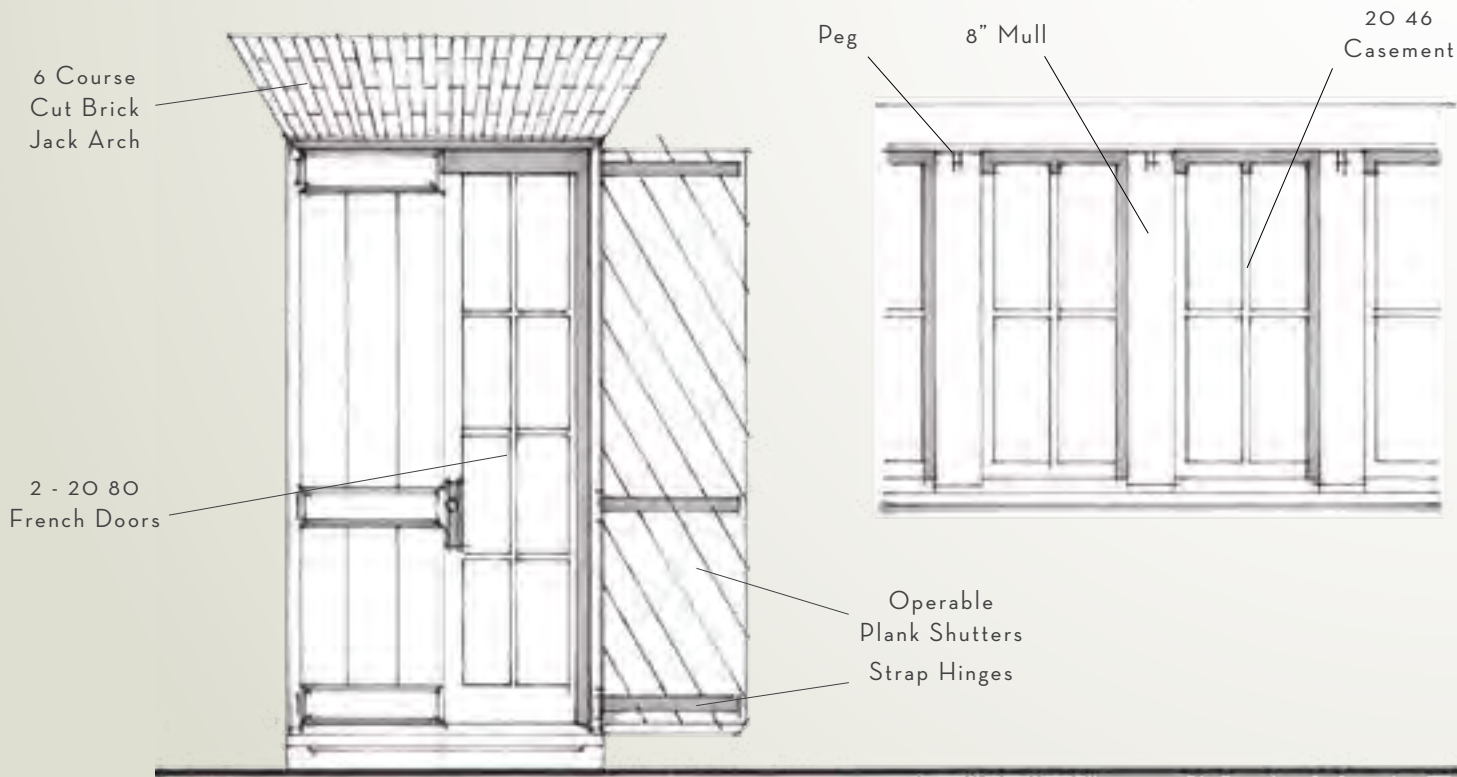
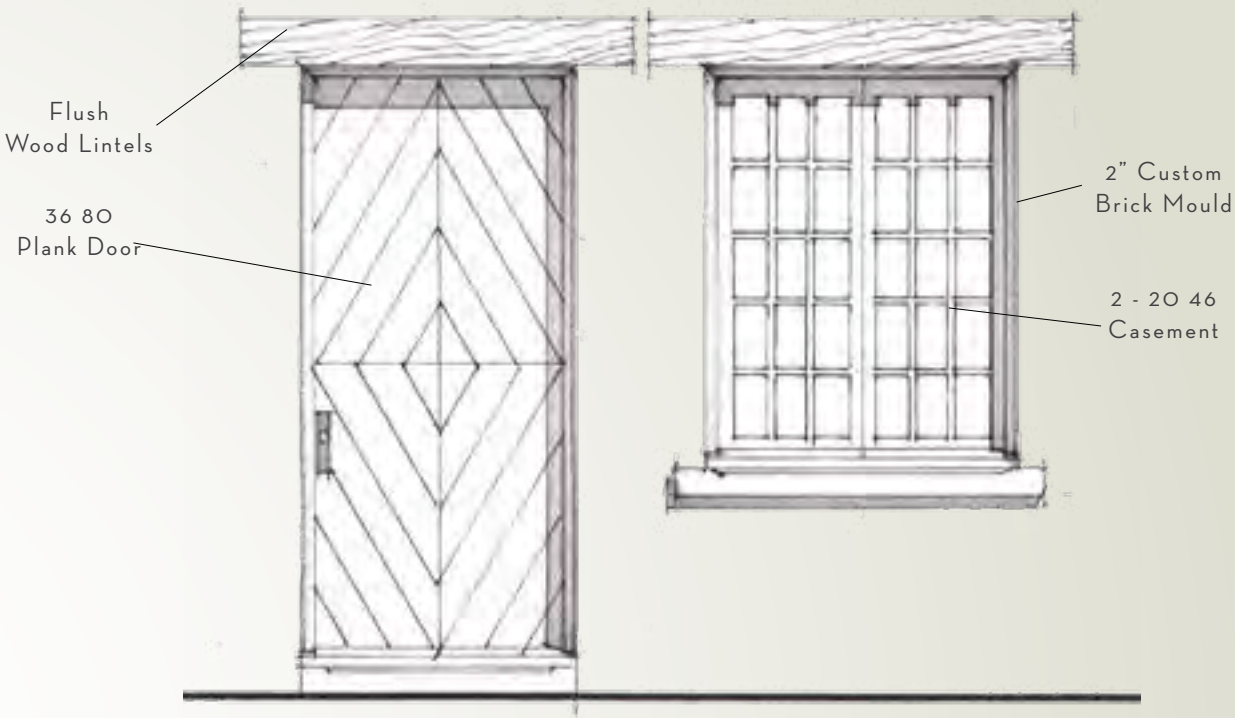


Arts & Crafts

The Arts and Crafts movement emerged as a reaction to the mass-produced industrial excesses of the late Victorian period in England. The new movement honored hand-crafts and traditional culture in curating high standards of decorative design. Quality workmanship was revered, as workers were traded for machines. Arts and Crafts supporters advanced designers and craftspeople to figureheads of the entire movement, uniting people around the vision of human-centered and derived homes.

This style connects the essence of the countryside with crafted, purpose-built homes. Creativity that relates to handicraft is king in this style. Local history is referenced in the purest examples.

Madison Fields Arts and Crafts style homes will feature mythic design distilled from local historic sources, detailed with impressive masonry, carpentry, and millwork--a special nod towards handcraftsmanship and time-tested quality materials. Cottage-like interiors are freely mixed with baronial spaces to create inspired interiors. Arts and Crafts designs at Madison Fields will uplift residents, inspiring them to see their homes as works of art.





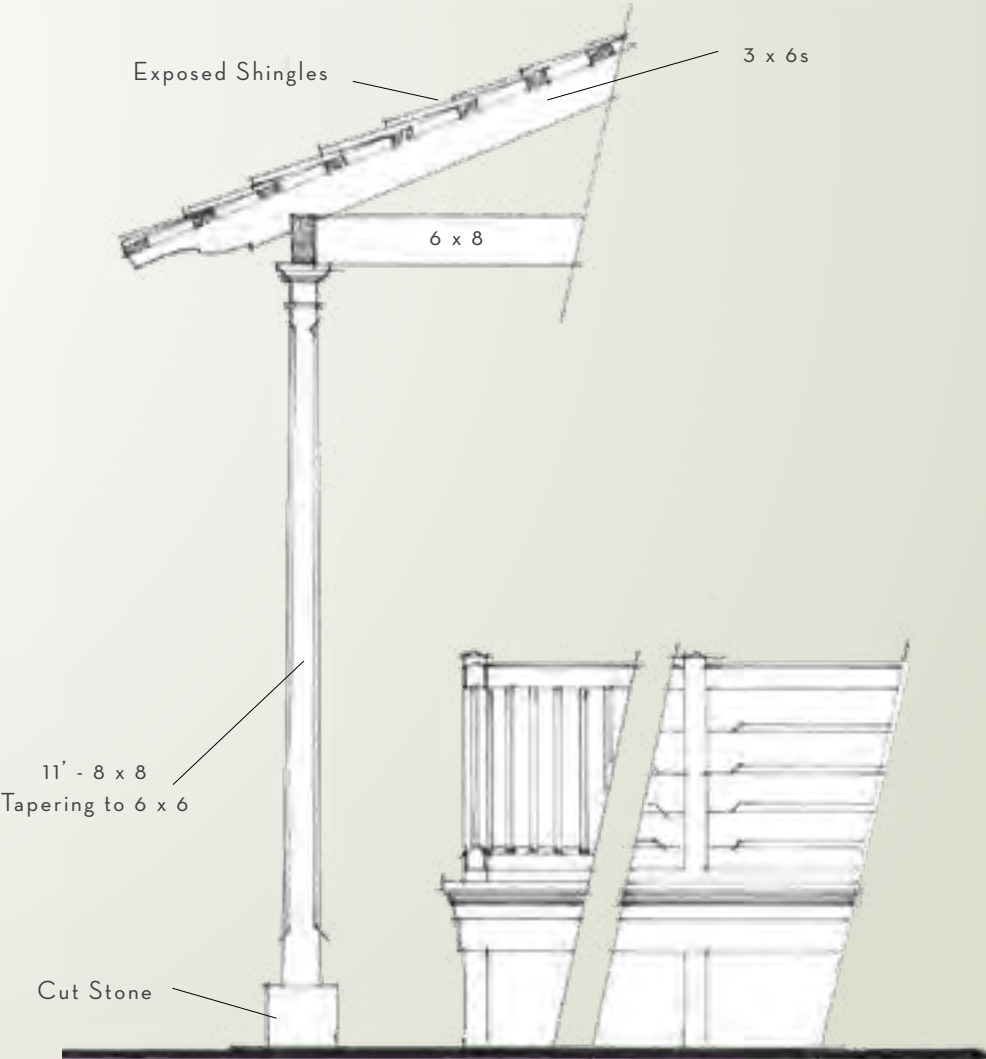
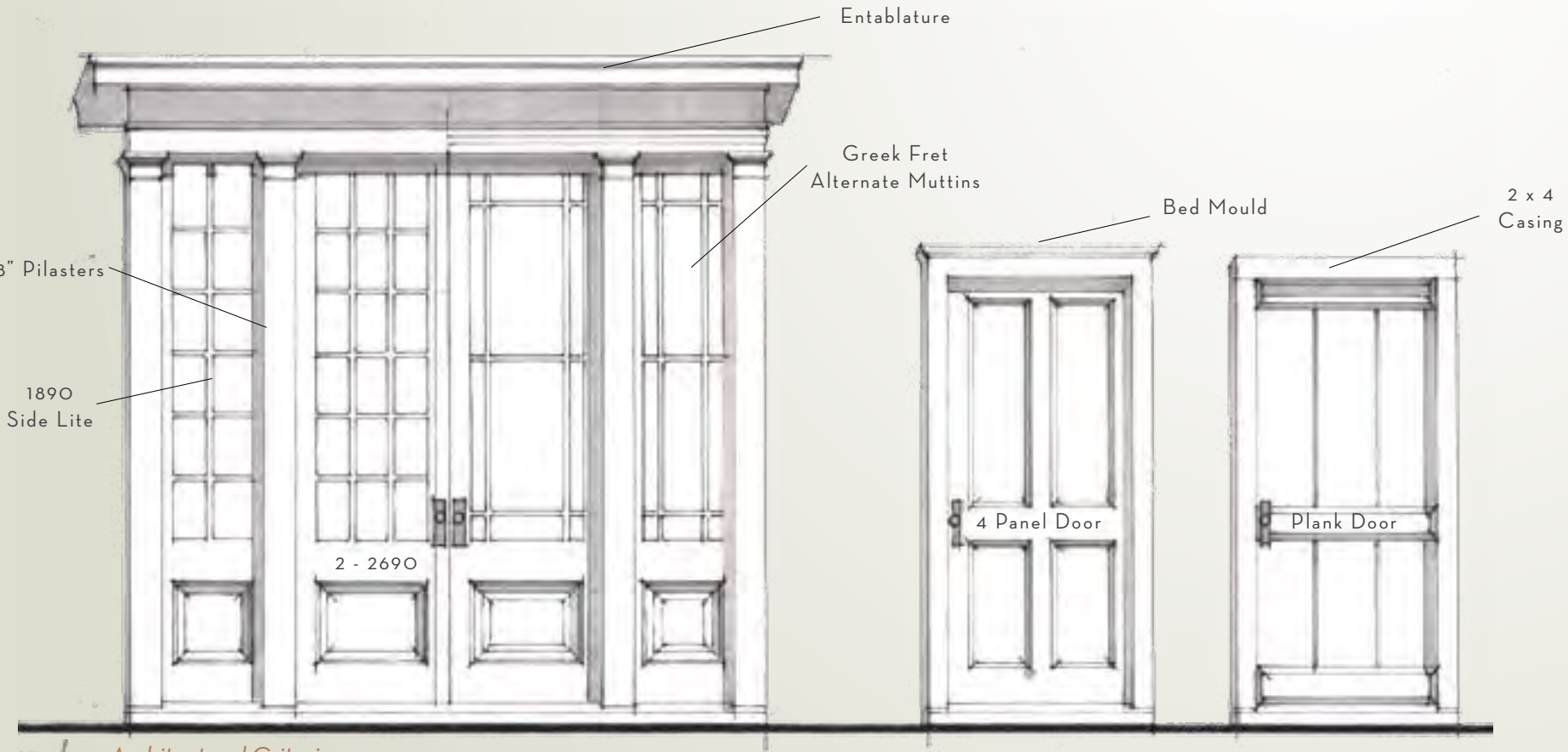
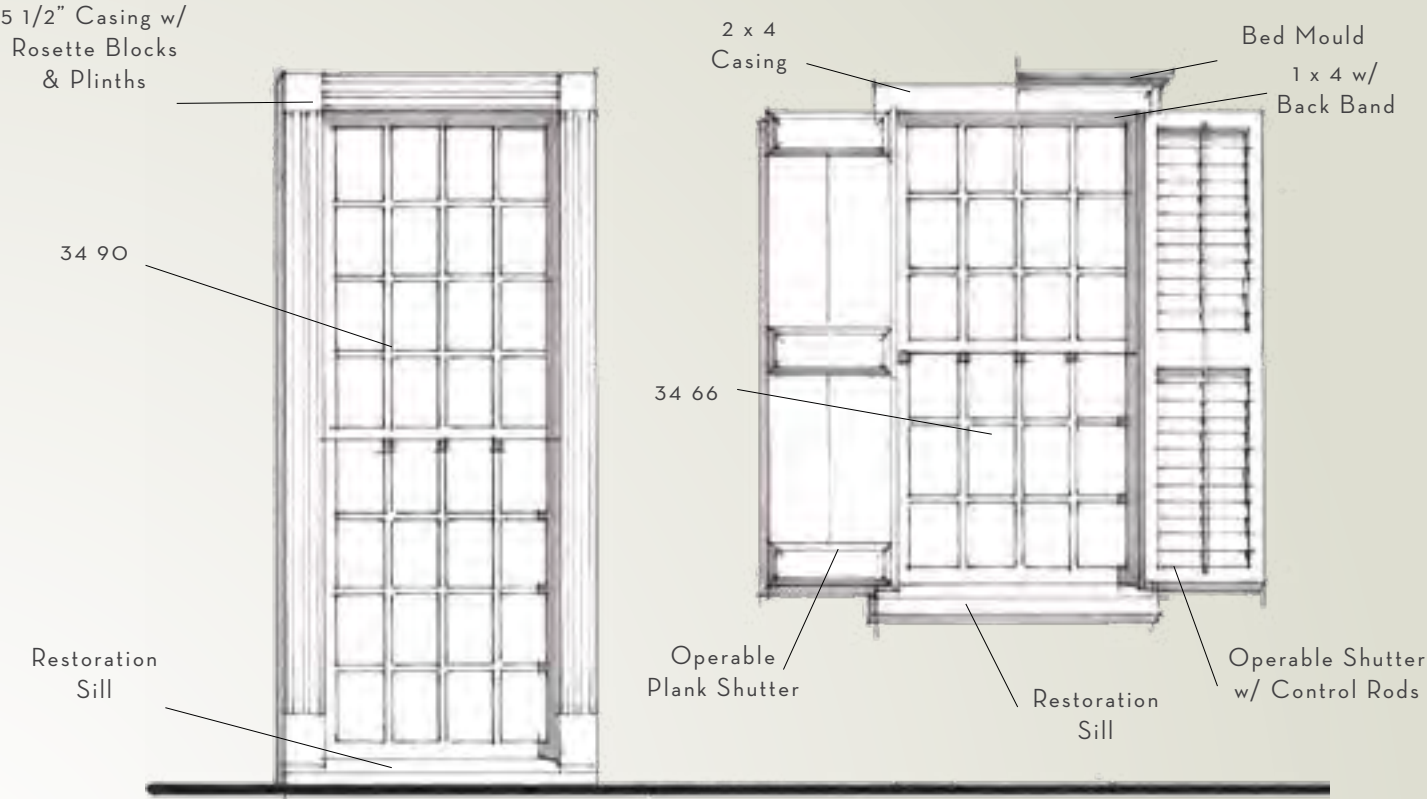
Vernacular

Vernacular is not truly a style, but a local building tradition based on culture, available materials, and climate. These forms are without pretense, with designs passed from generation to generation via common building knowledge.

Vernacular architecture is commonly embellished with Federal and Greek Revival detailing, particularly in the region that encompasses Madison Fields. The precedent of the area makes this style tradition a natural fit, harkening back to the essence of Southern culture.

The Madison Fields vernacular houses will incorporate essential design elements paired with relevant lifestyle choices. Prominent chimneys, balanced window composition, pencil post rain porches, and rational roof forms—hallmarks of the style, pair well with open living floorplans.

Other essential elements for Madison Fields vernacular homes include simple saltbox masses with additions and appendages, generally forming “catslides”. Almost without exception, roofs are gabled, with gables rarely facing the front. Shed roofs over full-length porches or enclosed additions are common. Gable-end chimneys are prominent. Windows are of similar sizes, spaced in a balanced but not overly rigid composition, and are generally non-ornamental. Window spacing relating to room arrangement is often independent of column or post spacing, which relates to the actual porch structure. Modest stylistic detailing is Federal and Greek Revival derived, with rare elements of Italianate and Carpenter Gothic. Ceiling heights range from 7 feet to 10 feet. One-story Vernacular cottages may have so-called travelers’ rooms on either side of a front porch. Frugality rules Vernacular architecture. Wood, horizontal lap siding, shiplap under porches, wood-shingle and standing seam roofs, and brick and/or stone chimneys are the typical features found in early architecture.

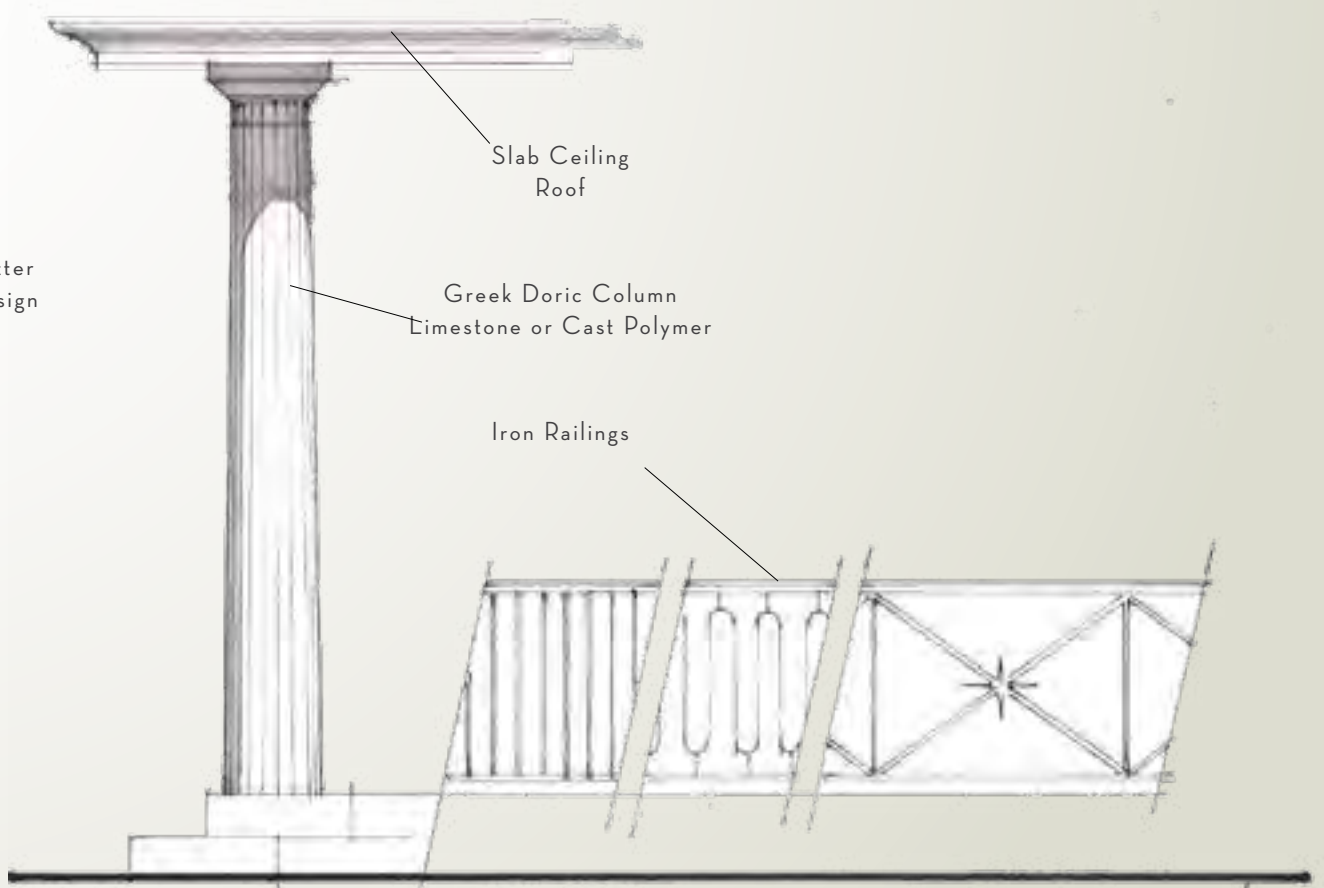
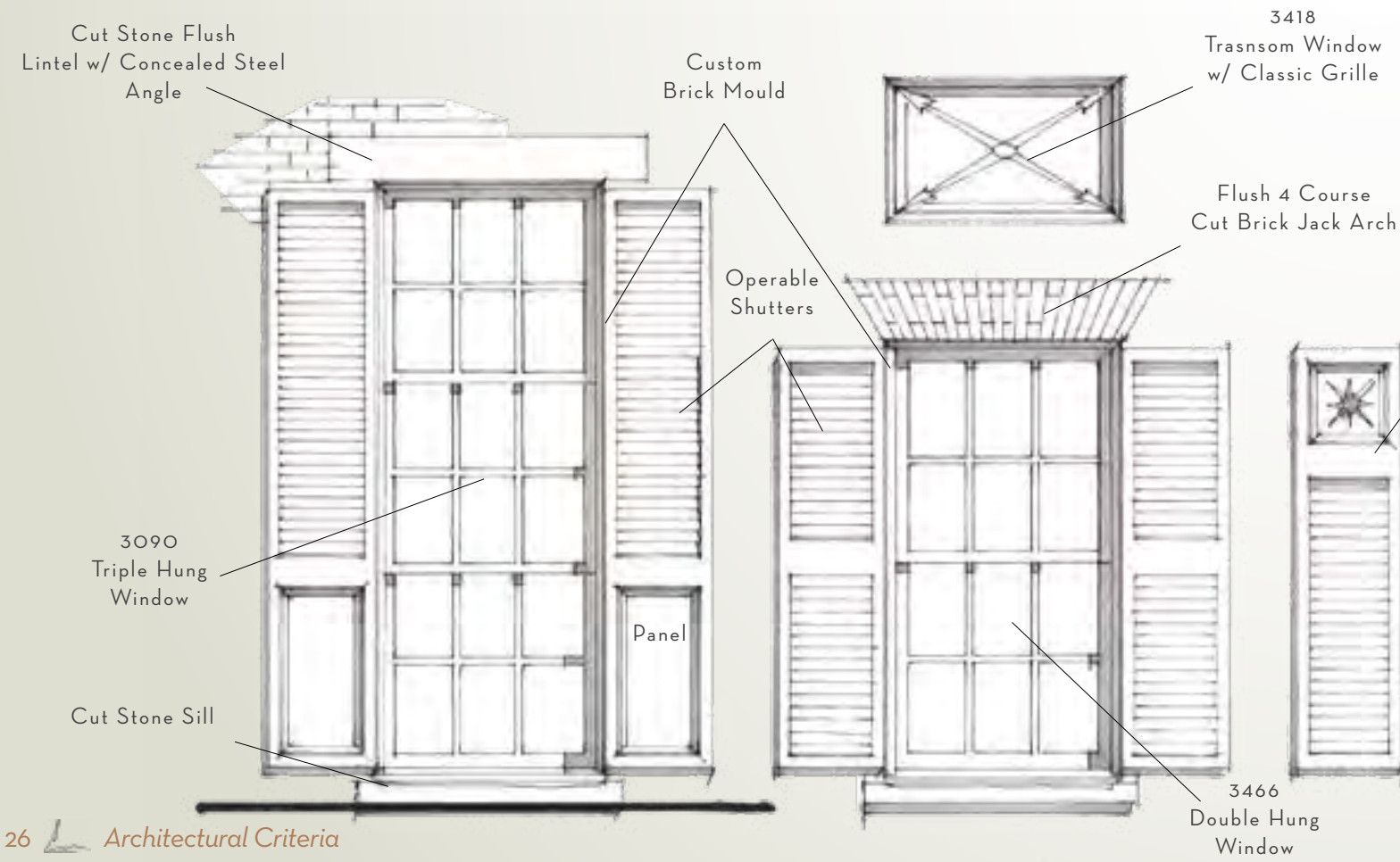
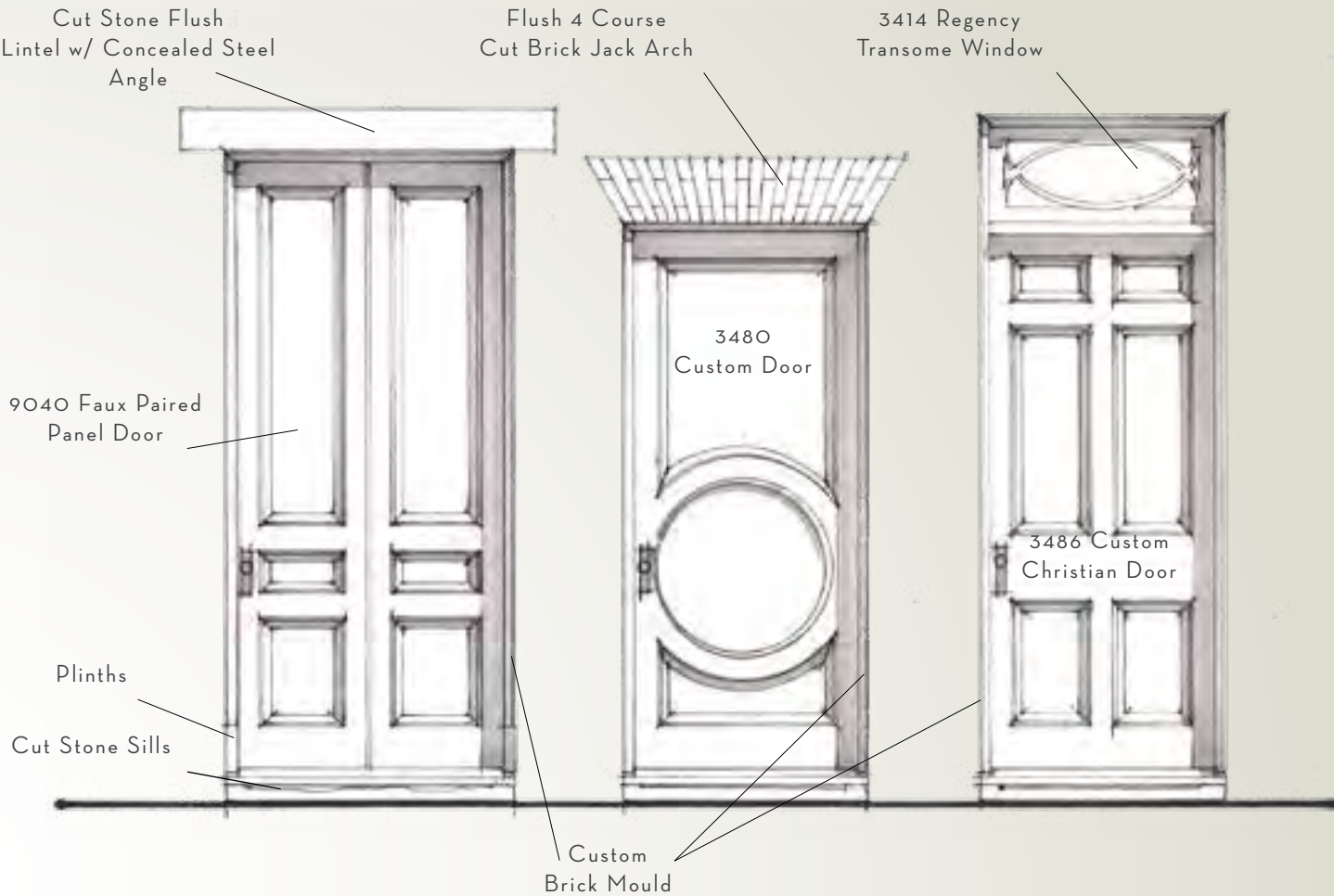




Mid-Century Regency

A design movement evolved in the early 20th century that fused classicism with the emerging modernism—now known as mid-century Regency. The style emerged in Beverly Hills, Palm Springs, and Palm Beach, and became known as the style of the “Stars”—hence the term “Hollywood Regency”. Made famous by Dorothy Draper, Paul Williams, and John Wolfe, every significant affluent neighborhood in the United States received noteworthy examples of this new style.

The new style is characterized by both vernacular and Classical forms, many times borrowing from Georgian, Federal, and Greek Revival forms, as well as continental styles. Colonnades are freely mixed with plate glass windows, Georgian sash windows are refreshed with daring colors, and classical elements are distilled to their essence, consciously breaking the rules. Swank is thoroughly fused with elemental composition.





COLORS & FINISHES

Madison Fields will borrow from historic towns in color and combine relevant modern and historic finishes.

The dominate palette in Madison Fields will be predominantly native stone, brick, plaster-finished stucco, and wood. As much as practically possible, materials should be themselves, unaltered. Colors will compliment the architecture, never commanding too much attention. They must never upstage the natural landscape.

Colors will be neutral with off white, cream, and stone colors. Front doors and shutters are often accented in sages, slates, mushrooms, and other naturally derived colors. Color schemes may be entirely monochromatic. Colors will be appropriate to the mood and style of the building. Designs that are derived from Arts and Crafts style will mirror historically accurate color combinations and stucco for example. Designs that take inspiration from Vernacular style will display natural, local fieldstone, natural wood, and complimentary brick.

Horizontal wood or cementitious siding	wood, Hardie Artisan in neutral
Trim	same as siding or subtle trim in white, vellum, cream
Window sashes	earthy colors, putty, iron ore, charcoal, black
Shutters	.painted to compliment house
Doors.	.hardwood
Porch ceiling	.finished exposed structure with exposed underside of shingles as appropriate, natural tongue and groove, painted neutral
Brick	.natural or painted, must e historically derived; no distressing or tubling
Stone	.native fieldstone with flush mortal joint, larger stones at corners and at fenestrations; honed granite or limestone sills, pavements, and accents of Southern origin
Mortar	.light river sand in color, semi-parging acceptable, flush joint, brushed clean, no acid washing
Gutters and downspouts, hardware, metal flashing, metal doors.	uncoated copper, bronze, uncoated brass, nickel, painted
Roofing	.wood shingles, wood shakes, standing seam metal, slate, copper, French tile, or pan tile

HARDSCAPES & LANDSCAPES

The Madison Fields landscape will be divided into (2) distinct categories—Rural and Garden. Each category will be assigned functions, and each will be landscaped accordingly.

Rural



Provide for:

- Forest and meadow restoration and preservation
- Demarcation of neighborhood hamlets
- Recreational enjoyment

Natural enhancements include the re-establishment of native woodland trees, along with perennial areas and wildflower meadows. Natural features such as boulders, fern patches, native azalea thickets, should be enhanced and amplified. Woodlands should be groomed with the hand clearing of debris and undesired vegetation and properly mulched.

Hardscaping proper should not exist within this system, except for primary pedestrian ways which may be paved. Secondary pathways and nature walks should be mulched or graveled. Ornamental landscaping should not be imposed on open spaces. Non-native species should be removed.

Pathways and nature walks are a part of the Rural Preserve, linking neighborhoods and amenity areas to large natural areas. Pathways provide alternate routes and modes

for pedestrians and electric carts alike. They are to be landscaped using native trees, shrubs, perennials, and ground cover to mark the transition to the garden landscape of the neighborhood. The pathway system provides needed relief to the confines of the built environment, reminding us of a more pastoral realm.

At street crossings, automobiles should yield to the pedestrian and electric cart in all cases. A crossing detail utilizing a raised crosswalk with a texture should be employed to reinforce the system.

Orchards may be restored and established relating the site to the agricultural past, and providing sustenance for the future.

Garden



The function of the garden landscape is to provide:

- A setting for an individual house that provides for privacy from the street, alley, and from neighbors.
- Usable and enjoyable outdoors courtyards and spaces that extend the internal function of the house
- A pleasing setting in which to thrive.

Therefore, there should be a series and walls and fences as described by the typical site plans. Such walls and fences shall be located within the front, side and rear property line where such adjoins a street, greenway, or alley. Walls and fences should be accompanied by appropriate structural landscaping comprised of hedges and masses of evergreen plant materials within the interior of the individual complex. The exterior surface of walls and fences should be accompanied by ornamental vines and climbing roses that are trained and groomed in an aesthetic manner.

Driveways and walkways shall be paved in brick, cut stone (native), cobblestone, or gravel contained with cobbles, bricks, or steel edging. Steps, if required, will be natural flagstone, cut stone, or brick. A front walkway will link the primary residence to the street or multi-use pathway.

Foundation evergreens should also be planted to obstruct unwanted views, condensers, utilities, compost areas, and trash containers. Vines, perennials, and herbs should form foregrounds to larger plant masses and near outdoor terraces and activity areas.

Canopy trees should be planted that will soften the impact of the constructed environment and will also help shade the house in the summer.

Small lawns should exist to form refined open spaces that complement the structural landscape. Outdoor entertainment and activity areas should be paved with bricks and stones or topped with gravel with borders.

The very nature of the individual garden is very personal in nature. Courtyards may contain parterres, potages, or cottage gardens.

Guest quarters should contain individual courtyards for the enjoyment of the occupants.

Large, simple pavement patterns are perfectly in place as an extension of the restrained architecture. Exuberant expressions are inappropriate.

Other aspects of the landscape must be noted. Special care should be taken to “carve” outdoor living spaces into outdoor spaces. Plant sizes should diminish in scale and leaf size reduced in areas meant to serve as outdoor living rooms. Outdoor spaces must be furnished appropriately to maximize the pleasure of the outdoors, for instance, pools and lounge furniture in private spaces, or decorative masks and urns at formal entrances. Pavement details and curbs form the “trim” for any outdoor space. Furnishings may be made of wood, stone, iron, aluminum, or twigs and must complement the outdoors. Any furnishing must age with grace. The use of plastic or foam pottery and plastic furniture is strictly prohibited.

Color must be natural without bright and bold color. All proposed furniture and accessories must be concealed from any public way.

All buildings must be guttered and drainage addressed; otherwise, moisture will become a problem. Grades should slope toward streets and alleys, never toward adjacent properties.

Prohibitions

As with the case of architecture, landscape plans and personal accessories and art are required to be approved.

The following is strictly prohibited:

Spots, string, rope, twinkle, Christmas lights; moonlighting, are prohibited. Lighting should be ambient and directed downwards.

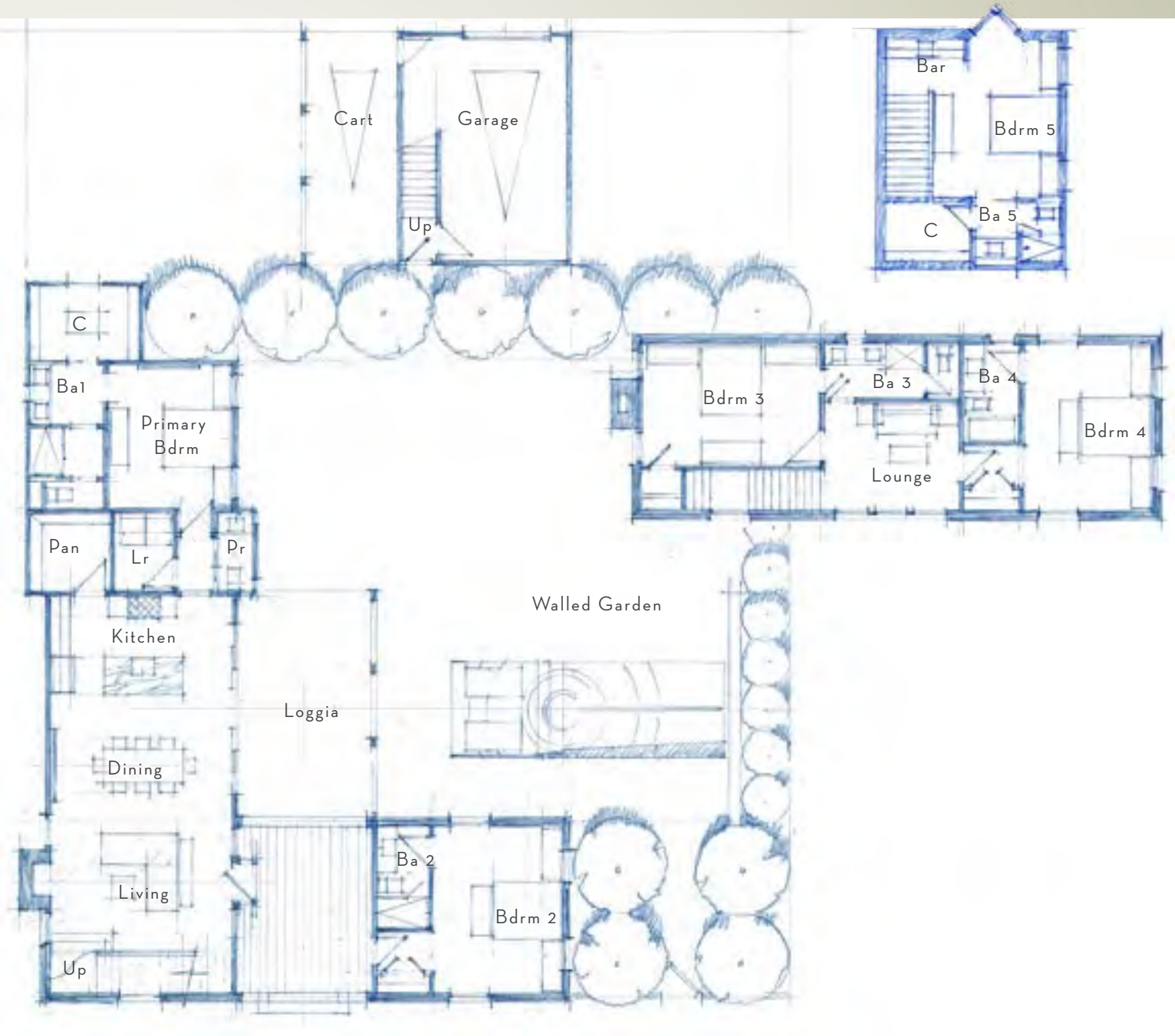
Yard art, bottle trees, artificial vegetation, precast ornaments and characters, colored or artificial mulch, decorative edgings, plastic edgings, etc. are prohibited. Flags, seasonal displays, advertisement signage, real estate listings, welcome signs, warning signs, pest control, lawn treatment, security signs, political or religious expressions are prohibited. Exposed French drains, mechanical units, clean-outs, meters, etc. prohibited.





Cottage

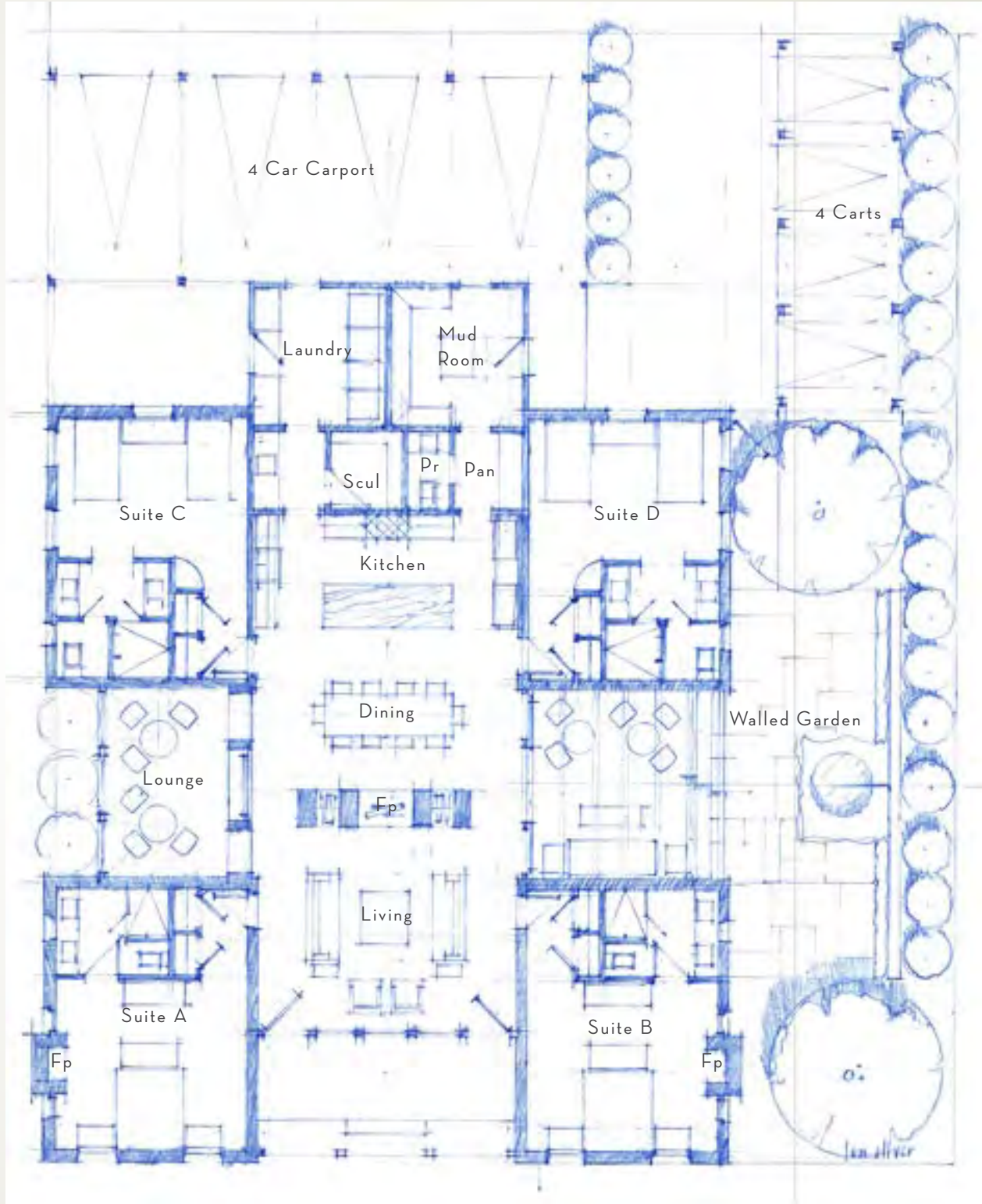
Guest House



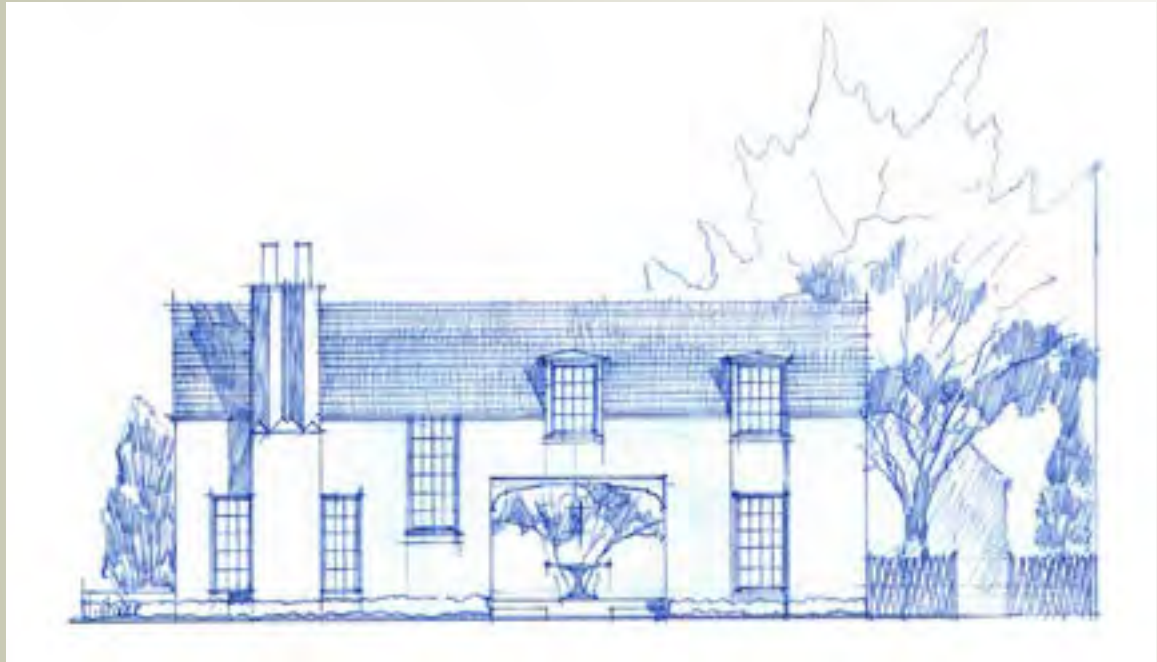
Floor Plan



7 Day Weekend Retreat



Floor Plan



Estate



Floor Plan

Typical Street Sections





LEW OLIVER INC

WHOLE TOWN SOLUTIONS

Produced For:
the City of Mansfield, TX

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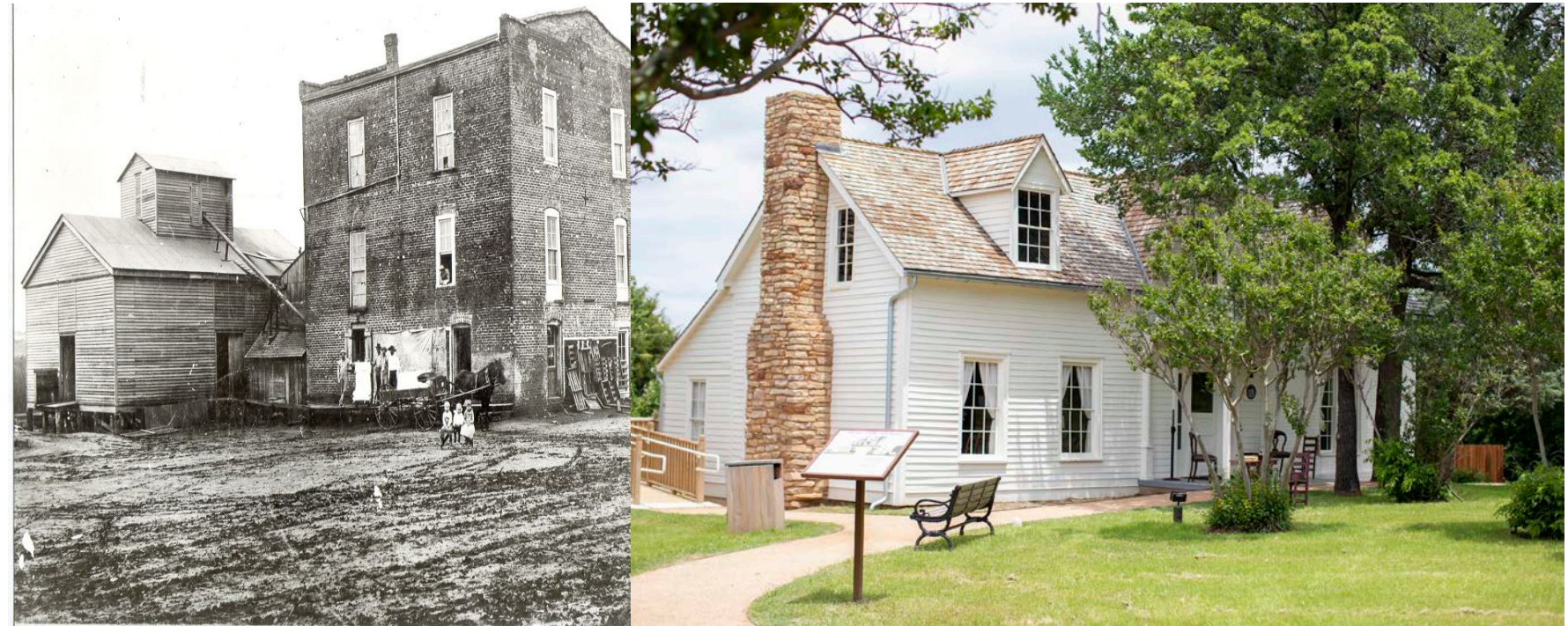
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MANSFIELD CREATION MANUAL



History of the Area

Mansfield, a place of distinct history, grew steadily from its origins as “Gibson Community,” in the 1850’s to its incorporation on August 23, 1890. By the time of its official incorporation, the Texas State Gazetteer noted that it had four churches, two schools, two mills, a cotton gin, and numerous retail businesses. By 1894, drilling for water in Corsicana, TX led to the mistaken discovery of oil that started a drilling boom.

Several years later, the Mansfield Academy Association built several noteworthy buildings, and the Mansfield Volunteer Fire Department was created.

By 1900, the population grew to seven hundred. The first telephone lines were established in 1905. In 1906, Mansfield State Bank is chartered.

Mansfield was a small, but busy, town by 1914. It passed ordinances to control car and bicycle traffic and built new infrastructure. A few years later, electric lights and the Farr Best Theater populated the future Main Street.

After World War I, Mansfield advanced with Texas’ first female governor, the creation of the city library, the first sewage treatment plant, and natural gas that sustained business and residential areas.



Looking into the 1960's, Mansfield grew with the surrounding Dallas-Fort Worth greater area, building a new City Hall, fire station, and integrated schools. It boasted 5,000 people by 1974. This growth, coupled with renovation of the downtown area in the early 1970's by students from the Institute of Urban Studies at the University of Texas at Arlington, spurred the transformation of a small rural place to a more modern suburb.

The population steadily climbed. The city reached 8,000 people between the 1980's and 1990's, over 15,000 by 2000, then 28,031 by 2000. In the ten years following 2000, the city added over 28,000 more people, and by 2010 recorded 56,328 people.

In 2013, MISD Performing Arts Center was born, and would go on to feature Grammy-winning performances and community events. Just two years later, Mansfield celebrated 125 years of incorporation.

Mansfield has blossomed into a culturally inclusive, historic, dynamic place to live. It features sports complexes, the Mansfield Historical Museum, Hawaiian Falls Water Park, several downtown festivals, an extensive park system including 11 parks, and two renowned golf courses: Mansfield National Golf Course and Walnut Creek Country Club.

Mansfield's history celebrates a mixture of Texas Vernacular architecture, which uses design and construction methods best suited for Mansfield's climate, topography, availability of materials and living desires. Originally, town planning of "traditional neighborhoods" would incorporate walkability, inclusion of multi-generational living, and the notion that humans should be acknowledged before cars. We seek to resurrect these ideals, so that Mansfield can continue to thrive as a place that is safe and harmonious for all ages, school children and seniors alike. This requires planning that is both macro and micro, like designing more multi-modal transportation, attention to quality building standards, inspiring civic spaces, and thoughtful use of resources. The pattern book strives to extract the beauty of vernacular design-build practices and infuse them with forward thinking practices, focusing on sustainable infrastructure, a variety of building types, and realistic building directions to execute well.

Mansfield is actively planning downtown development and programming to continue enhancing the enormous celebration of life that is living, working, and playing here. The city honors the sacrifices by those in the past that paved the way for equality, economic health, and ingenuity by investing in sustainable placemaking. The dedication to development resources, smart-growth concepts, and carefully curated long-term town planning efforts are a direct reflection of the rich history of Mansfield.





TRADITIONAL TOWN PLANNING: HOW TO MAXIMIZE EFFICIENCY WHILE MAINTAINING INDIVIDUALITY

Developers and builders have been using the power of repetition for centuries in order to maintain cohesion, a true architectural “language,” and gain efficiency in construction. Forming a fabric of buildings that present a place as one of unity is important, and there are ways to create this rich fabric whilst creating intrigue, excitement, and variety.

Single family residential buildings can repeat floorplans and look distinct in materiality and detailing from the exterior. This can give developers and builders a streamlined path to production of housing for their communities, while achieving the individual character many homeowners desire. Additionally, the power of “twins and triplets” on a streetscape, purposely curated as a similar grouping, can make a visual focal point that is deliberately in unison. These groupings of similar homes can vary in color palette and exterior finishes, like lighting, door hardware, and window patterns but may utilize the same main body materials.

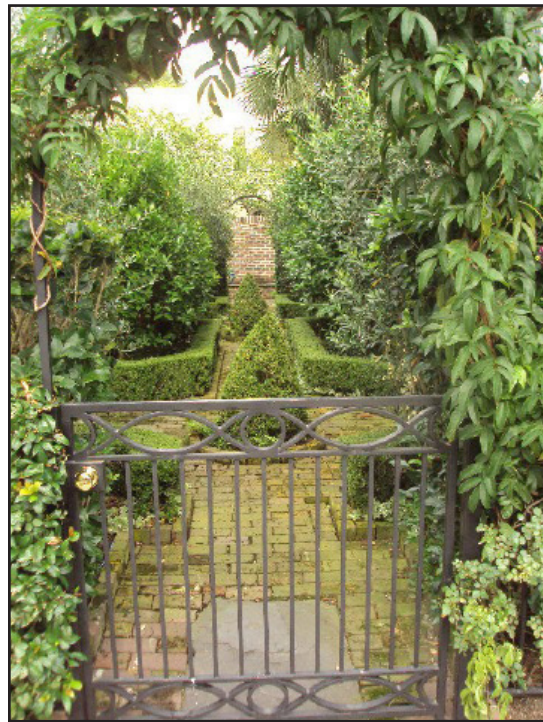
Multi-family residences, like brownstones, showcase repeatability that is intentionally so. Units like this can be broken up by details like door design and color, giving each resident his or her own flavor.

Homes can be curated on land plans such that the same house footprint can be repeated, curating a village hamlet feel. This template increases the impact of the scale and quality of the built environment and can frame civic spaces beautifully.

The practice of repeatability with variance in calculated places in town planning adds value and timelessness. Examples can be found historically globally in renowned areas such as Florence, Italy, Bath, England, Savannah Georgia, and Charleston, SC.



ARCHITECTURAL CRITERA



In contrast with conventional development, Mansfield will form a design body. Exterior spaces will flow as a series of outdoor rooms. Following the lessons of the 19th and early 20th century, buildings will be incorporated into whole compositions, finished in related materials that form a harmonious fabric. In

this manner, civic space and natural realms dominate the experience.

Occasional gems, brilliant design objects, will embellish the townscape. Mansfield will offer a vision of the future- nature and human beings exist more compatibly. This involves creating a place that encourages contemplative places, and that nods to the pedestrian - not the car. With a mixed-use approach, Mansfield will encourage residents to fully live in one place.

As opposed to trend-dominant design prevalent today, Mansfield will offer a permanent architecture- classic, and enduring in its conception and materials, yet fresh and inspired. Paired with classic town planning,

Mansfield will offer a solution that is more fulfilling for life.

Massing

Massing will be composed of distinct geometric forms. Clear forms will inform the design, equally with functional considerations.

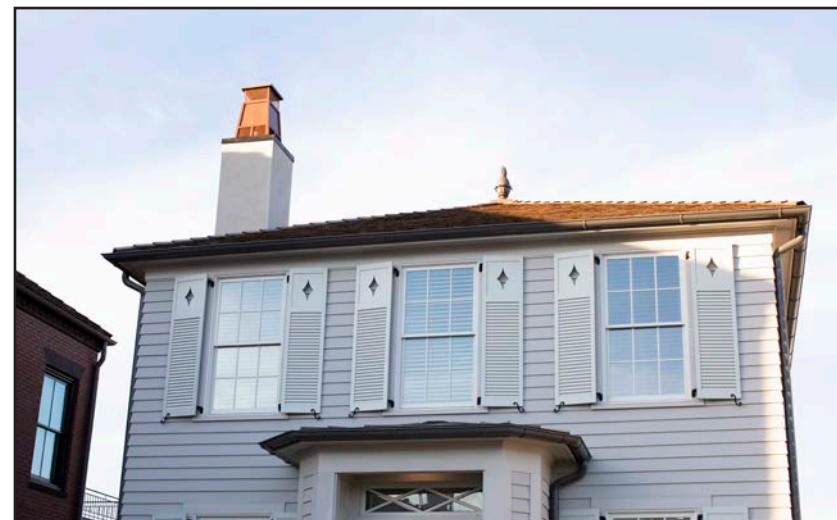
Massing will be integral with clear roof forms. Forms will form street walls, and shape urban spaces.

Superfluous offsets are discouraged.

Building composition will be significant on all elevations.

Fenestration Design

Doors and windows will be appropriate to the building style.



Doors and windows will express the importance of spaces in which they are associated. For example, larger windows belong in primary living spaces, and smaller in bathrooms and laundry rooms.

All elevations will contain finely proportioned windows and doors, of equal consideration as the front.

Windows and windowpanes on an individual building must be of similar proportion.

Windows will be as consistent as possible within an individual building. All public frontages will contain an entry point minimum, including ADU's.

Foundations

Foundations will be constructed of granite, native stone, or brick

Foundation finish materials must form a level base to the building composition unless they are adjusted vertically to inside corners

Piers that support upper structures must match the finish of the foundation

The exterior surface of foundation finish materials will be in the same plane as the exterior surface of the sheathing above, so that a ledge is not formed, the siding forming a natural drip edge.

Roofs

The roof slope on a single mass is to be the same on all sides of the structure. Roof slopes may be asymmetrical, such as saw-tooth factory forms.

Roofs will be considered as prominent element in the building composition and a driver of the floorplan.

Doors and windows will align with dominant forms such as gables and hips. Roofs may be used as screening for mechanical units.

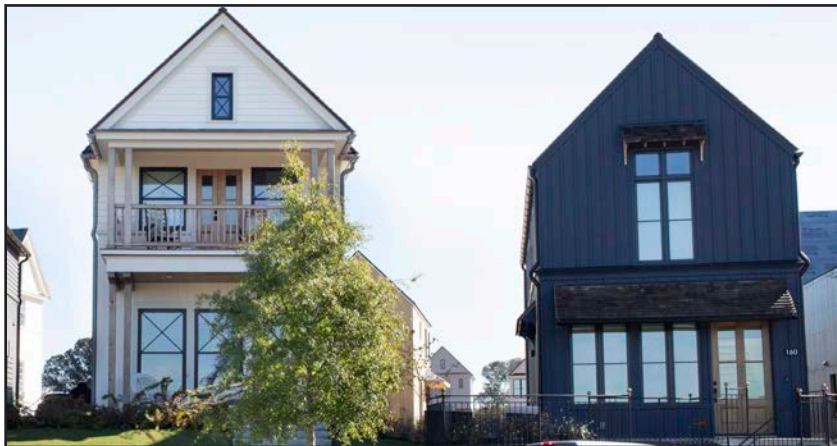
Roofs must be architectural asphalt shingle, wood or metal within the range prescribed by the ARB.

Gutters are required and will be half round with round downspouts, piped to a defined drainage system; as an alternate, paved hardscape troughs may surround a structure for drainage.

Wall Finishes

Brick, stacked stone (no faux veneer) with flush mortar joint and hard-coat stucco (all from approved palette).

Siding: lap siding with minimum half-inch thickness and maximum 5-inch



exposure, shiplap siding with nickel or v-joint, board and batten.

Secondary forms or accessory structures may be finished in a complementary material.

Metal: Corrugated of various sizes, flat panel, large-scale shingle. Galvanized or prefinished per the ARB..

Prohibitions:

Materials that appear to be a substance other than themselves.



Trim

Building Trim will be consistent on all sides of a form with emphasis on the importance of the facades facing public spaces or streets.

Trim will be appropriate to the building style.

Trim will be historically correct.

Trim will be restrained, accentuating the design of the whole.

Trim will be durable, dressed, and applied with trim nails that are countersunk; trim will be prepped and field painted.

Window casings will terminate on restoration sills.

Trim will be painted consistently.

Cedar will not be left unpainted or unstained.

Prohibitions:

Styrofoam moldings

- Faux graining or texturing
- EIFS or foam derived elements
- Exposed end grains
- Framing lumber used for corners or casings
- Premade notched dentil work
- Pressed decoration
- Turned posts, turned pickets, or jig-sawn scrollwork ornament.

Windows

Windows and casings must follow suit to style.

Window casings, muntins, and mullions must be historically correct.

Windows must be composed on side and rear elevations with equal consideration as façade.

Windows must be TDL's (True Divided Lite) or SDL's. (Simulated Divided Lite).

Windows sashes or frames must have 2" minimum face width.

Window sashes or frames must have a depth of 1/2" minimum to glass surface.

Windows must be single, double, or triple hung.

Ganged windows must be separated by 4" mulls minimum.

Ganged windows must have a continuous sill.

Prohibitions:

- GBG's
- Pop-in grilles



Direct glazed glass
Reflective glass
Heavily tinted glass
Shop built windows
Plastic or aluminum tracks that do not match the sash and jamb color
Stained glass
Seeded glass
Frosted glass
Posters, flags, foils, paper, etc. used as window blocks or treatments.
Aluminum storefront
PVC

Shutters

Shutters will be authentic, fully operable, and capable of totally closing over the window opening.

Shutters will be historically correct, appropriate to building style.

Shutters occur in pairs, however, narrow windows may contain a single shutter.

Shutters will be secured with hardware, in a marine grade, industrial aesthetic.

Shutters may be solid-core polymers or durable hardwoods. Shutters may be natural zinc. Shutters may be louvered or solid.

Hardware will be Brandywine Forge or equal.

Prohibitions:

Vinyl



Nail on
Faux texturing
Tropical hardwoods
“S” shutter dogs

Doors

Doors must be carefully designed with consideration to the style of the building. Doors may have dramatic proportion.

Doors may be paneled or tongue and groove planked.

Historical precedent must inform doors.

Doors facing streets, green streets, and parks must be wood. Other doors may be painted fiberglass or painted composite. Doors must be non-decorative. Doors must complement or match the style of the windows.

Prohibitions:

Vinyl
Stamped metal
Faux wood finishing
Faux graining
Tropical hardwoods
Stained, seeded, or leaded glass
Carved or ornamental



Garage Doors

Garage doors may be flush with ornamental clavos, tongue and groove

planked, full light panels in metal, or paneled.

Garage doors must be informed by historic precedents

Garage doors must not call undue attention to themselves through over embellishment.

Garage doors must be painted.

Prohibitions:

Faux straps and handles
Faux wood finishing
Faux graining
Upper panel lites
Tropical hardwoods
Arched lites

Chimneys

Chimneys are to be proportioned, tapered, and detailed as appropriate to the building style.

Chimneys will be faced in the foundation finish

Exterior chimneys will extend to the ground.

Prohibitions:

Siding or stucco board
Highly ornamental shrouds
Prefabricated exterior fireplaces
Unvented



Porches

Porches will be designed in harmony with the building design.

Floors will be wood, composite, brick, precast, cut stone, or concrete with exposed aggregate

Columns will be historically correct . Columns will be paint grade heavy composite.

Posts may be paint grade composite or painted cedar, chamfered or appropriately detailed. Wood posts must rest on aluminum plinths.

Ceilings will be painted tongue and groove planks.

Screening will be zinc, aluminum, or copper, and is allowable on the side or the rear of the structure, in accordance with the ARB

Prohibitions:

- Untreated (not PT) framing lumber
- Open fasteners, straps, joist hangers etc.
- Non-dressed wood members
- Aluminum or plastic columns
- Precast balustrades
- Ceilings finished in plywood or sheet goods, with or without joint mold
- Beaded plywood
- Standard wood lattice; screen mold
- EIFS
- Faux finishes



Railings

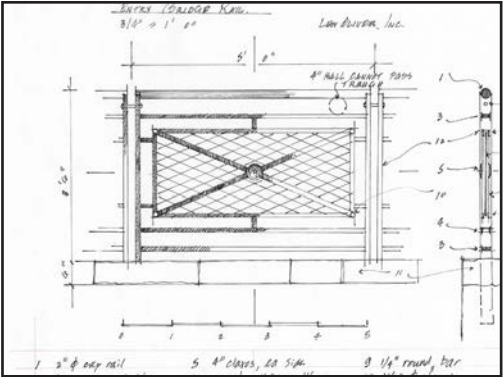
Railings will be restrained, historically correct, and will harmonize with the building design.

Railings will be milled wood, composite, or masonry. All railings must be painted.

Railings will be used only when needed by code.

Prohibitions:

- Standard pressure treated shaped balusters and pickets
- Prefinished systems
- PVC
- Spindle work
- Ornate ironwork
- Aluminum pickets
- Precast classical balusters



Balconies

Balconies will support the general urbanism by animating the public realm. Balconies will address public ways and outdoor spaces, form terminating focal points, and pronounce prominence over an outdoor area.

Balconies will be designed as prominent features on buildings, historically correct, and in harmony with the overall design.



Balconies will be elegantly and lightly detailed.

Balconies will be used on the piano nobile, with prominent fenestrations.

Balconies will project 3 1/2' or less.

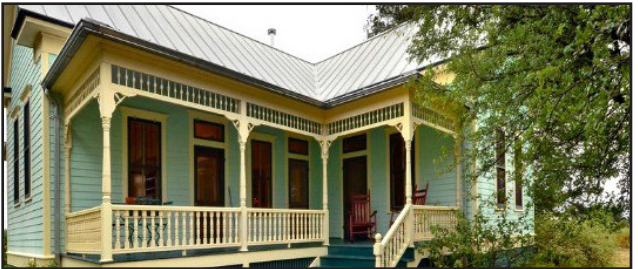
Balconies will be metal or wood, and will be covered adequately to protect the structure and the rooms associated with them.

Wooden components must be dressed.

Doors in association with balconies will be thin stile and rail varieties, with traditional narrow widths.

Prohibitions:

- Cantilevered concrete slabs
- Patio doors in association with the balcony



Dimensional Requirements, Minimum

- Grade to first finished floor: 1' 6"
- Basement ceiling height (applies to rear drive under townhouses and front walkouts): 9'-1".
- Piano nobile ceiling height (primary living space): 10'
- All other floors: 9'
- Knee walls of any height acceptable for inhabited spaces under roof rafters.

Outdoor Pavement Surfaces

Front walkways will provide a 4’ wide pathway from the street pavement and sidewalk to the front door of a structure.

Garage aprons and guest parking areas will be surfaced to the alley or street.

Outdoor patios will be surfaced and connected to the dwelling.

Pavements include compacted gravel with fine aggregate, thick rectangular flagstone (3” min.) set in sod or ground cover, brick, cut stone, or washed finish concrete with decorative formwork.



Concrete walkways must be broken up with 3-1/2” gaps that may be planted or graveled. Individual concrete slabs must not exceed 3 square feet in surface area.

Flush steel edging is appropriate to contain gravel.

Prohibitions

- Decks not associated with a porch or balcony
- Stamped concrete
- Colored concrete (other than grey)
- Agglomerates
- Rock salt concrete finishes
- Plastic edging
- Retail grade concrete stepping stones

Walls and Fences

Walls and fences will be designed to extend the architecture into the yard space, unifying the total composition.



Walls and fences will make outdoor space useful to the occupants.

Walls fences or hedges will be used to screen outdoor storage areas, trash/recycling areas, meter areas, and condensers.

Where appropriate to grade conditions, retaining walls with a max. height of 2’6” may be used for front and side yard frontages.

Walls and fences must contain gates of same trim quality of building.

Walls and fences will be constructed of durable materials, capable of weathering gracefully.

Living fences (vined) are encouraged. Living fences may have wooden posts and rails with heavy gauged goat wire mesh.

Optimal heights are:

Front (includes street frontage returning to the house façade): 2’6”.

Side when fronting a public way: 2’6”.

Side, interior, rear, courtyard: 5’6”

Maximum heights:

Front: 3’.

Side: when fronting a public way: 3’

Side, interior, rear: 5’6”.

Prohibitions

- Chain link
- Vinyl
- PVC
- Prefinished aluminum
- EIFS
- Stained barricade fencing
- Split rail
- Stockade fencing
- Duplicate fencing (first approved and installed takes precedence)



Lighting

Mansfield exterior lighting will softly illuminate exterior spaces, providing security and increased function to public spaces, streets, alleys, pathways, and courtyard spaces. Lighting should enhance architecture and the landscape, not call undue attention to the source.

Lighting fixtures will be shrouded to reduce glare and intrusion

Exterior lighting will be energy efficient LED.

Mansfield will preserve dark skies with cut-off fixtures.

Mixed use buildings must ensure that interior lighting that is seen from the exterior follows suit with exterior regulations.

Prohibitions

- High-pressure sodium
- Metal halide
- Colored lights

Exterior flood lights
Fluorescent lights, including interior that can be seen from the exterior
Rope lights

Signage/Flags

Signage at Mansfield will be an artistic creation, displaying beautiful and unique techniques and graphics.

Signage will be integral to the conception of a building, and will complement the architecture.

Signage will be sized for long range visibility, or conversely, pedestrian-oriented storefront scale.



Historic techniques will be reinterpreted to produce a classic and progressive look.

All commercial buildings and exterior signage at Mansfield will be designed and presented to the ARB; approval will occur on a case by case basis

House numbers will be standardized

6 square foot American flag may be displayed on each lot, properly affixed to the residence. Other flags are prohibited.

Prohibitions (Residential):

Plastic
Internally illuminated boxes
Vinyl graphics

Novelty signs

Prohibitions (Commercial)

Internally illuminated boxes
Electronic reader boards
Open signs that are visible (Behind glass included)
Changeable copy signs
Billboards, including LEDs
Flashing lights

Fastenings and Hardware

All exterior hardware and fastenings will compliment the style of the building. Style should be historic or modern.

Landscape

The landscape is to be considered holistically at Mansfield. Every effort will be made to emulate natural systems in an effort to keep common green spaces free of toxins, and as ecologically healthy as possible.

ashing lights In an effort to find the perfect blend of a curated



landscape and an urban hardscape, a high degree of design will be necessary. Therefore, all landscape plans must be submitted for ARB approval.

Landscapes fronting public right of ways and common areas will be elegently designed to engage the fabric of the neighborhood. The landscape at Mansfield will center around traditional natural materials, such as wood, stone, and brick, eschewing faux materials. Plant materials will be selected primarily from species native to the region, supporting native birds and pollinators, or from heritage landscape plants that are proven to thrive and to not be invasive. Other edible plant materials condusive to growth in the area will be used in private and public spaces. Emphasis will be placed on selecting the right plant for the right spot, thereby creating landscapes that are easily maintained without the use of pesticides and fungicides, or of excessive irrigation or pruning requirements. Mulch will be natural shredded wood or pine needles. Irrigation will utilize micro-spray and drip systems only. Landscape must screen condensers, storage, trashreceptacles, and meters.

Prohibitions

Plastic edgings
Mulches consisting of rock or dyed wood
Plastic and styrofoam materials
Non-native stone
Precast copings
Outdoor sculpture or art except rear yards or courtyards
Pottery except on porches, landings, and in rear yards and courtyards
Artificial plants
Invasive species



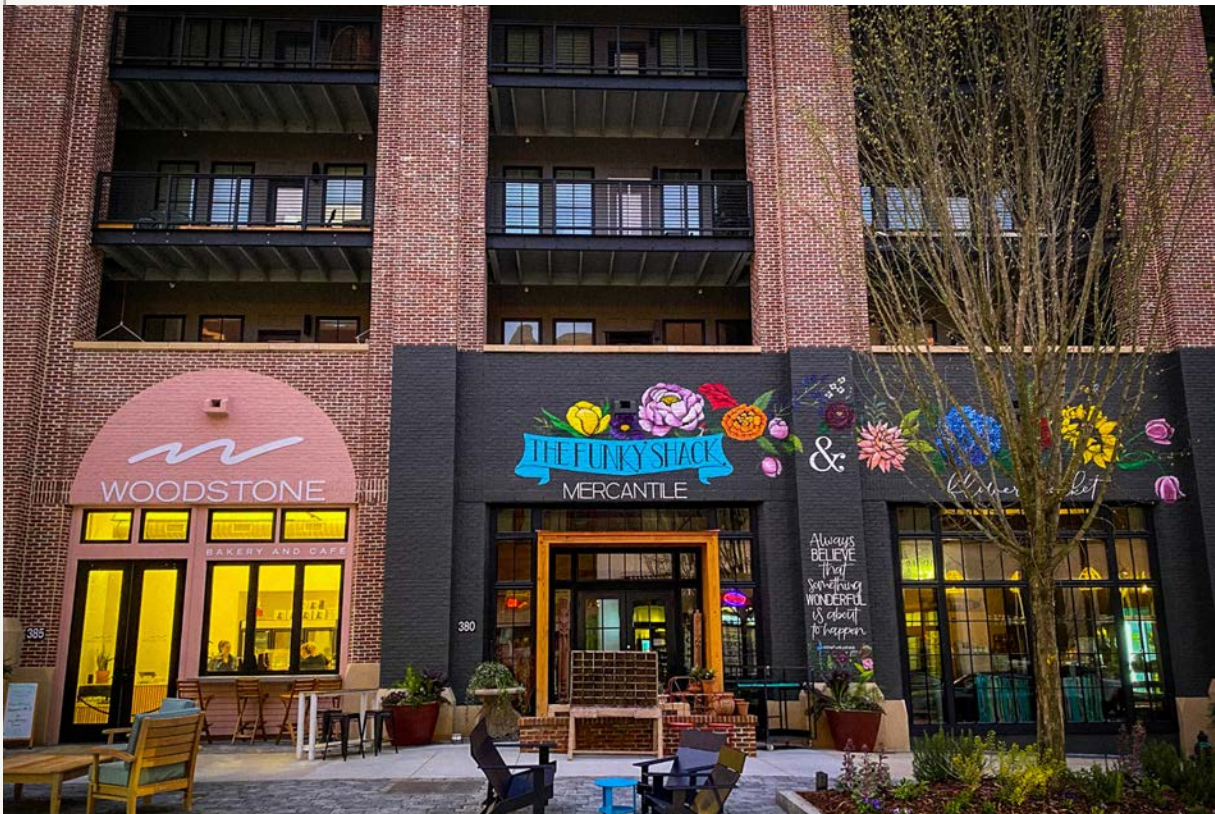
Inspirational Precedents/ Landscape/Hardscape



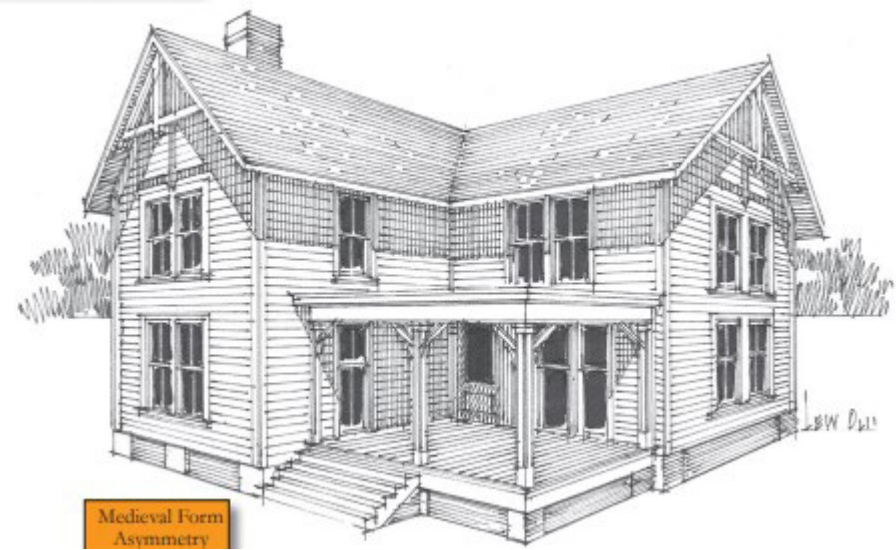
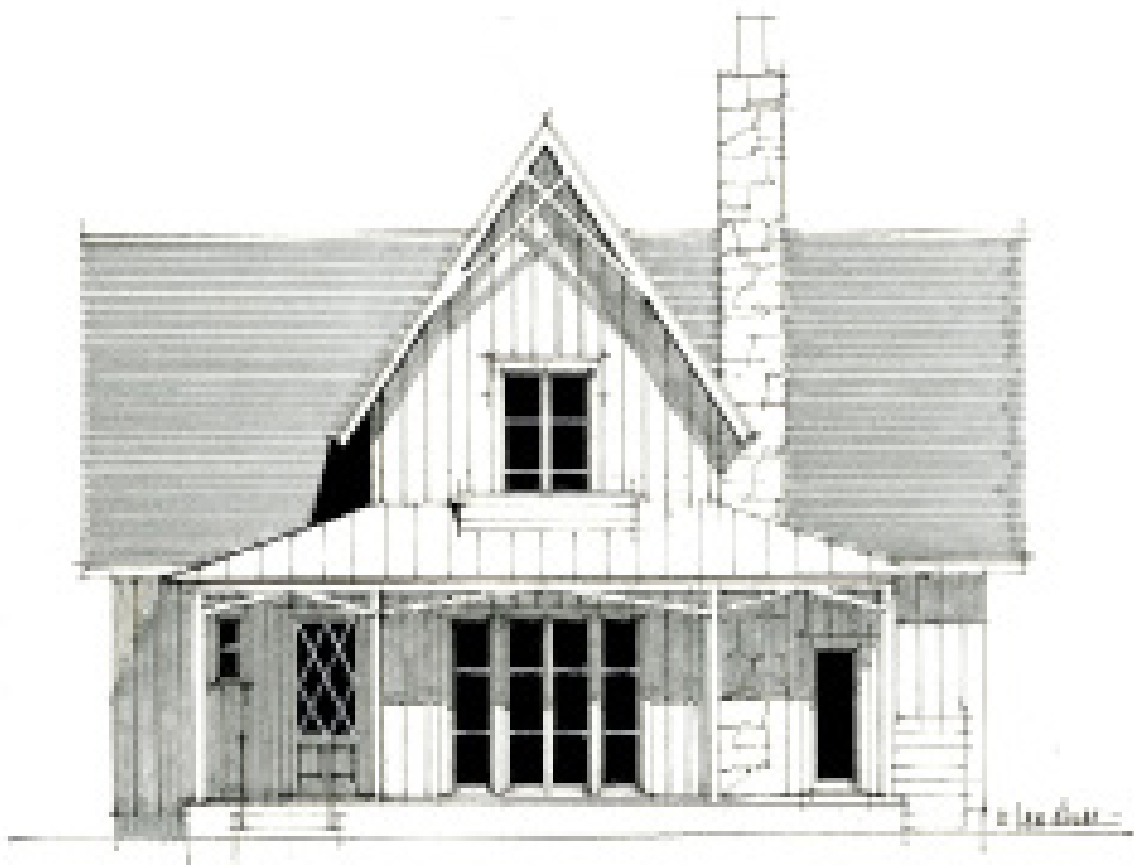
Inspirational Precedents/ Landscape/Hardscape Townhouses & Brownstones



Inspirational Precedents/ Commercial Vernacular



Inspirational Precedents/ Cottage



Inspirational Precedents/
Texas Vernacular



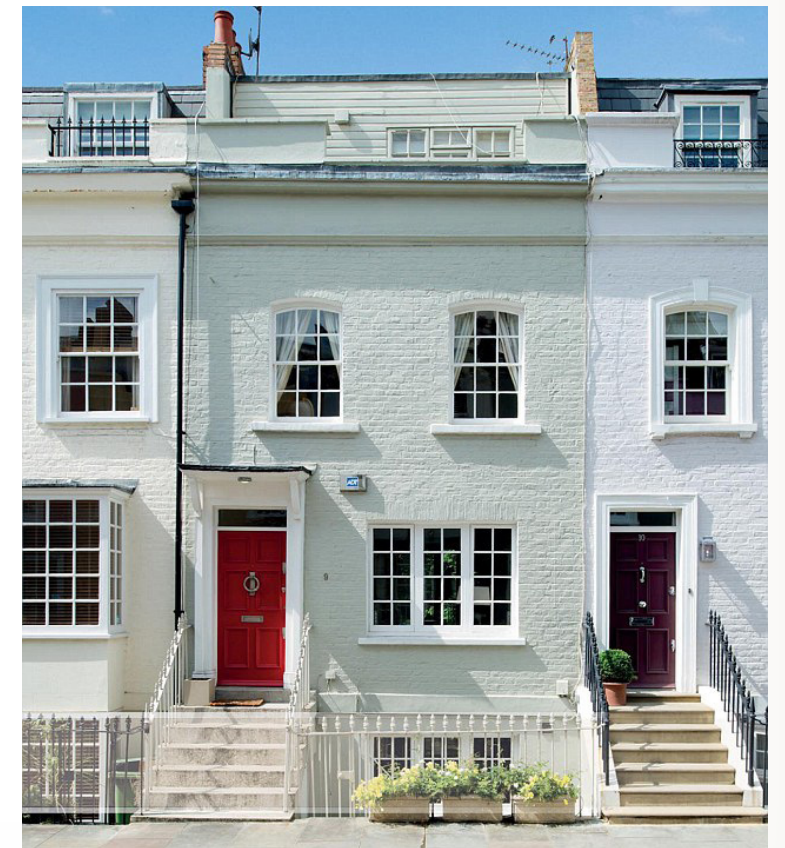
Inspirational Precedents/ Cottage



Inspirational Precedents/ Outdoor Living



Inspirational Precedents/ Mews



COLOR PALETTE

Mansfield will mirror historic towns in architectural character and likewise, in color and finish. The dominate palette will be predominantly off whites, greys, charcoals, earth colors, natural stone and brick. Front doors can be accented in a color or finished with wood graining. In all cases, designer inspired color schemes will be encouraged and considered.

Horizontal wood or cementitious siding.	paint white, vellum, navy, grey or cream
Trim	paint white, vellum, grey or cream
Window Sashes	grey, charcoal, forest green, cream or black
Shutters.	paint black, cream, pastels, grey
Doors	natural or paint accent color from Sherwin Williams Exterior Preservation Palette
Porch Ceilings.	paint white, vellum, grey, cream, black
Brick	Cushwa Rose Red, Georgian, Cambridge Hartford Brown, Hunt Valley Hickory Blend. Rocky Ridge, Jaslor.. Hyde Park by Elements, Boral Brick
Stone	native fieldstone with flush mortar joint, large stones at corners and at fenestrations; honed granite sills, pavements, and accents of Southern origin
Mortar.	LaFarge Ivory Buff, LaFarge Porcelain, LaFarge Sahara, flush joint, brushed clean, no acid washing
Cutters and downspouts, hardware, metal flashing, metal doors	natural paint-grip galvanized, uncoated copper, bronze, uncoated brass, nickel
Roofing	wood shingles, wood shakes standing seam metal, slate, French flat tile
Concrete	gray only,natural rubbed finish, exposed board forming, exposed aggregate

As much as practically possible, materials should be themselves, unaltered. Colors will complement the architecture, never commanding too much attention. They must never upstage the natural landscape.

Colors will be appropriate to the mood and style of the building. Designs that are derived from the Vernacular and Adam style will be early 19th century color combinations, with accent colors such as Burnt Sienna, rich warm Gray, Mustard and “Haint” Blue. Designs that take inspiration from the Greek Revival style will display crisp whites and pale limestone colors that bespeak dignity and acknowledge their classical temple origins. Other designs that are inspired by Queen Anne, Gothic, and Italianate designs are more complex and rich, and may display subtly deeper trim colors with dark sashes.

Civic buildings will be an exception. They will gleam in the landscape as pure white icons. They will be rendered in painted brick or siding or integral colored stucco, and accented in honed white marble and gray granite. In this way, they will display their supreme dominance to all other functions.

Civic park structures, gate houses, woodland bridges, rustic in character, and designed to visually marry the natural landscape, will feature raw, rustic materials with no applied color.

The designer needs to research period colors and become familiar with the various combinations that can be used. The style appendix is available for more detailed descriptions and illustrations.

SUBMITTAL PROCEDURES

Members of the Mansfield Design Guild will perform all design work. Those interested in Guild membership must submit samples and qualifications to the ARB for consideration. Eligibility is determined on a monthly basis.

Design work will be submitted digitally to the ARB for consideration.

All drawings will be title blocked with submittal dates noted and revisions bubbled and dated. The following requirements must be met:

Pre Design Meeting

Designated Design Guild member and the ARB must discuss, and if appropriate, sketch concepts prior to initializing conceptual drawings.

Conceptual Drawing Submittal

Concepts will be both functional and creatively conceived. Drawings will be hard lined, drawn to scale, with clarity and full resolution to complex design issues.

Drawings will be reviewed, and responded to on a monthly basis. They will be returned marked “Approved”, “Approved as noted”, or “Resubmit”.

Site Plan

1:20 scale

Spot grades for corners of all structures and property corners (elevations based on existing contours).

Building footprints, dimensioned.

Roof plan with overhangs

Required setbacks and easements

Drainage plan and storm water conveyance patterns

Walks, drives, terraces, decks, walls and fences, mechanical units, trash and recycling enclosures

Landscape concept (planting and lawn areas, hardscape, outdoor living areas).

Existing trees with a caliper of 6” or greater

Floor Plans

1/8” scale

Exterior Elevations

1/8” scale

All sides

Materials, colors and selections.

Working Drawing Submittal

Drawings will be submitted using appropriate line weights, and the highest graphic standards. Drawings will be reviewed, and responded to on a monthly basis. Drawings and exterior finish boards will be returned marked “Approved”, “Approved as noted”, or “Resubmit”.

Site plan @ 1:20. Includes hardscape (walls and fences, terraces, drives and walkways), meter locations, condensers, trash and recycle areas, service areas, and “structural” landscape plan (trees, evergreens, and basic lawn and bed layout) shall be shown on plan. Spot grades shall be shown. Detailed drainage plan is to be included.

Floor plans, basement plan, roof plan @ 1/8” scale

Exterior elevations @ 1/8” scale

Exterior wall sections, porch sections, and details at 1-1/2” scale

Details for shutters, casings, windowsills, chimneys, columns, railings, etc.

Manufacturer and product identification of windows, doors, columns, door hardware, and exterior light fixtures (additional may be required by the ARB).

Exterior finishes and colors on 11”x17” boards..

BUILDING TYPES

Six building types have been designated specifically for Mansfield, to convey the spirit of lifestyle choices.

The 1st, or the *Single Family House* has 3 types particular to Mansfield:

a. *Historic-Vernacular*, is perhaps the most relevant to the climate and culture of North-Central Texas. The mass of the building is wide and shallow with a simple gable ends, most often with tapered chimneys. the central hall promotes cross circulation and the gable end chimneys disperse the heat of the fireplace in moderate weather, moving the thermal masses of the stacks to the exterior of the form. The form, a classic central hall and flanking parlor plan, is typical of early southern forms originating in the British Isles. have entirely open hallways known as dogtrots. Primitive antecedents the illustrated example nods to the Gothic Revival with its steep pitched decorative gables and stylistic features. Windows are repitious and spaced in an orderly, somewhat symmetrical manner. 6/6 or 2/2 muntin patterns typically identify the period of architecture as early 19th c-early 21st. Front doors are seen as single or double with flanking sidelights and transom window. Front porches function as covered outdoor functional space that double as a solar screen for the front plane of the dwelling. The home is rendered in horizontal siding or board and batten.

b. *Single Family Historic, Folk Victorian*, has a distinctive whimsical form, largely derived from Medieval forms in Europe. Cross gables emphasize the 3 dimensional character which is often punctuated by a turret or overscaled dormers. Being a later style, windows feature larger panes, often 2/2 with the occasional picture window. Diamond pane whimsical accents are found on doors, in dormers, or as an important accent. As typical in Vernacular, the porch element is utilized, but with special :gingerbread” ornament. the home is rendered in horizontal siding or board and batten. Ancillary buildings are executed in a vernacular manner to suit the function the building houses and often rendered in board and batten.

c. *Single Family Classical* features forms derived from the ancient Greeks, Romans, and more recently, from the Renaissance. Shallow pitched gabled or hipped roofs crown simple forms and window compositions, typically stacked and balanced in composition. The style can be accented with pilasters, columns, entablatures, roundells and ovals windows, balustrades and urns. windows are regular, with similar window and pane proportions that are most often vertical. The style may be contemporized for stylistic relevance. The style may become hybridized with many late 20th c. features such as plate glass, overly tall doors, and columnettes, commonly known as Hollywood Regency.

The 2nd building type, the *stacked flat* takes the form of historic 4 or 6-plexes. The type became popular in the early 20th c. when the need for greater numbers of units for a given footprint became increasingly important. The examples shown are opposing approaches, equally valid given the specific context they potentially reside in. The 1st is classical, with Italian influence, featuring slender columns and a brick facade. The 2nd, vernacular, but industrial in the form, detailing, and cladding and appropriate to particular realms in the town.

Stacked flats are a distinct building type that must never conceal their nature by pretending to be a single family home. They are very much compatible in a single family neighborhood, perhaps anchoring a prominent corner. The stacked flat fulfills the need for small and large apartment or condominium alike, or can serve as age targeted intentional families for students or retirees.

The 3rd building type, the *row house*, is an attached unit that is generally deeper than it is narrow. The town house is urbanistic--it forms a street wall that defines the street as a space; therefore it fundamentally is well ordered and organized, with few deliberate movements in plan unless relevant to the urban pattern. Because the type generally engages directly with the street, the piano nobile or the primary living floor is on the 2nd floor for privacy and security. The materiality is primarily that of a downtown historic building, being masonry. There is little need for infinite variety of form and material, as this gesture would rob the civic realm of prominence. Forming a body from many units each with subtle variations is therefore of importance. Pilasters, corbels, balconies, and ornamental brickwork provide the necessary decorative relief and delight for the composition.

Sunlight is transmitted from the front and the rear of the building primarily.

The town house should never express exuberance in form. Rooflines should generally form a level cornice across the front. Corners may be addressed with chamfered entrances addressing the crossing and a variation in the height of the building. The site plan and related floor plan should not undulate to create ins and outs, but instead be orderly and sedate.

The examples illustrated show a more progressive approach which has streamlined composition with smooth stucco materiality; and traditional composition and brick and stone materiality.

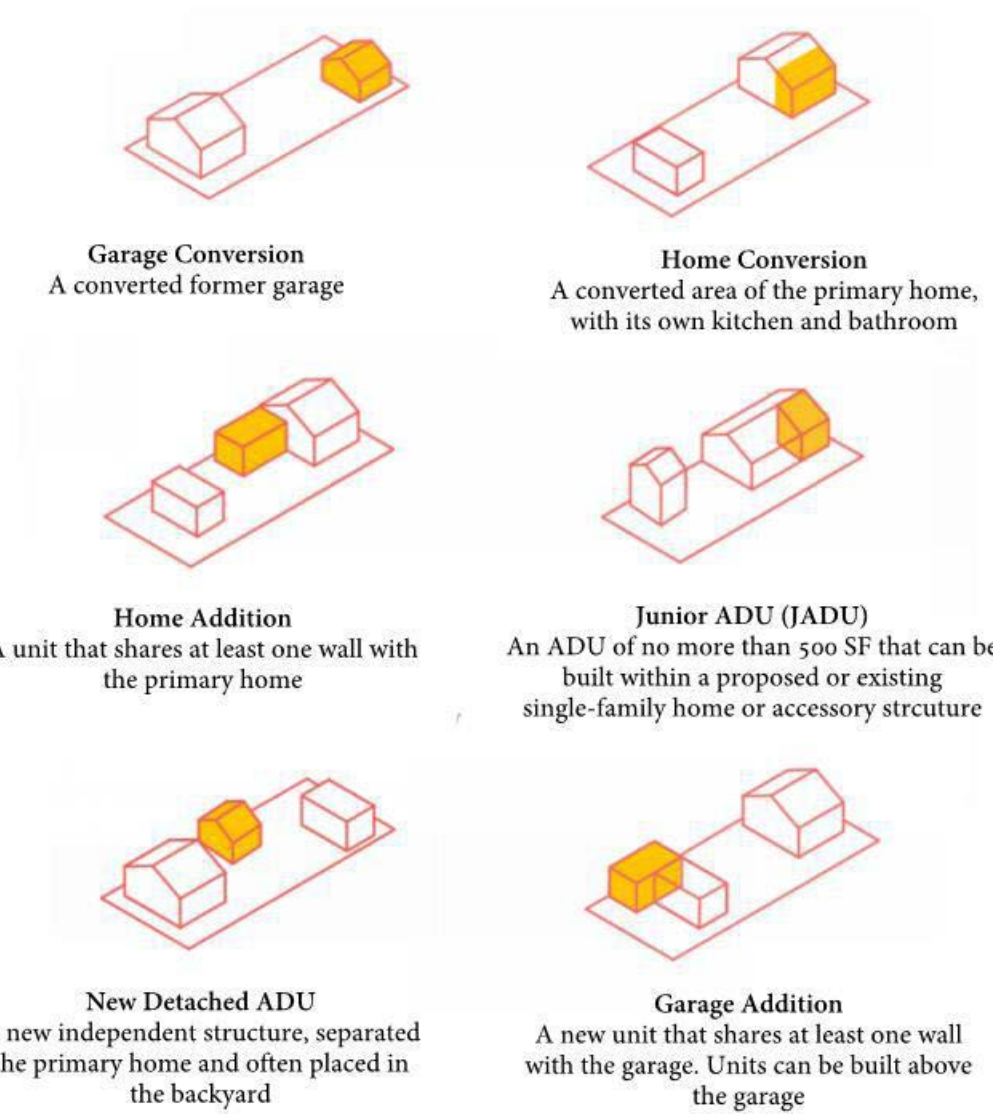
The 4th building type, the *shop house*, is a derivative of the townhouse, with similar characteristics; the primary difference being the workspace, or shop, occupying the ground floor. Generous storefront glazing surmounting a kickbase and sidewalk entry into the shop itself distinguishes the ground floor. Entry into the upper floor units is to be from a street frontage to vitalize the civic realm. Both contemporary and traditional versions of the type are represented in the illustration, interchangeable, but best gathered in clouds of influence. When forming a corner, the facade proper should wrap the building and transist into the residential character of the rear and upper stories of the building. Roof terraces complement the type, providing for excellent outdoor living areas.

The *mixed use building*, or the 5th building type, combines lofty ceiling heights on the first floor level that is occupied by retail, food, beverage, and general commercial uses. The remainder of the building may be office or residential. The mixed use building typifies the classic American commercial block, iconic worldwide. The composition includes: the base with generous ceiling heights, large expanses of glazing, pilasters and entablature or sign band; the shaft which includes ribbon windows and balconies in a "field"; and lastly, the capital or crown of the building, defined by shorter or taller windows, and prominent cornice. The need for undulations in plan outside of pilasters is not desired--interest being generated by the magnificent form, refined detailing and attention to subtle materiality. This form is largely construed as the "American Cathedral".

Illustrations include both a contemporary version of the type showing a CMU base, and corrugated metal shaft; and a classical version, complete with pilastered ground floor and colonnetted capital. Style would be appropriate to the sphere of the urban zone.

The 6th type of building, *Commercial Historic*, is perhaps more humble in form, but delivering powerful drama due to the rich historic references that range from Romanesque, to Arts and Crafts, and to Classical. The fabric of historic downtown Mansfield will be honored and strengthened by the patterns presented in the illustrations which feature very high ceilings, a mezzanine option typical of the street, cast iron pilasters and corbelled brick cornice. The type may be contemporized, depending on the situation.

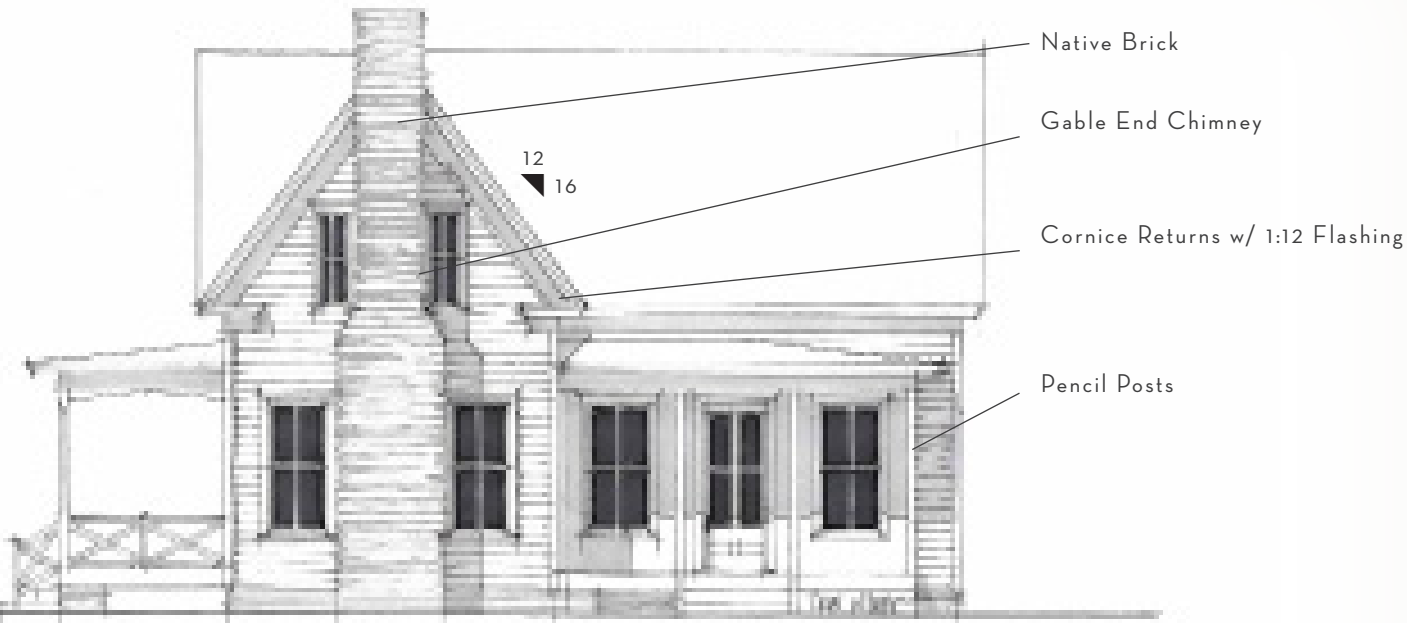
Lastly, *Accessory Dwelling Units*, are additional housing units that are constructed on a property that already has a home and are smaller than the existing structure. They are often 500 to 1,000 sf, and should be equipped for a tenant to comfortably live inside (such as sleeping and living quarters, a kitchen, bathroom etc.) The entrance is totally distinct from the main house, offering privacy, and ADUs are usually detached from the main house. ADUs can be garages with living spaces, or micro homes. The ADU should complement the architectural integrity of the main building structure. These units can offer ways for homeowners to downsize or achieve rental revenue, while also assisting with the attainable housing crisis. Additionally, as demand outpaces supply, ADUs can offer realistic ways to house more people.



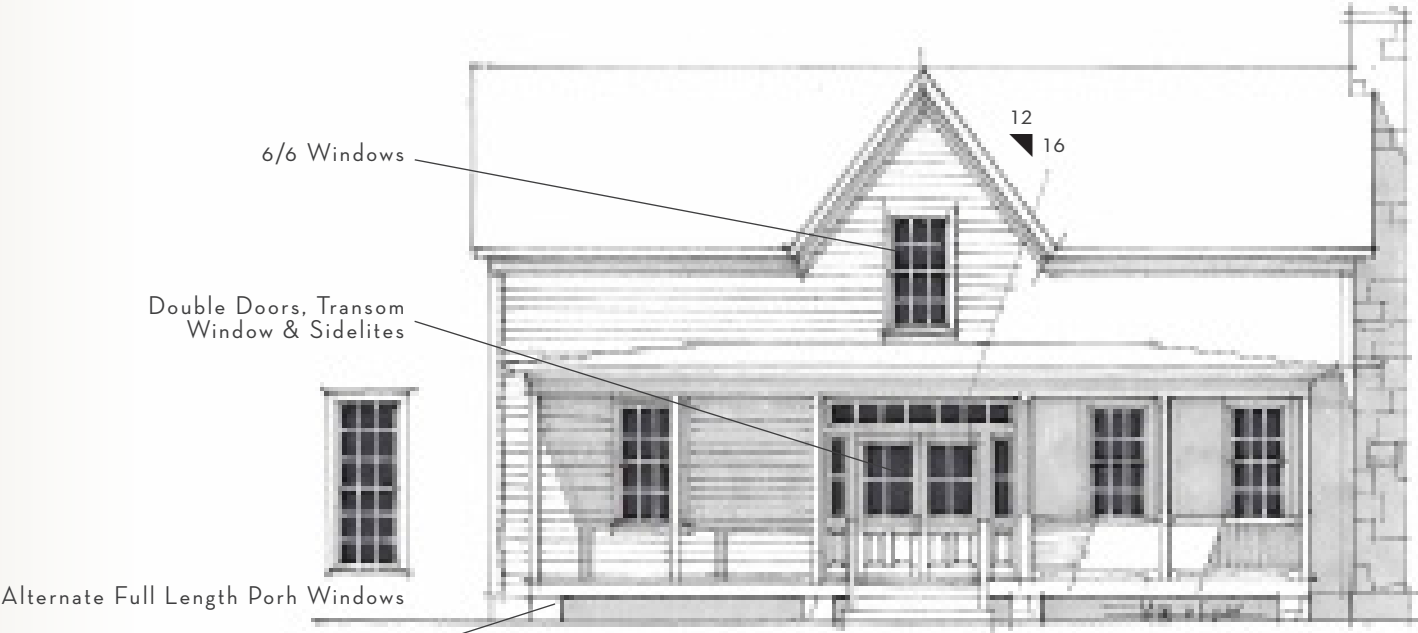
Single Family - Historic /Vernacular



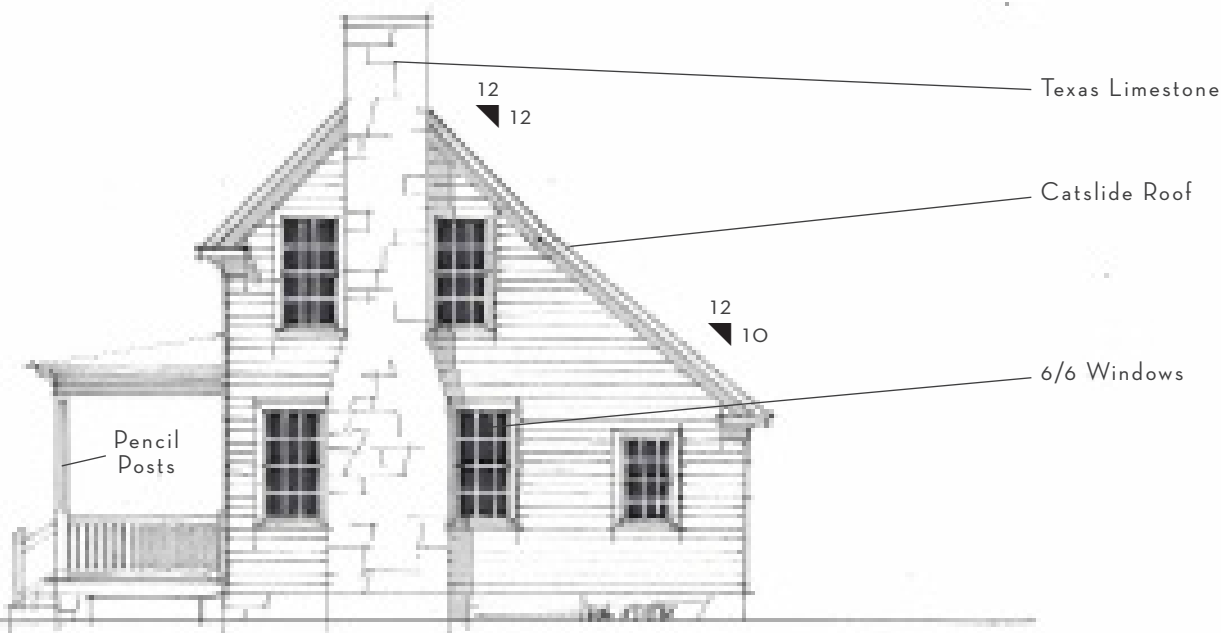
FRONT ELEVATION - VERNACULAR/GOTHIC



RIGHT SIDE ELEVATION - VERNACULAR/GOTHIC

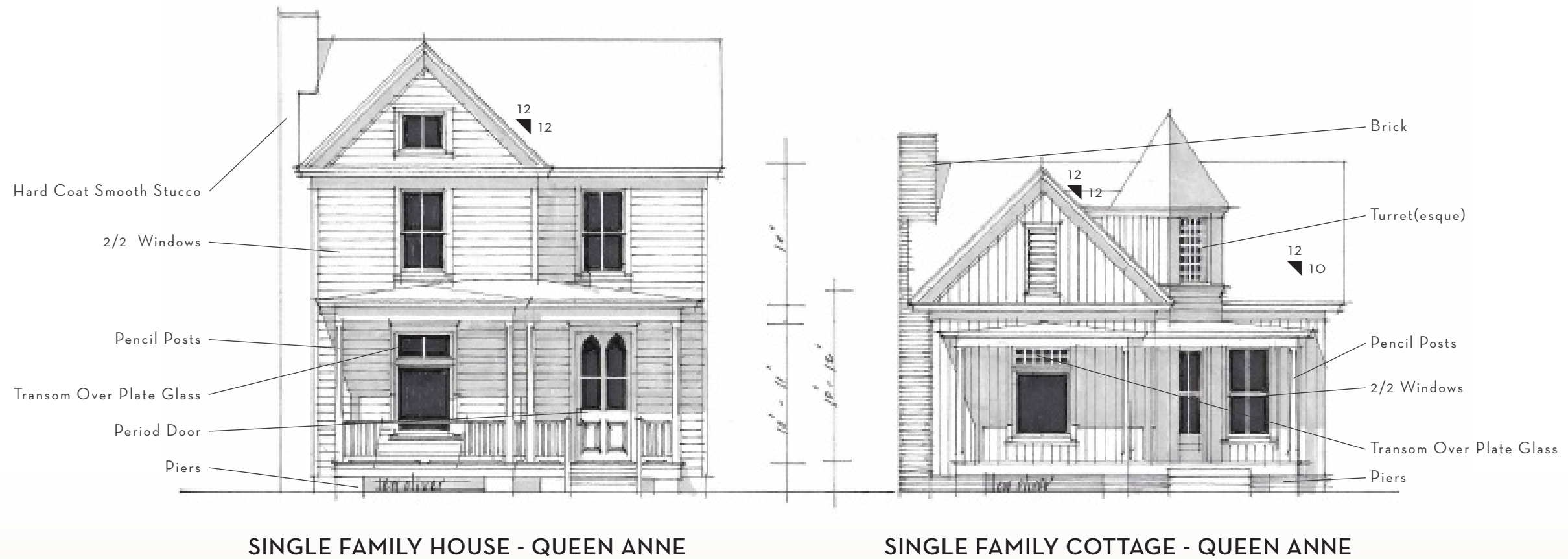
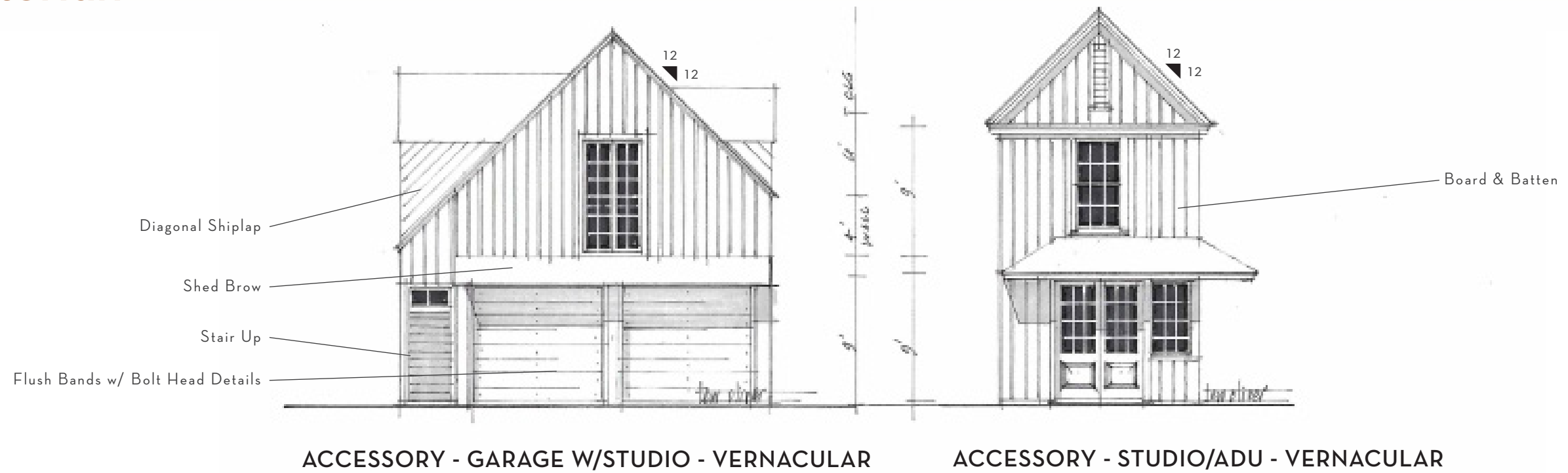


FRONT ELEVATION - VERNACULAR/GOTHIC

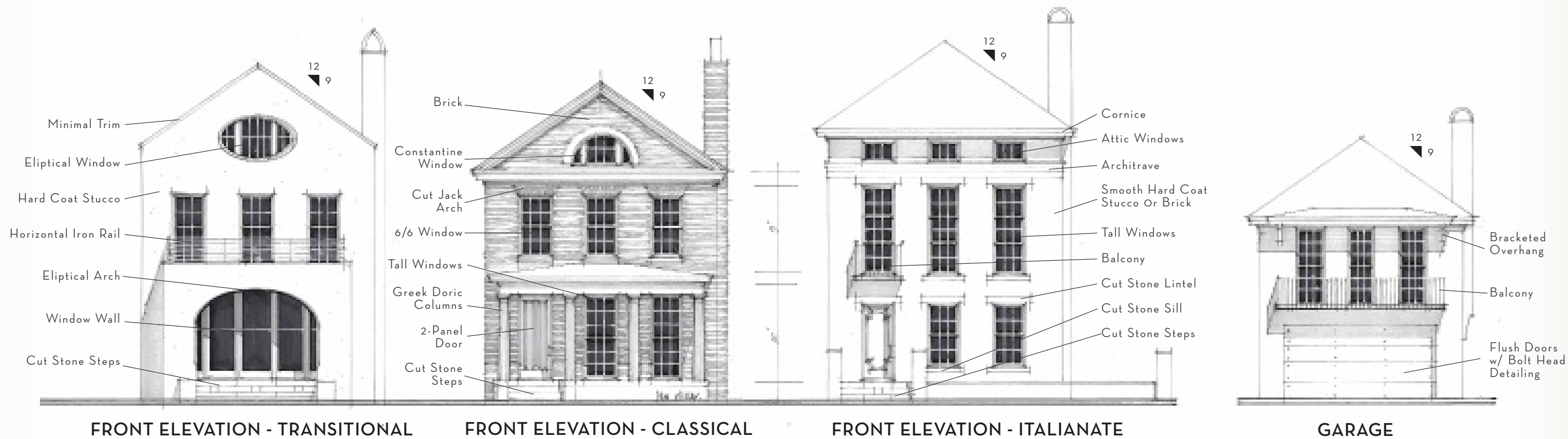


RIGHT SIDE ELEVATION - VERNACULAR/GOTHIC

Single Family-Historic/ Folk Victorian



Single Family - Classical



Stacked Flats



FRONT ELEVATION - CLASSICAL



FRONT ELEVATION - INDUSTRIAL VERNACULAR

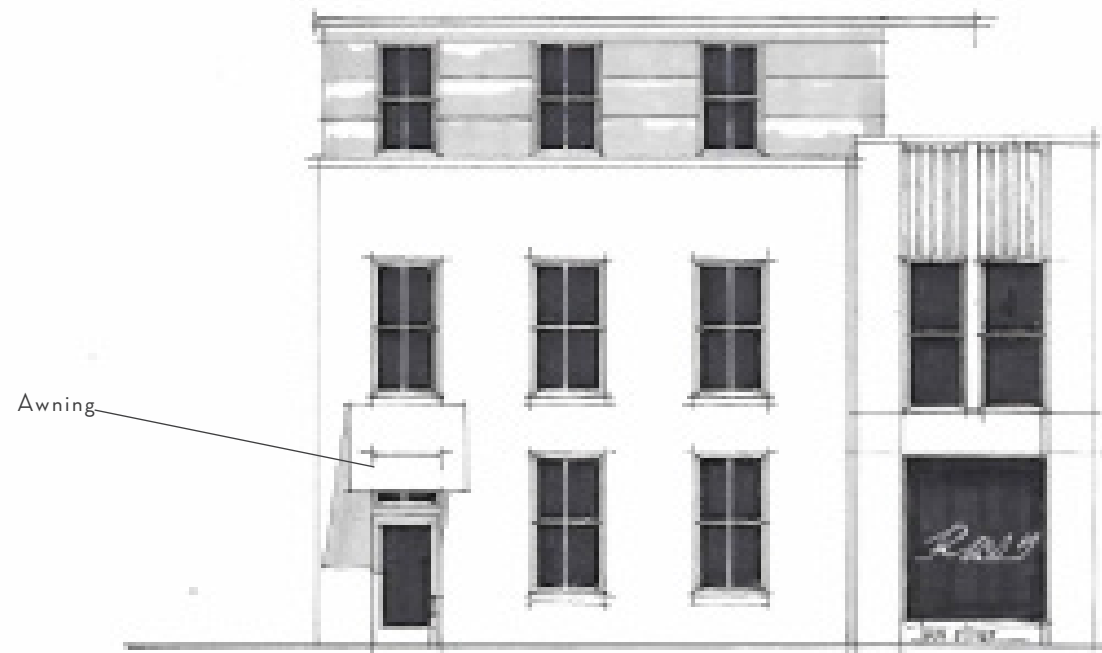
Row Houses



FRONT SIDE ELEVATION - TRANSITIONAL

FRONT ELEVATION - CLASSICAL

Shop Houses

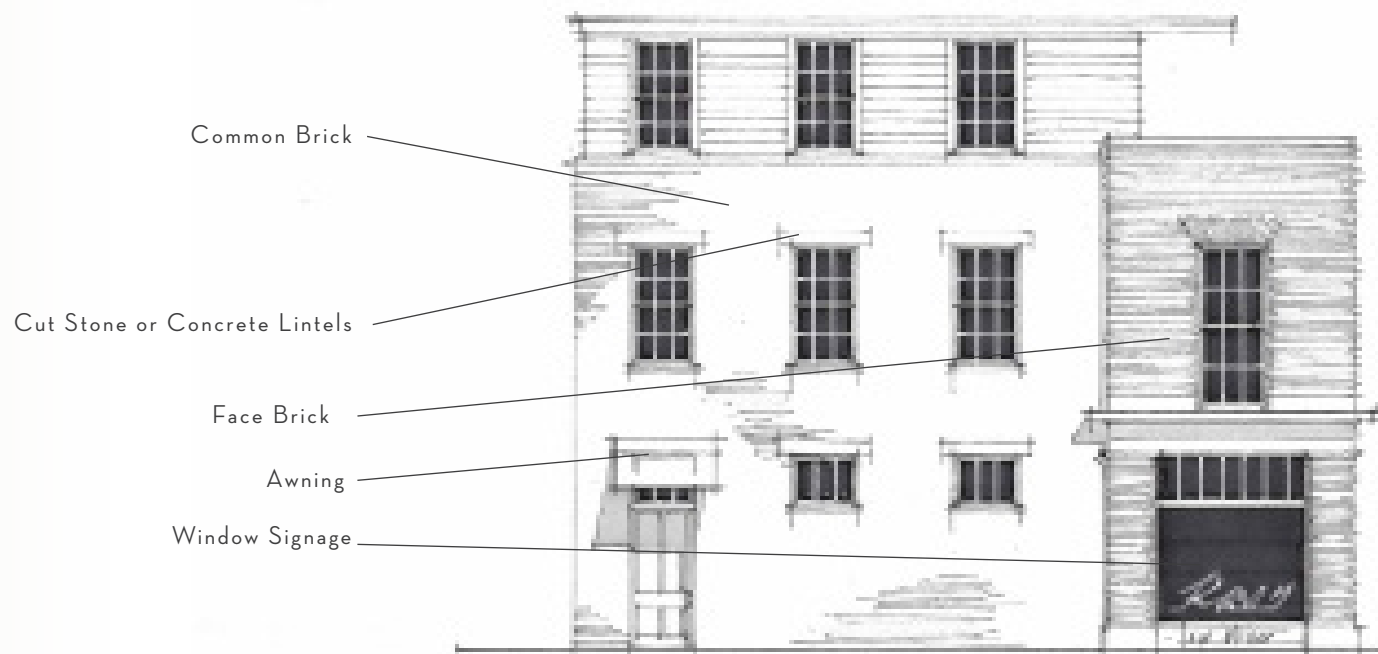


LEFT SIDE ELEVATION - TRANSITIONAL



FRONT SIDE ELEVATION - TRANSITIONAL

- Metal Siding
- Corregated Metal
- Smooth Hard Coat Stucco or Brick
- Vertical Metal Railings
- Sign Band
- Plate Glass
- Window Signage
- 18" Marble, Granite, or Limestone Kicks



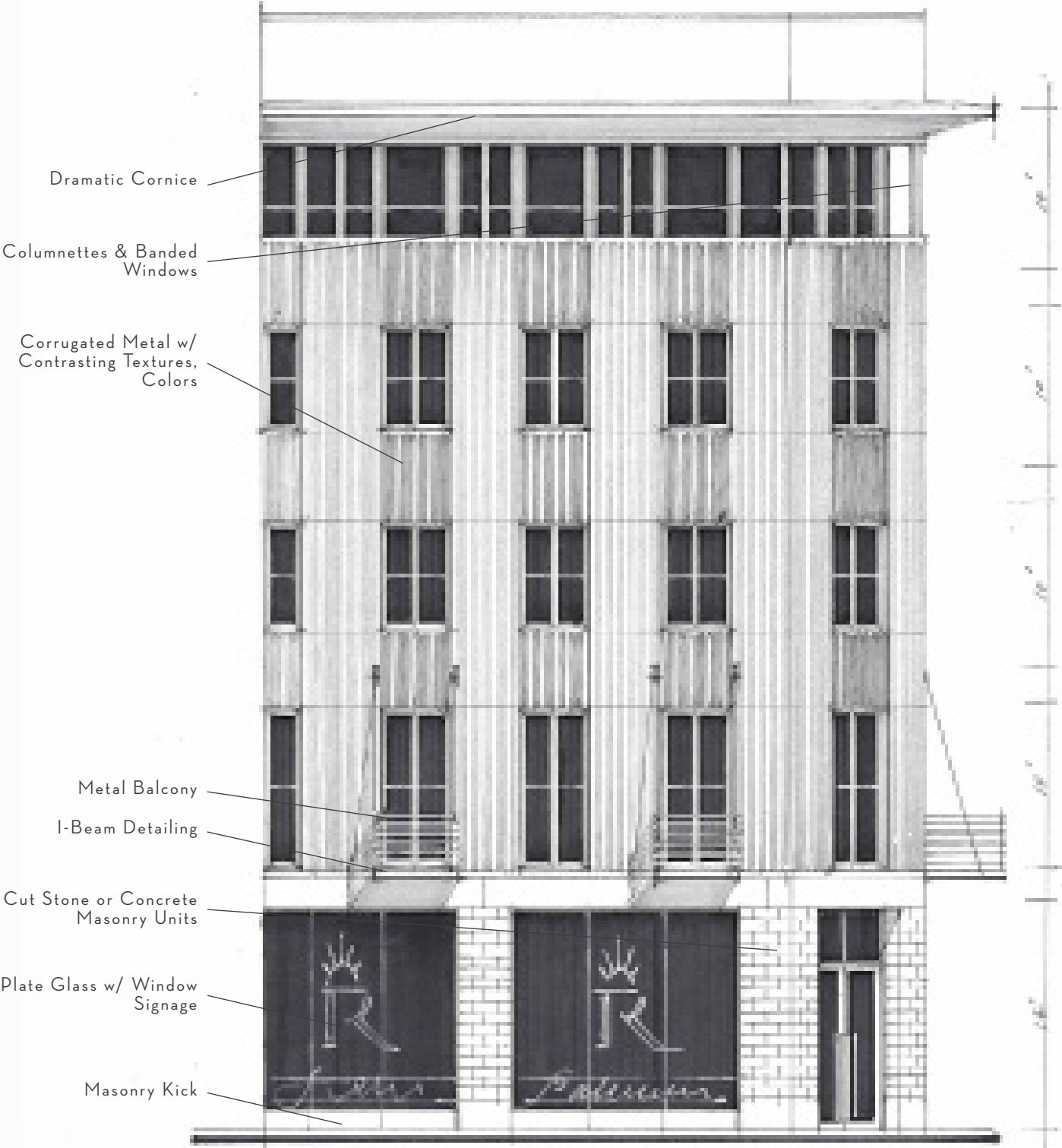
LEFT SIDE ELEVATION - COMMERCIAL VERNACULAR



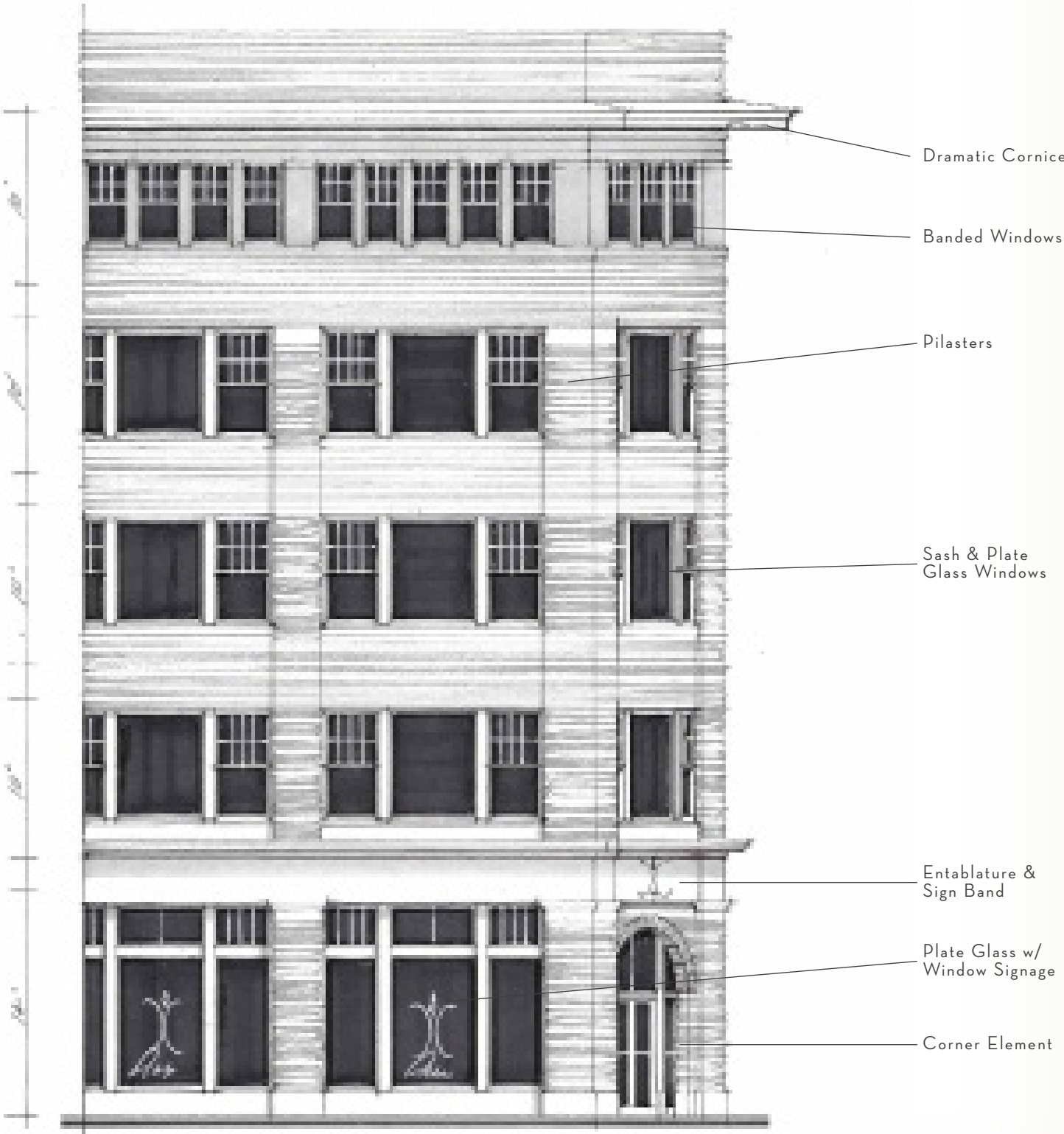
FRONT SIDE ELEVATION - COMMERCIAL VERNACULAR

- Shiplap or Lap Siding
- Face Brick
- Cut Brick Jack Arches
- Sash Windows
- Entablature / Sign Band
- Divided Lite Transom
- Window Signage
- Plate Glass
- 18" Marble, Granite, or Limestone Kicks

Mixed Use



FRONT SIDE ELEVATION - TRANSITIONAL COMMERCIAL VERNACULAR



FRONT ELEVATION - CLASSICAL COMMERCIAL VERNACULAR

Commercial - Historic District



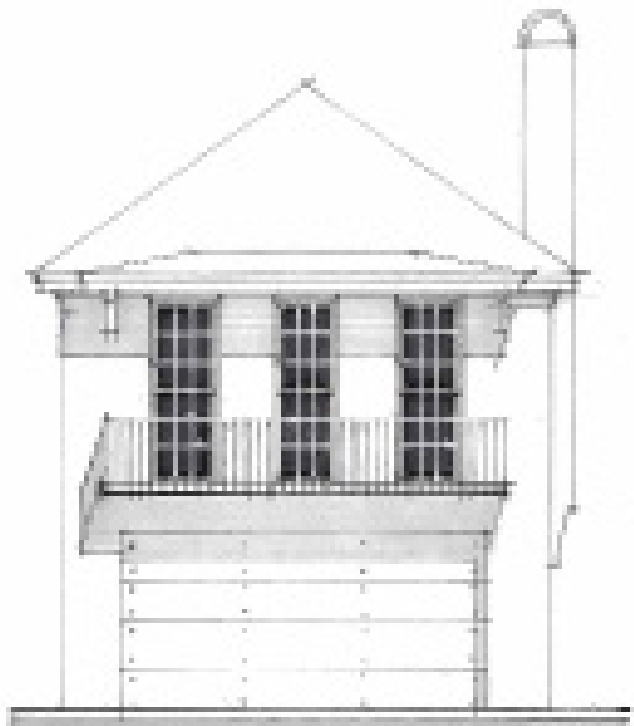
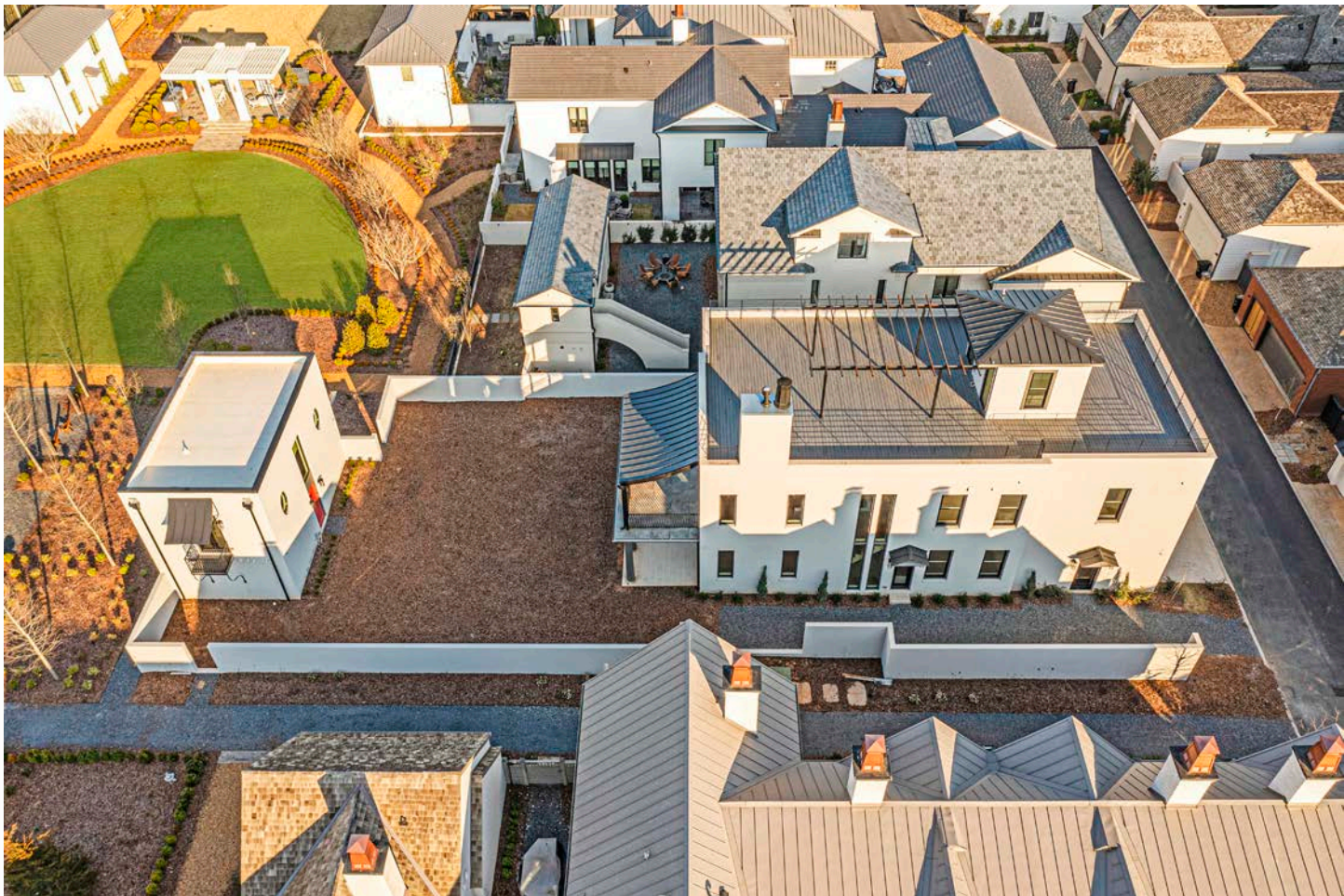
FRONT SIDE ELEVATION - TRANSITIONAL COMMERCIAL VERNACULAR

Commercial - Historic District



FRONT ELEVATION - CLASSICAL COMMERCIAL VERNACULAR

Accessory Dwelling Units



 LEW OLIVER
INC

WHOLE TOWN SOLUTIONS

1484 Washington Street
Clarkesville, GA 30523

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