

Old Town Lafayette
Design Resource Book

Suggestions, Ideas, and a Design Context
for Construction in Old Town Lafayette

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Introduction	

The purpose of this book is to provide a design framework for individuals considering construction of new homes or remodels within Old Town Lafayette. By understanding the history, architectural styles, and appropriate design approaches, the Lafayette Design Resource Book can assist design professionals and homeowners to design residences that are livable, and help strengthen the unique character of Old Town Lafayette.

Design Approach

The historical nature and variety of housing types provide a starting point in designing a residence in Old Town. Designs that reflect the existing qualities of homes in Old Town Lafayette, in terms of form, massing, rooflines, and use of appropriate materials all contribute to maintaining the existing character.

Incorporating the general design ideas presented in The Design Resource Book will aid in creating an interesting and visually pleasing community that the residents value so strongly.

Professional Design Assistance

Owners and builders are encouraged to utilize a registered architect or qualified designer to design their residence. An experienced designer or architect should have the ability to integrate design issues and add value to your project. For all improvements, owners and builders are required to comply with applicable building codes, zoning codes or other municipal, local, county or state laws, rules or regulations.

Architectural Design

Architecture can be the owner's personal expression of their needs, taste, and individuality, as expressed through the architect's design. The Design Resource Book

encourages individual expression through an outline of basic, simple criteria for good architectural design.

The goal of this booklet is to encourage the architecture of Old Town to reflect the community heritage. The character of individual homes should reflect the diverse backgrounds of the residents of Lafayette, while acknowledging the diverse yet historic nature of the neighborhood. Through the choice of appropriate materials and colors, and by maintaining scale with the surrounding homes, a pleasant, livable community will be maintained.

Organization of the Design Resource Book

The first chapter - “Architectural Styles in Lafayette” provides a historical framework describing the main architectural styles found in Old Town Lafayette. This is presented to give a framework for the remainder of the Design Resource Book.

The second chapter begins to address design, and is entitled “Design Considerations.” This chapter discusses larger scale neighborhood related design issues. This includes sections related to Neighborhood Wide Considerations, and Site Design Principles.

The third chapter, entitled “Design and Configuration” includes several sections. The first section, “Building Scale and Form for New Construction” provides more specific design direction for both new homes and remodels. This talks about more specific architectural related design criteria for homes, and detailed components that can be addressed in the design of your new home or remodel.

Subsequent chapters discuss design issues related specifically to remodels, secondary structures, and duplex construction. The organization allows easy access to areas of interest pertaining to individuals needs for design direction.

Within the chapters, there are suggested design ideas that support the specific topic, and are important design suggestions that should be followed whenever possible.

Chapter One

Architectural Styles in Lafayette

Residential Architectural Types in Lafayette

The survey studied the major architectural fashions or styles of the neighborhood. The desire to link the styles proposed to the existing predominant styles in the older sections of Lafayette led us to identify five predominant styles to act as models or reference points.

These five styles reflect the sense and sensibilities of the earlier citizens of Lafayette and stretch over one hundred fifty years of the town’s history. The fact that these same styles keep re-appearing at different periods in Lafayette’s history is significant. Elements of

the Queen Anne and Craftsman style have been included in 1990's subdivisions in west Lafayette.

Most of the homes surveyed drew inspiration from the prevailing architectural fashions, materials, and forms of their time periods. They were stylish, but not necessarily designed by architects. They were fashioned by local and imported skilled builders and craftsman.

The styles we focus on can all be called eclectic. They occurred during a time of stylistic change and transition. There was a great deal of borrowing of architectural elements from previous styles. This crossover of architectural elements from one style to the next is typical of regional architecture.

When these styles are mixed together in a neighborhood there is sufficient architectural diversity to create a dynamic environment. It is our intent to enhance this environment using existing architectural precedents found in Lafayette.

Queen Anne Style

The Queen Anne style is considered as a subgroup of Victorian Era styling. This style usually has a very strong front gable as the main architectural element. The main body of the roof is highly stepped and can be irregular. Secondary or minor gables (cross gables) define the side elevations of the houses.

Many local variations of the Queen Anne Style display full-gabled front facing end with attached porches. The porches have their own roof forms, normally with a different pitch from the main roof. Turrets or towers are sometimes associated with this style; but there are few local examples.

The facade is asymmetrical with a full or half-width porch. The Queen Anne style utilizes patterning of siding materials as primary decorative elements. Crafted woodwork at balusters, railings, and decorations is prevalent.

Windows are vertically oriented with accented trim. The sill and head trim is often decorative, sometimes in the shape of a classical pediment.

The Neoclassical Miner's Cottage

The Miner's Cottage was in great favor between 1895-1930. The facade is symmetrically balanced around the porch. In some areas the porch is full height, but in Lafayette we found examples of single story gables or hipped roofs at the porches.

There are many examples of Miner's Cottages in Lafayette. Early versions served as homes for mine workers. It is considered a very practical styling, because a relatively simple house can be adorned with Neoclassical elements to enhance the design and give it a sense of importance and cultural expression.

Homes in Lafayette normally integrate the Neoclassical elements in the porch or front of the house. These elements include columns, entablatures, and piano nobiles. Some houses employed very simple craftsmanship to produce these elements.

A significant variant in local homes is that the front door is rarely centered on the porch. Most windows are rectangular with vertical orientation and double-hung sashes. Many of the homes in this style were built between 1900 and 1930 when many variations of this style were built for worker's housing.

The Craftsman Style

The Craftsman style as practiced in the Lafayette area almost borders on a folk style. There are many variations on this style. It appears that the local builders were very comfortable with the Craftsman precedents.

The style can be characterized as having low-pitched gables and hipped roofs with wide eaves. Many times false beams or braces are added under porches or overhangs. Square or tapered columns were frequently used for extending the ground level support to the porch roofs.

The Craftsman Style originated on the West Coast and was also called the Bungalow style. The style was promoted by national magazines such as House Beautiful, The Ladies Home Journal, and Good Housekeeping and soon became the most popular and fashionable smaller house in the country. The simpler versions of the craftsman style were simply named Bungalows. Most of the Craftsman style homes in Lafayette are Bungalows.

Bungalows are very "livable" houses. Many bungalows in Lafayette have undergone several remodels to adapt to changing family sizes and needs. The remodel efforts have not changed the basic architectural character of the homes. This is due to new construction paying attention to quality construction, similar detailing, and appropriate massing.

Eclectic Architecture

There are many examples of eclectic styles in Lafayette. Eclectic design borrows elements from diverse architectural styles.

Some of the eclectic examples in Lafayette are obvious mixes of the neoclassical and craftsman styles. Some examples have farmhouse elements included in the overall architectural design.

There are also isolated examples of defined styles, such as the Tudor home illustrated. There are many examples of a style that can be characterized as "Folk Victorian," which is a combination of a farmhouse with applied Victorian, or gingerbread, decoration.

Eclectic styles usually have regional roots and reflect the local sensibilities in relation to economics, levels of available craftsmanship, and materials.

Modern Era Post War Architecture

Following World War II historic housing styles were no longer in vogue. The demand for housing increased with return of individuals in the military and the inception of low cost home loans from the Veteran's Administration. Historic styles were replaced by houses built with construction techniques reflecting the streamlined manufacturing processes developed during the war.

Facades are simple and lacking in historic detail or ornamentation. New materials such as metal windows and siding products were introduced.

Many houses are built around similar floor plans and facade treatments. This reflects the manufacturing base process utilized in crafting these homes. They are functional, utilitarian, and well-built structures.

Chapter Two Design Considerations

Given this vocabulary of the different architectural styles, how can residents of Old Town Lafayette begin to apply this new-found knowledge and understanding of the historic and social context of their neighborhood to the construction of a new home or an addition? During community workshops, residents expressed an interest in being able to look to a document that would help them determine an appropriate design approach for new construction and remodels. The information in the remainder of this book provides that guidance.

The following considerations provide a suggested design approach for individuals interested in building a new home or adding onto an existing structure. The information is provided as suggestions to individuals undertaking construction.

In most cases, numerous design solutions can meet the intention presented in the following pages. These considerations are intended to supplement the existing codes of the City of Lafayette.

In the following section, general design considerations are given for neighborhood-wide design.

Neighborhood-Wide Considerations

At the neighborhood scale, the primary consideration is maintaining the established streetscape. During the workshops, the streetscape was one of the key elements residents wished to preserve. This includes a variety of street designs, sidewalk types, and street trees.

The open green areas of the front and side yards was a key element identified by workshop participants that helped establish the neighborhood character.

Maintain the traditional character of the streetscape in Old Town Lafayette.

The established streetscape is one of the most important aspects of Old Town Lafayette. This includes a variety of yard sizes, open space between homes and an open green area in front of homes.

Sidewalk Considerations:

Maintain or develop the detached sidewalks.

Because they provide safety from traffic, and accommodate shade trees in a unique manner, maintain detached sidewalks when building.

If an attached sidewalk exists, and needs to be replaced, build a detached sidewalk.

Tree Planting Considerations:

Continue the pattern of street tree plantings in each block.

Existing trees on the lot and along the street should be preserved when feasible.

If a new detached sidewalk is to be built, street trees should be included in the overall design.

If a new sidewalk is to be installed, it should detour around mature street trees when feasible.

When an existing street tree dies, it should be replaced.

Any new construction should include street trees.

If a gap in trees exists in an existing block, trees should be planted to fill in the gap.

Site Design Principles

align the front of a new building with adjacent homes.

Front yards in Old Town Lafayette provide structure for the overall character. The front yard provides a transition from the street to the home. In many blocks, front yards are the same depth, giving a uniform alignment of building fronts. This contributes to a sense of visual cohesiveness. Maintaining the established range of setbacks will help strengthen this visual continuity.

When building a new building or addition, consider placing it to fit within the range of setbacks seen in the block.

(This includes front, side, and rear yard setbacks.)

Look at your particular block to determine appropriate setbacks.

If a greater setback is needed, consider defining the more established setback line with a landscape element, such as a fence or hedge.

Orient the entry of a building to the street.

Historically, front entries faced the street and were sheltered by a one-story porch. This helps create a sense of scale and create visual interest in the neighborhood.

When altering a building or constructing a new primary structure, consider locating the primary entrance to face the street.

If constructing a duplex, place at least one primary entry toward the street.

If the front door cannot face the street, use a porch to accentuate the entry.

In some existing homes, the door does not face the street. In such a case, the entry should still be clearly defined with a porch.

Maintain the established relationship and hierarchy of public and private spaces.

This transition starts at the street, which is public, proceeds through the front yard, which is considered “semi-private,” and ends at the front door, or “private” space. This typical sequence contributes to the neighborhood character. High, opaque fences shut off pedestrians and create an uninteresting streetscape.

Provide a front yard similar in depth to adjacent homes when possible.

The front yard should be maintained in a traditional manner with planting material, and not covered with paving.

These landscape elements should be at a small scale, and transparent. Do not “hide” your house.

Consider using a low, open fence to define the yard

Fences should be short and transparent, allowing views into the front yard.

Masonry and high, opaque fences are discouraged in front yards.

When planning a fence, considering fences that have spaces between vertical boards and are lower than 3' 6".

Provide a walk from the street to the house.

A walkway helps define the front entry, and provides rhythm along the streetscape.

Orient the front porch to the street.

The porch serves as a transition area from the street to the house. It is also an important element of the streetscape by providing scale to the house. Side porches can also provide interest and additional outside living space.

Maintain a sense of human scale in private outdoor spaces.

Tall site features should not intrude visually into the public space.

Provide access to primary parking from the alley when feasible.

A key component identified in the workshops was to have vehicular access occur off alleys. This should be the primary access to individual lots. Parking can be open or enclosed as part of the secondary detached structure.

Use plant materials and fences to screen parking and other service areas.

Use landscaping to create visual relief, especially when more than two spaces are on the alley.

Chapter Three Design & Configuration

Scale and Form for New Construction

A key element in the design of any residence in Old Town is to keep in mind your home is a three dimensional, sculptural object. Because of the small scale of the blocks, and the existence of alleys, many of the homes are visible from many directions; not just from streets. Homes are viewed from close up, and far away. Include interesting detail for close views, and consider general massing for distant views.

Form, Massing and Scale

From a distant view, the form, mass, and scale of a building should stand on its own. As one comes closer, the main elements and details should provide interest and still relate to the overall form.

The introduction of light and shadow on the overall series of forms reveals their depth and relationship to one another. If this interest and variety is achieved in all of the homes, the neighborhood becomes a series of interesting visual experiences.

Massing (General Criteria)

When designing your home or addition, consider massing, proportions, and overall scale of the building in relation to the surrounding homes. Designs that fit into the scale of the neighborhood strengthen the overall neighborhood character.

The scale and mass of a primary building should be similar to that of a single family home in the neighborhood.

The mass and scale of homes contributes greatly to the neighborhood character. The traditional scale is one of single family homes, which creates the “human-scale” character of the streets. New construction should maintain this human scale. While new buildings may be larger than many existing homes, this new construction should not be dramatically larger than the current scale of the neighborhood.

When designing new construction, consider:

To minimize the perceived scale of a building, step down its height toward the street, neighboring structures and the rear of the lot.

To break up the mass of a structure, divide it into pieces that are similar in size to buildings in the neighborhood.

Consider each side of your home as important as the front or entry side. Consider views of your house from your neighbors. Also, consider the appearance of the roof from all directions.

Architectural elements that break up large uninterrupted masses are encouraged.

These elements may include:

- front porches
- dormers
- transverse gables

Shadow patterns provide interest through creating depth and providing definition of wall planes. They can be created through a variety of techniques including:

- Building offsets and staggering
- Projections (chimneys, bay windows, balconies, porches, etc.)
- Recessed elements
- Roof overhangs
- Large, functional front porches

Porches break-up flat front facades of homes, and create opportunities for interesting and strong column designs. When possible, wrap-around front porches are encouraged to add interest to side and rear elevations.

Building designs should incorporate visually heavier and more massive elements at their base, and lighter elements above these areas.

Vertical and horizontal elements should be used in contrast to one another, such as chimneys to counterbalance strong, horizontal, facade elements; and generous roof overhangs in contrast to strong vertical elements.

Building Height

Building height regularity promotes buildings in harmony with the surrounding neighborhood. Building heights can be stepped-down toward the edges of the structure to aid transitions between adjacent buildings and create human scale. This stepped-back and stepped-down form helps break up the apparent building mass. Building height limits as currently defined by the applicable zoning codes take precedent.

The front wall of a building should not exceed two stories

Wall heights of 1 and 1 1/2 stories are preferred along the street. However, where two-story buildings are typical in the block, that height would be appropriate.

Balance

Overhangs, porches, entries, doors, and windows should be used to break-up facades and articulate form.

Creative entry treatments should be used and other focal points created, including porches, balconies, dormers, and shutters.

Provide variation in the building footprint.

Contrast and depth within the building elevation can be created with exterior elevations that emphasize a dominant building material, and include contrasting and complimentary trim materials and colors.

Materials with varying textures and depths should be used.

Simple lines and common angles should be used.

Excessive facade trims on windows and doors can result in a cluttered appearance and should be avoided.

Cantilevers and unsupported popouts are discouraged.

Roofs

Visually, the roof is the single most important element in an overall building design. Roof planes terminate and determine the building shape. The use of major rooftop elements such as dormers, chimneys, or skylights should enhance the form and be an integral part of it.

A building's roof is integral to a home's architectural character. Roofing material color and texture should be compatible with other materials on the homes and adjacent properties.

Roof forms do not need to be overly complex. The mass of a building's roof should be broken into smaller planes or roof elements to help reduce the apparent building scale and provide visual interest.

A dominant roof form should be used in conjunction with complementary secondary and minor roof forms/elements. Minor variations should be provided in the roof height and ridgelines. Each of the noted architectural styles discussed earlier employ distinctive roof forms.

Generally, a symmetrical gable or hip configuration should be used with complementary roof types, include sheds and dormers.

Flat roofs are discouraged, except as decks and balconies.

A minimum four-to-twelve (4:12) and a maximum twelve-to-twelve (12:12) roof pitch is appropriate as the dominant roof form. The pitch of smaller elements may vary below and above these ranges if consistent with the individual home.

Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. These roof elements can help break up the proportions of the roof and the building, and help tie the overall building mass together.

Building and roof forms should be similar to those seen traditionally in the neighborhood.

Drastically different roof pitches, eave heights, and mass that would detract from the visual continuity of the streetscape are discouraged.

Styles that fit within the overall architectural context of Old Town Lafayette as described in this document are not considered out of context.

For example, A-frames and geodesic domes are not considered traditional building forms.

Consider the following basic ideas:

Simple rectilinear building forms are preferred.

Sloping roofs such as gable, hipped and shed roofs are preferred.

Dormers reduce the perceived scale of a roof, and are encouraged in appropriate situations.

Building Design Elements

Character and Size

As one approaches an individual home, the initial impression based on form and massing seen from a distance gives way to more detailed building elements. The main features apparent at this closer view include specific design elements, such as walls and openings.

Many additional building elements come into view at this closer distance. Usually they are support elements to major forms, such as columns on a porch.

It is important these elements are in harmony and support the architecture. What may start out as a minor item can become an important design element.

Many exterior design elements are integrated into the residential architecture of Old Town Lafayette. They should be proportional to the overall building scale and to human scale. Each element should help unify the design via similar and complimentary forms, textures, and proportions.

Recessed and Projected Elements

Recessed and projected elements (including bay windows and porches) are encouraged to achieve interesting forms, and to provide consistent relationships between indoor and outdoor spaces.

Windows and openings

Openings of unusual shape or special treatments used in an arbitrary or excessive way become distracting to a good overall design. The use of such forms to "dress-up" a weak design is usually not successful.

Design elements used consistently throughout the building, such as window details or arched heads on all openings can lend continuity and harmony to a design.

Avoid using roughly equal areas of openings to equal area of solid wall because this produces an awkward visual imbalance. Walls treated as a solid with a few well-placed openings or as mainly open (or transparent) with a few adequately proportional support elements produce visually pleasing architecture.

Wood or wood clad windows are recommended. Materials such as vinyl, anodized metal, baked enamel, or plastics can aid the overall appeal if properly handled. Reflective glass is discouraged. Frosted glass may be appropriate if used sparingly in appropriate locations.

Window Placement

Windows should be placed (location, height, and orientation) to respect the privacy of adjacent residences, as well as to enhance interior spaces and functions and overall building character.

Window and door heads should be at a consistent height, unless a design specifically requires otherwise.

Proportions and forms of window and door openings should reflect human scale and complement rooflines and building eaves. Vertical orientation of window openings is associated with traditional architectural styles and is encouraged.

Openings in upper stories should be centered directly above openings in the first story. Openings in the gable ends should be centered. Openings are encouraged to be a minimum of 2 feet from building corners.

It is encouraged that glazed area on frontage facades shall not exceed 40% of the total surface.

Transoms may be oriented horizontally with vertically proportioned panes of glass. Multiple windows in the same rough opening should be separated by a post or other architectural element.

Windows may have wood shutters sized to match the opening and provided for all windows on a given wall.

Doors

Double doors are not encouraged at frontages. Windows in doors are encouraged to be rectangular.

Covered Entryways and Outdoor Living Areas

Neighborhood character is enhanced when individual homes have a public to private transition from the street, attractive curb appeal, a well thought-out design with quality materials, and good articulation.

Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide transitions to outdoor areas as well as shade for living areas.

The size of an enclosed porch, patio, deck, or balcony should be to human scale and proportional to the size of the main structure and compatible with the building form.

Balconies, patios, and decks should be located so as to respect the privacy of adjacent dwellings.

Materials and colors of all decks shall be consistent with or complementary to the base structure. All vertical elements (railings, supports, columns, and overhead structures), for example, should be painted or stained to match their trim, and not left to "weather."

Elevated balcony and deck posts and supports should be a minimum of six-by-six inches (6" x 6"), and to as great an extent as possible, incorporate relief. The use of four-by-four inch (4" x 4") posts is discouraged unless built-up elements are added to increase the overall dimension and proportions of the supports.

Deck railings, stair stringers, and stair handrails should be painted or stained with colors that match the architecture of the house.

Roof Overhangs, Fascia, and Soffits

Roof overhangs are recommended for their aesthetic quality as well as practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches, and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.

Generally, overhangs should be a minimum of twelve inches (12"), unless design styles require alternative solutions.

Heavier and more substantial fascia and soffit details are in keeping with the character of Old Town Lafayette. Fascia and soffit details should be proportional to the size of overhangs and roof pitches.

Traditional fascia and soffit details are more appropriate with smaller overhangs.

A maximum six-inch (6") width is encouraged for fascia boards, or some comparable combination of built-up and relief boards (two-by-four inch (2" x 4") with exposed rafter tails, for example).

Columns and Supports

Columns and supports are important elements of the architectural image of a building. Their architectural presence includes their scale in relation to what they support, as well as their general character and detailing.

Column proportions should be consistent with entryways, porches, and roof areas. Tapering columns set on larger, more massive bases, and supports for balconies and decks, helps transition these design elements to the ground.

Tapered columns should have a minimum base diameter of twelve inches (12") and boxed-out columns should be minimally twelve-by-twelve (12" x 12").

Column character and detailing should be consistent with architectural style.

Masonry columns at rear elevations should be proportional to the building mass. Such columns should terminate at the upper story floor level, not at the tops of balcony railings.

Elevated balcony and deck posts and supports should be a minimum of six-by-six inches (6" x 6"), and to as great extent as possible, incorporate relief. The use of four-by-four inch (4" x 4") posts is discouraged unless built-up elements are added to increase the overall dimension and proportions of the supports.

Garage Design and Garage Doors

Garage doors on detached garages should be accessed from the alley. On corner lots with no alleys, access should be from the side lot. It is encouraged that when alley access

is not available no more than two garage bays face a street. Where a third bay is on the same elevation, it should be off-set from the other two.

Garage proportions should demonstrate a comfortable, small scale, and not dominate or overwhelm the elevation of the home when attached to the home. In cases where no alley exists, the following specific criteria should be considered:

Garages must be subordinate to the primary facade of the home, and shall be setback a minimum of 10' from the primary front facade of a home.

Garage doors facing the street should be a maximum of 8 feet in width. Remember to provide lighting on the garage. Garage doors facing an alley should also have a light fixture.

Architectural forms and materials similar to those used in the main house should be incorporated into the garage elevation.

Design elements and details should be incorporated into the garage elevation when side-loaded from the street.

If detached garages are approved through zoning, offices or living units are encouraged to be located above the ground floors.

Skylights

When designs include skylights, such features should be integrated with the roof design and in a manner parallel to the roof pitch.

Skylight framing materials should be copper, bronze, or anodized metal or colored to match the roof.

Chimneys

Chimneys are usually very strong roof elements. Codes require that they extend higher than adjacent rooflines. Careful choice of proportion and material should give them a substantial and stable appearance. General ideas to incorporate a chimney into the house include:

Masonry materials are preferred for chimneys.

Proportions and materials should give chimneys a substantial and stable appearance.

Gas fireplace box-outs on the exteriors of buildings should run vertically to meet the roofline, and not offer the appearance of mechanical equipment "tacked-on" to the side of a structure.

Trellis Structures

A trellis can be very pleasing and be a functional structure by providing partial shade, screens for privacy or an arbor for climbing plants. They provide warmth and detail at a relatively low cost. It is important to consider a trellis as a permanent structure and design it accordingly.

Use adequately heavy members for the support structure working down to no less than 2" for the smallest dimension of the lighter members. The trellis will look more substantial and will not get tired from old age prematurely.

Fencing

Front yards may include a picket style fence up to 42" in height. Privacy fences or chain link fencing up to 6' in height is appropriate in rear yards. No privacy or chain link fencing should be closer than 5' to the main front facade of a home.

Details, Materials, and Colors

Brick, natural tile, many styles, and types of siding, and glass can be pleasant. Large expanses of a single material, especially if unbroken by detail or depth, can become overpowering to the rest of the building form and the surroundings.

Exterior Materials

There should generally be a single dominant building material. Typically, exterior materials are most visually effective when only two (2) materials, excluding trim, are used.

Front, side, and rear elevations should share common materials and colors. When masonry veneers are used, they should be applied to all elevations of a building.

Contrasting but compatible building textures/materials should be used to help unify exterior building elements. Natural stone and masonry materials are encouraged as visual anchors for buildings.

Natural stone and brick masonry, acrylic based stucco, textured hardboard siding, and selected use of natural wood are encouraged to enhance the character of Old Town Lafayette.

The use of large flat slabs of stone is also discouraged. Brick masonry should include liberal use of special details such as soldier and other decorative coursing. If stone or brick masonry is used, it should be used as a material carried over the entire reveal in which it is used. Masonry should also wrap corners, and reflect its substantial nature.

Bright, unfinished or mirrored surfaces are discouraged. All finishes should be subdued in nature, although brighter accent colors are acceptable for occasional highlights.

Masonry

Use of any masonry, especially veneers, for arbitrary, decorative purposes such as thin panels to accent an entry does not express the true nature of the material. Avoid leaving a thin edge of veneer exposed.

Use of multiple mixed types of masonry, such as brick and stone, used together is rarely successful and at the least is detracting to one another.

Wood Siding

Individual wood or hardboard siding is appropriate.

Stucco or Plaster

These materials are appropriate when used in conjunction with other materials to break up the starkness and monotony associated with inexpensive applications. Stucco or plaster can be used as an appropriate finish for a home.

Heavy trim or other heavily textured materials can create contrast and interest to the flatness of the stucco or other building material. Giving depth to openings gives the stucco wall a feeling of "adobe"-like mass and strength.

A stucco-based house must reflect careful consideration of detailing, color, and massing. A high level of articulation to the wall surfaces through the use of detail and relief is encouraged, including careful color blending.

Roofing Materials

The goal is to use natural, warm and attractive materials. Many man-made roofing products, especially those products such as fiberglass shingles, high glazed tile, or brightly painted metal do not meet this criterion, and are discouraged.

Recommended materials include premium 40-year asphalt shingles and clay or concrete tiles. Other materials, including standing-seam metal roofs are appropriate. Generally, roof material colors should be darker and earth-toned hues that accent and compliment other building colors.

Color

Exterior improvement colors shall generally be compatible with adjacent buildings. The use of decorative accent colors and color blocking must be done with an eye for restraint. The Owner should consider all coloration schemes based on their architectural merit and compatibility to the community as a whole.

Natural, earth-toned colors should be utilized. Many older homes are painted white, which is also very appropriate for new construction.

Accent colors should be used sparingly.

Trim colors should accentuate roof forms and window and door openings, and are not encouraged to be applied to building corner boards.

Some paint manufacturer's, (Benjamin Moore and Sherwin-Williams) have developed suggested color combinations for traditional houses.

Finishes

Solid body stains or paints which relate to the surrounding improvements are most acceptable. Privacy fence should be attached to the house and painted or stained to match or complement the house color.

Systems Equipment on Building Exteriors

Any equipment mounted on roofs and building exteriors should be concealed or located to integrate with the building's architecture. Equipment should not give the appearance of being "tacked-on" to the exterior surfaces. Such items include, but are not limited to, skylights, solar panels, vents, mechanical and electrical equipment, communications equipment, security equipment, access ladders, and meters for utilities.

Roof penetrations such as plumbing and heating vents should be placed on the rear slope of the roof and painted to match the color of the roof. Metal roof penetrations may be left unpainted.

Air Conditioning, meters, transformers and other boxes

Air-conditioning and evaporative cooling units should not be located on roofs, in windows, or mounted on the sides of homes. All air-conditioning units should be located at ground level, adjacent to buildings they serve and screened from public view.

Solar Panels and Equipment

If solar panels are used, they should be integrated into roof designs and positioned at the same pitches. Frames should be similar or complimentary to roof colors to complement the roof.

Gutters and Downspouts

Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element. Drainage solutions should be unobtrusive to the overall building.

Unless copper is used, the colors of exposed gutters and downspouts should match those of the surfaces to which they are attached.

New Additions

Design an addition to complement the positive existing character of the building.

Consider the effect the addition will have on the original structure. Additions that reflect elements of the existing home reinforce the positive character and enhance the neighborhood. Elements that are out of character detract from the overall design and should be minimized.

Minimize the loss of historically significant features that exist.

The addition should not strongly alter the perceived character of the building.

Consider the effects on adjacent properties and the streetscape as well.

New additions should be compatible in mass and scale with the main building.

An addition should respect the mass and scale of the original structure.

Small additions are visually preferable. If an addition is significantly larger than the original building, consider separating it from the primary building, and link it with an inobtrusive connector.

Sometimes, adding vertically through construction of dormers can help minimize the impacts of additions and preserve rear yards.

A new addition should fit within the range of heights that help define the neighborhood character.

A new addition should be compatible in mass and scale with the other homes on the block.

Site the addition to minimize impact on the street and adjacent properties.

Site the addition to the rear of the structure when feasible.

Site roof top additions back from the building front.

Use roof forms and roof pitches on additions that are compatible with the primary structure and with other structures on the block.

Basic rectangular forms and a hipped or gabled roof are preferred.

Secondary Structures

If a secondary structure is approved, locate it to the rear of the lot, along the alley, when feasible.

Detached secondary structures can greatly contribute to the character of Old Town Lafayette, and provide property owners with additional flexibility in providing additional housing. By using a detached secondary structure, the overall impact on neighborhood

character can be reduced. It is important these buildings be in character with the site, and the block.

Traditionally, these secondary structures were used as garages, carriage houses, and storage, and were subordinate in scale to the primary structure.

A secondary structure that relates to the general architectural character of the primary building is preferred.

A secondary structure should remain subordinate in mass scale, and height to the primary structure.

A new secondary structure should appear subordinate in height to those buildings seen traditionally along the street front.

Duplex Structures

Most of Old Town Lafayette is zoned R-2, which allows for duplexes. The majority of the housing in Old Town is single family, with some duplex units scattered around the overall area. An important value identified during the workshop process was the importance of allowing duplex construction while maintaining the overall single family character that currently exists.

The strategy of allowing detached secondary units on the rear of lots was developed to address this. It is not anticipated that the only way to allow two units on a lot is by secondary detached units. When it is determined by the property owner to incorporate both units in the primary structure, certain criteria can be followed to maintain the existing single family character.

The principles previously addressed also apply to duplex construction, and should be considered in the design of new duplex units. The underlying goal is to maintain and enhance the existing single family feel of Old Town Lafayette.

Incorporate existing structures into new development, when feasible.

Some multi-family development has caused the demolition of existing single family buildings. Sometimes this is unavoidable, but it is recommended that buildings, especially with any historic merit, be maintained.

Retaining an existing single family building that contributes to the character of the neighborhood in a multi-family project is encouraged. This will help maintain the scale and character of single family houses seen from the street.

When proposing new construction for a multi-family structure that replaces an existing building, continue the rhythm that was established by the even spacing of building fronts along the street.

Duplex housing should appear similar in mass and scale to larger, single family houses in the neighborhood.

When building multi-family housing the mass and scale should be minimized so the traditional single family residential scale is maintained.

To minimize the perceived scale, one method is to step down the height toward the street, neighboring structures, and the rear of the lot.

To break up the perceived mass of a structure, one method is to divide it into pieces that are similar in size to buildings seen traditionally in the neighborhood.

Use traditional features such as porches and overhangs to convey a human scale.

These techniques can help convey a human scale:

The ratio of wall-to windows from the street should appear similar to that of traditional single family structures.

Provide a one-story porch or similar element, which will define a front door or entrance to be oriented to the street.

Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

Build to a height that appears similar to that of houses found traditionally on the block and in the neighborhood.

New multi-family buildings should be within the range of heights seen traditionally in the neighborhood.

New multi-family structures should not overwhelm existing single family structures in terms of height.

Maintaining a consistent building height will contribute to the visual continuity of the streetscape.

The back of the building may be taller than the front, and still appear to be in scale, if the change in scale will not be perceived from public ways, and when zoning regulations permit.

A new Duplex structure should appear similar in width to that of nearby single family structures.

The width of building facades should not be so large that they present an out of scale and overly large front wall to the street.

A primary building face should not exceed the width of a typical single family building in a similar context.

Divide a large face into subordinate wall planes that have dimensions similar to those of single family buildings, when feasible.

Develop a large lot with several buildings, rather than one large single structure when feasible.

Use a ratio of wall-to-window (solid-to-void) on duplex structures that is similar to that found on single family structures in the neighborhood.

The proportions of window and door openings should be similar to those used traditionally in the neighborhood.

This will maintain the established ration of wall-to-window and reinforce the traditional scale of the building.

Large expanses of glass are discouraged.

Divide large glass surfaces into smaller windows to reduce their perceived scale.

The primary building material of a duplex structure should appear similar to that used traditionally on single family houses in the neighborhood.

Brick and painted wood are suggested primary building materials

Stucco also appears in the neighborhood.

Private open space should be provided for each duplex unit.

It is important to provide some outdoor space that functions in a more private way than the front yard.

Glossary of Terms

Composition - In architecture, the composition addresses how the various components of the home form a cohesive, pleasant visual experience. It refers to the structure or arrangement of the various elements of composition include form, massing, elements, and details.

Cornice - Any molded projection, which crowns or finishes the part to which it is affixed.

Details - The details are typically viewed at close range to the home, and include trim, color, accents, and texture.

Dormer - A structure projecting from a sloping roof usually housing a window or ventilating louver.

Elements - The various components that make up the overall home. The elements include rooflines, windows and doors, the structure, and applied elements, including porches.

Entablature - The detailed beam member carried by the columns.

Facade - The exterior face of a building, which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Form - The form of a house consists of the shape (or combination of shapes) and the proportion of the various shapes to one another. The overall form is the combination of the assembled pieces. Also, in architecture the form refers to the arrangement of visual elements such as line, mass, shape, or color.

Gable - The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Hip roof - A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Massing - Massing means the composition of the different geometrical forms that make up a house or building. The massing is the assemblage and relationship of forms. The mass of a home is the perceived size.

Piano nobile - The principal story in a house, usually the first level above the ground.

Reveal - The side of an opening for a door or window, doorway, or the like, between the doorframe or window frame and the outer surface of the wall.

Scale - The scale of an element addresses the size relative to other architectural elements. The scale in architecture often refers to the size of something relative to the whole or with the human figure.

Soldier coursing - In brick detailing, when the stretchers, or long sides of the uncut bricks are set vertically.

Transoms -- A horizontal bar of wood or stone across a window.

Transverse gable - A gable roof form built across the primary gable roof form.

