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Jennifer Hayden
HAMILTON County Recorder IN
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ORDINANCE NO. 21-03-15

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
NO. 62-12-95 AND ORDINANCE NO. #05-02-13 AND ALL AMENDMENTS
THERETO A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF
NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Document Cross-Reference No: 2013017181

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 000241-2015 as required by law concerning the text amendments to the Unified Development Ordinance and Ordinance No. 05-02-13 Lake Forest Planned Development and has sent a favorable recommendation to the Council with a vote of 10 ayes and 0 nays at their March 16, 2015 meeting, and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, and Ordinance No. 05-02-13 Establishment of Lake Forest Planned Development are hereby amended as follows:

SECTION 1 That said amendments regarding the establishment of Architectural Review Regulations as per attached Exhibit "A" are hereby incorporated as a part of Ordinance No. 05-02-13.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 3. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 14th day of April, 2015.

COMMON COUNCIL

AYE		NAY
<u>[Signature]</u>	Brian Ayer	_____
<u>[Signature]</u>	Mark Boice	_____
<u>[Signature]</u>	Roy Johnson	_____
<u>[Signature]</u>	Gregory P. O'Connor	_____
<u>[Signature]</u>	Rick Taylor	_____
<u>[Signature]</u>	Stephen C. Wood	_____
<u>[Signature]</u>	Jeff Zeckel	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 14th day of April, 2015.

[Signature]
John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

[Signature]
Janet S. Jaros, Clerk-Treasurer



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joyceann Yelton
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

LAKE FOREST ARCHITECTURAL STANDARDS

The Springs and The Woods
Pulte Homes of Indiana, LLC

Minimum Square Footage

Springs – Single-Family Homes	2,200-SF
Springs – Two-Story Homes	2,400-SF
Woods – Two-Story Homes	2,500-SF

Ridgelines

All homes shall have a minimum of three (3) ridgelines, unless fewer are consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof. Covered and enclosed porches shall count as a ridgeline.

Pitch

Minimum: 6:12

Ancillary roofs such as porches, bays, or walkways may have a lower pitched ratio than the minimum set forth above.

Overhangs

Minimum twelve (12) inches on all facades. Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

Corner Breaks

Each home shall have a minimum of three (3) corner breaks on the front façade. Each projection of a corner break shall be a minimum of four (4) feet in depth from the architectural plane to which it is attached. The exterior corners of a covered porch, and the outermost corners of the home, shall count toward this requirement.

Equipment Vents

Equipment vents shall not be located on the front façade of the home. Vents may be located on the side and rear facades.

Foundations

Exposed concrete or block foundations are limited to four (4) inches or the minimum required by the applicable building code or siding manufacturer's specifications, whichever is greater.

¹Historical architectural styles are styles such as Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Low Country, or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. See Supplement to ARB Standards for additional clarification on historical architectural styles.

APPENDIX A
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APPENDIX A

Windows

A single-story home's front and rear facades shall each require a minimum of three (3) windows and each side elevation shall require a minimum of two (2) windows.

A two-story home's front and rear facades shall each require a minimum of six (6) windows and each side elevation shall require a minimum of two (2) windows.

The minimum window size is eight (8) square feet. A window having a minimum area of sixteen (16) square feet shall count as two windows.

Porches

Minimum six (6) feet in depth; however if the porch is less than six feet in depth then the area of the porch must be a minimum of thirty (30) square feet.

Garage Door Percentage

Except in the case of a single-story home containing a 3-car garage, the area of the garage door(s) on a single-story home with front facing garage doors shall be a maximum of 33% of the total area of the front elevation including the garage door(s) as part of the total area of the front elevation.

Except in the case of a two-story home containing a 3-car garage, the area of the garage door(s) on a two-story home with front facing garage doors shall be a maximum of 20% of the total area of the front elevation including the garage door(s) as part of the total area of the front elevation.

Front Load Garages

Garages with front facing garage doors must be on a separate plane from the main body of the home. Front facing garage doors must be projected or recessed from the main house plane a minimum of two (2) feet. A projection or recessed area of less than two feet will be allowed if the front face of the garage has a minimum of a six (6) foot offset from the forward most projection of the front façade of main body of the home.

Materials

No vinyl or aluminum siding shall be permitted. Each residence shall use all natural materials. Brick, wood, limestone, and natural stone shall be classified as natural materials. Composite wood materials (LP siding, EIFS, cultured stone, concrete fiber board such as Hardi-plank or similar materials) or resin based products (Fypon) are manmade materials intended to simulate the appearance of a natural material, and these are acceptable replacements for natural materials and are approved to satisfy the natural materials requirement of these standards.

Front Façade Exterior Cladding

Brick, wood, limestone, natural stone, or Hardi-Plank siding is required on the front façade of each home. For front facades that are designed to be consistent with a historical architectural style, a minimum of three (3) architectural characteristics must be represented. A list of different characteristics for various architectural styles has been submitted with these ARB

APPENDIX A

standards. For a home with a front facade that is not consistent with a historical architectural style; brick, limestone, or natural stone shall be required on forty (40) percent of the front facade of the home, not including windows, doors, or garage doors.

Landscaping

Front Yard Two (2) 2.5-inch Deciduous trees and ten (10) shrubs of a minimum of 24-inches in width or height.

Side Yard In the side yard adjacent to the house side of the home, one (1) 1.5-inch Ornamental tree and eight (8) shrubs of a minimum of 24-inches in width or height will be planted off of this front corner and wrapping down the sidewall a minimum of six (6) feet.

Lawns (see supplemental schematic diagrams attached)

1. Each home shall utilize sod in the front yard up to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.

2. Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards shall be seeded with straw at a minimum and no irrigation is required.

3. Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards shall be seeded with straw at minimum and no irrigation shall be required.

Anti-Monotony

No home on either side of the subject home or directly across the street with have the same color package. No home on either side of the subject home or the home directly across the street, including the homes on either side of the home directly across the street, will have the same elevation.

Elevation Pattern Book

Northern Craftsman

Northern Craftsman architectural style is an adaptation of Craftsman architecture with modifications to exterior veneers and roof pitches.

Design Characteristics:

- Steep pitched roofs

Roof Design:

- 6:12 pitch main roofs
- 8:12-10:12 accent roofs
- Gables
- Shingle, Flat tile
- Metal accent roofs

Railings:

- Open Picket, spaced boards

Veneer:

- Brick or siding
- Board & batten, lap siding, stone, brick or shake (accent)

Window Treatments:

- 6" top treatments with angle cuts
- 3-4" side treatments
- 3-4" sill trim, extend beyond sides
- Vertical Only at top half of window, 3 over 1

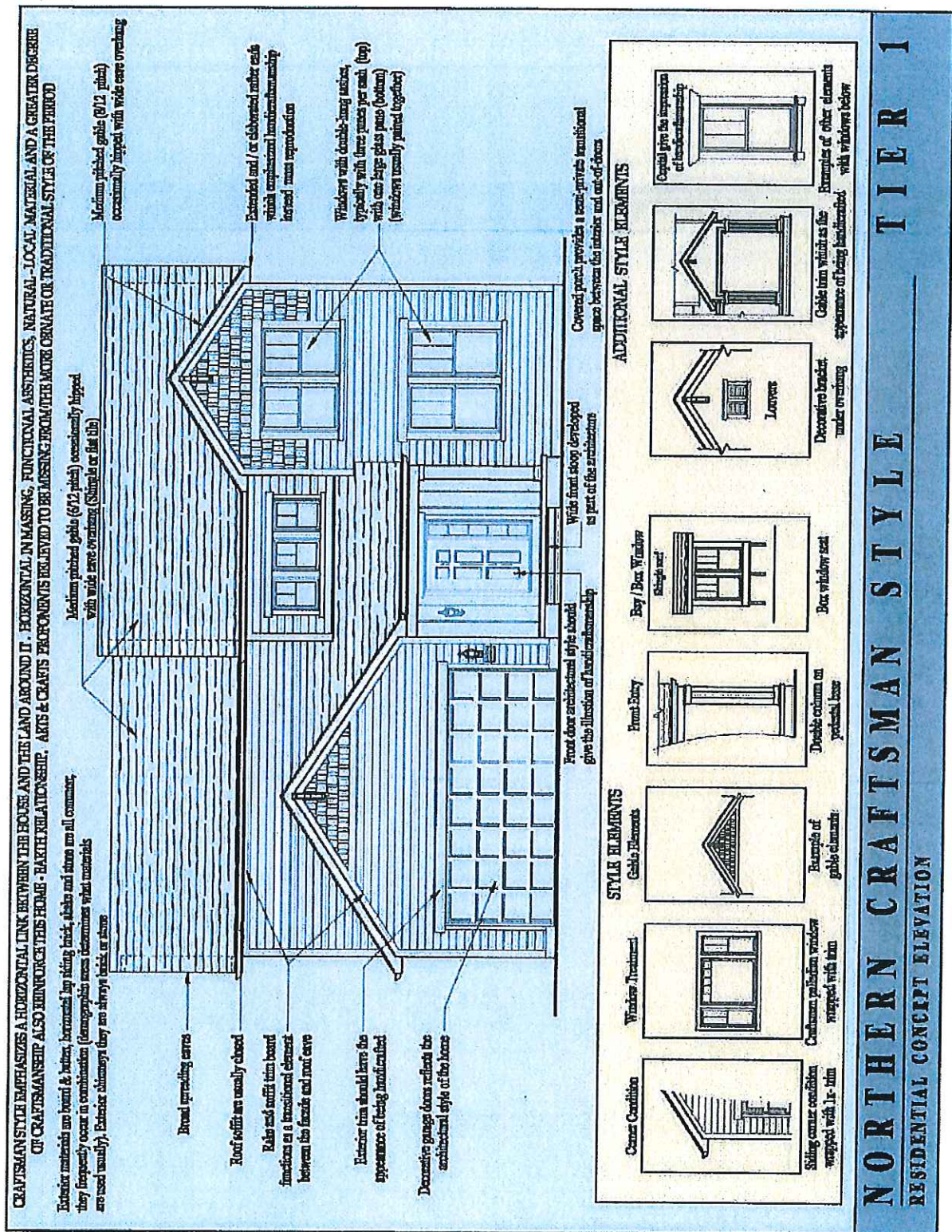
Columns & Bases:

- Tapered Square on base
- Double post on pedestal base

Accents:

- Accent bands and corner boards
- Louvers and vents
- Brackets, braces, and corbels
- Faux trim accent details
- Plant ledge details





CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL-LOCAL MATERIAL, AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME-BAZARH RELATIONSHIP. ARTS & CRAFTS PRINCIPLES HELD TO BE ARISING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PRAIRIE

STYLE ELEMENTS

Corner Condition

Corner condition with decorative brackets

Window Treatment

Craftsman pattern window wrapped with trim

Gable Elements

Enlarged eaves with decorative brackets (round and better sitting)

Front Entry

Stoop porch

Bay / Box Window

Box bay with foundation below

Front Gable

Another example of gable element

Cable Element

Cable trim which as the appearance of being handcrafted with window below

ADDITIONAL STYLE ELEMENTS

Shingle roof

Examples of other elements

Cable trim

Examples of other elements

NORTHERN CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 3

CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL MASSING, FUNCTIONAL AESTHETICS, NATURAL, LOCAL MATERIALS AND A CREATIVE USE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - BACKHILL RELATIONSHIP. ARTS & CRAFTS PRINCIPLES ARE HELD TO BE MISSING FROM THE MORE ORNATE OF TRADITIONAL STYLES OF THE PERIOD

Exterior materials are shiplap, shingles, brick, stone, or stucco and all ornaments they frequently occur in combination (demographic areas determine what materials are used locally). Exterior ornaments they are always brick or stone

Roof eaves are usually closed

Wide and eaves fin board functions as a transitional element between the facade and roof eave

Exterior trim should have the appearance of being handcrafted

Decorative garage doors reflect the architectural style of the house

Brick masonry functions as a transitional element between the brick window and masonry siding

Stucco or brick veneer anchors the house to the ground plane

Front door architectural style should give the illusion of handcraftsmanship

Wide front eaves developed as part of the architecture

Covered porch provides a semi-private transitional space between the interior and rest of house

Medium pitched gables (6/12 pitch) occasionally topped with wide eave overhang (Shingle or flat tile)

Medium pitched gables (8/12 pitch) occasionally topped with wide eave overhang

Decorative (false) beams or braces under gables gave the illusion of handcraftsmanship

Extended and/or elaborated rafters which emphasized handcraftsmanship increased mass reproduction

Windows with double-hung sashes, typically with three panes per sash (top) with one large pane pane (bottom) (windows usually painted together)

Closed shutters are usually set for demographical reasons

Porch is frequently entered to ground level (without a break at level of porch floor)

STYLE ELEMENTS

Decor Condition	Window Treatment	Gable Elements	Front Entry	Bay / Box Window	Loose	Traditional Capital
Decor condition with decorative bracket	Ornamentation with window wrapped with trim	Boxed-out bird box (appearance of being handcrafted)	Sloped pier (low)	Box bay cantilevered (on foundation)	Another example of gable element	Examples of other elements of being handcrafted with windows below

ADDITIONAL STYLE ELEMENTS

Loose	Bay / Box Window	Loose	Traditional Capital

NORTHERN CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 2

Elevation Pattern Book

Euro Country

The European Country house as a style of building rose up in the 18th century, during the peace and prosperity of the Tudor age. Homes were built on country estates where there was plenty of space for extensive homes and gardens. Design characteristics include steep-pitched roofs

Design Characteristics:

- Steep-pitch roof
- High level of accent material

Roof Design:

- 6:12-8:12 pitch
- Hip, gable, clipped gable
- Shingle and flat tile
- Metal accents per plan

Railings:

- Open Picket, Wrought Iron

Veneer:

- Stucco, siding, brick
- Siding, brick, or stone accents

Window Treatments:

- 6" top treatment, straight cut
- 3-4" side and sill trim
- Eyebrows/2x2/3x3 front windows
- Board & batten or wing shutters
- Full square window grids 6 over 6

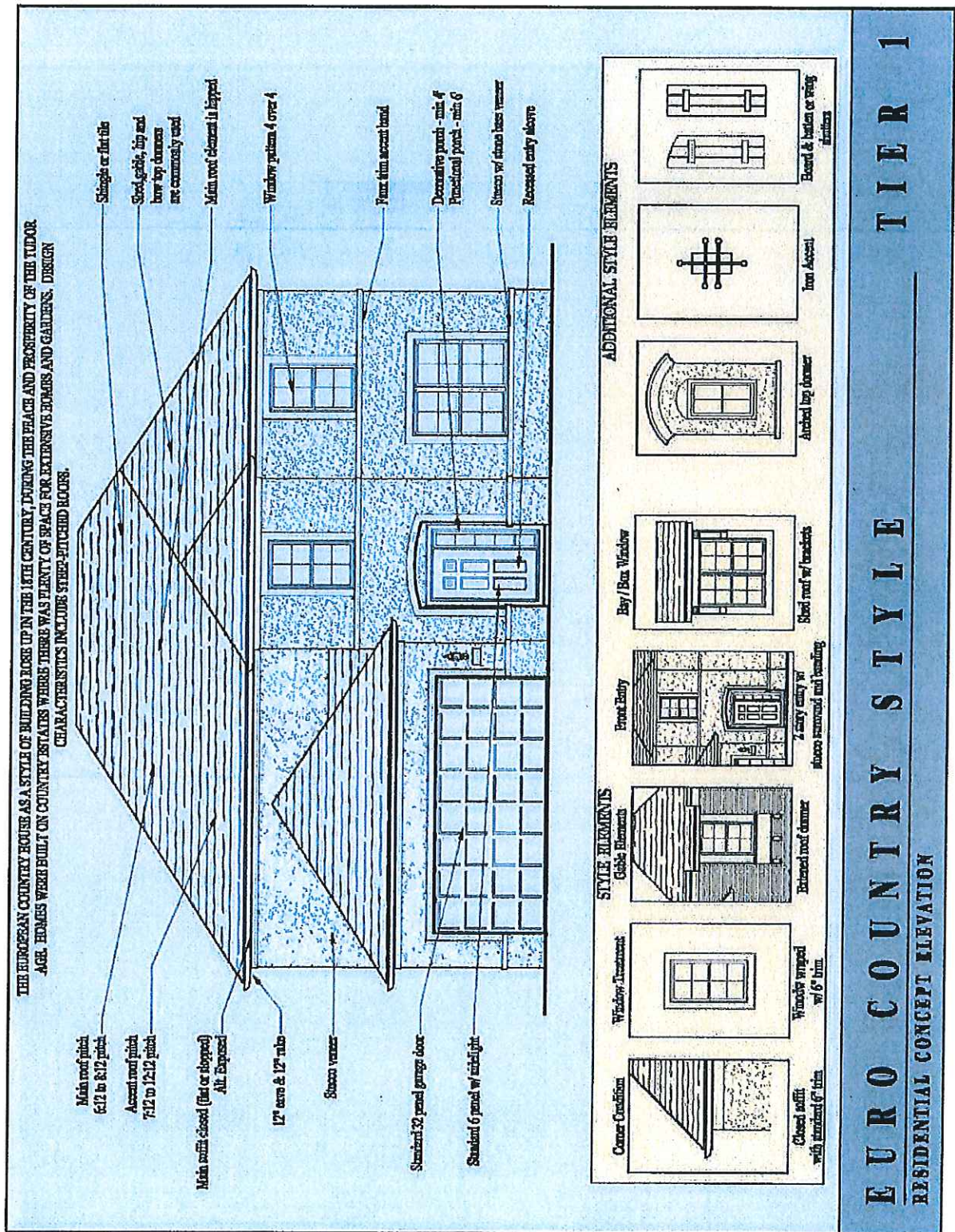
Columns & Bases:

- Minimum 8" post with curved brackets

Accents:

- Louvers & vents
- Bracket, braces, and corbels
- Faux trim accents & plan ledges
- Detailed focal elements





THE EUROPEAN COUNTRY HOUSE AS A STYLE OF BUILDING ROSE UP IN THE 18TH CENTURY, DURING THE PEACE AND PROSPERITY OF THE TUDOR AGE. HOMES WERE BUILT ON COUNTRY ESTATES WHERE THERE WAS PLENTY OF SPACE FOR EXTENSIVE HOMES AND GARDENS. DESIGN CHARACTERISTICS INCLUDE STEEP-PITCHED ROOFS.

Labels for Main Elevation:

- Main roof pitch 6:12 to 8:12 pitch
- Accent roof pitch 7:12 to 12:12 pitch
- Steep or flat tile
- Main roof element is gable
- Lap or Veneer
- Bygone front windows
- 8" Brick soldier course
- Board & Batten or Panel wing shutters
- Double row 8" arched soldier cas
- Decorative porch - min 4' Functional porch - min 6'
- Recessed entry door
- Brick veneer
- Window pattern 4 over 4
- Hip gable, stepped gable roof
- Board & batten veneer
- Window w/ board and batten shutters
- Standard 32 panel garage door
- Entry door - 6 panel door w/ sidelight

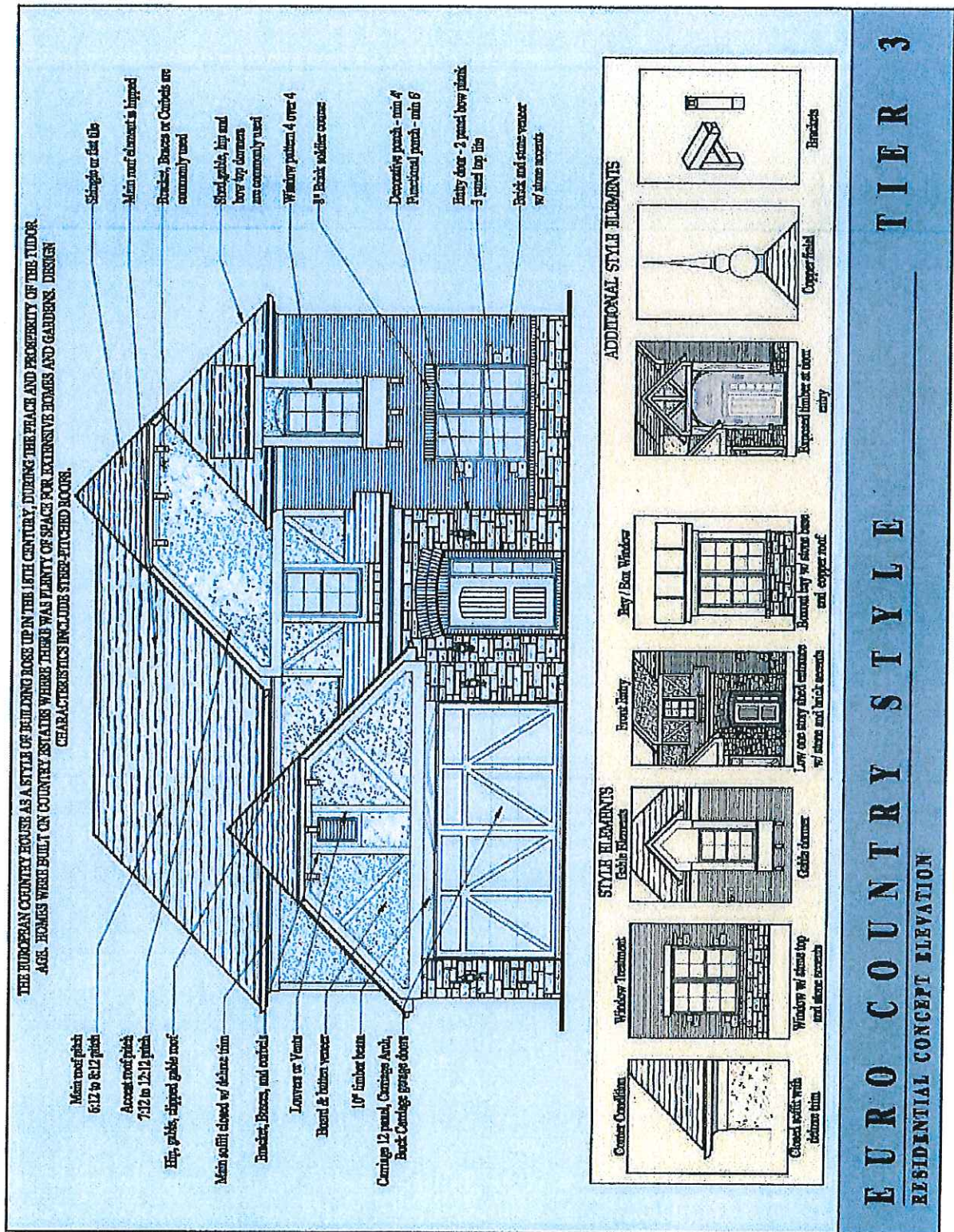
STYLE ELEMENTS

Corner Condition	Window Treatment	Gable Elements	Front Entry	Bay / Box Window	Additional Style Elements
Closed roof with stepped trim lines	Brick Soldier w/ panel shutters	Gable roof with brackets above	Low one story gable entrance w/ stone and brick accents	Bay window	Exposed timber at door entry

EURO COUNTRY STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 2



Elevation Pattern Book

Craftsman

Craftsman architectural style evolved from the Arts and Crafts movement of the later part of the 19th century. The resulting style, most commonly a Craftsman Bungalow style, is characterized by: low-pitched/gabled roofs, broad overhangs with exposed rafter tails at the eaves, extensive incised porches beneath the main roofs, board & batten or clapboard siding, and tapered or square columns supporting the porch overhang.

Design Characteristics:

- Substantial porches
- Low, simple roof elements
- Use of Siding

Roof Design:

- 4:12- 5:12 pitch
- Gables (hips by area)
- Shingle, and flat tile

Railings:

- Open Picket, spaced boards

Veneer:

- Stucco or siding (primary)
- Board & batten, lap siding, stone (accent)

Window Treatments:

- 6" top treatments with angle cuts
- 3-4" side treatments
- 3-4" sill trim, extend beyond sides
- Vertical Only at top half of window, 3 over 1

Columns & Bases:

- Tapered Square on base
- Double post on pedestal base

Accents:

- Accent bands
- Louvers and vents
- Brackets, braces, and corbels
- Faux trim accent details
- Plant ledge details



CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL, LOCAL MATERIAL AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - NATURE RELATIONSHIP. ARTS & CRAFTS PROPORTIONS BELIEVED TO BE MISSING FROM THE MORE ORNATE OR TRADITIONAL STYLE OF THE PERIOD

Low-pitched gable (5/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)

Decorative (false) beams or braces under gables give the illustration of handcraftsmanship

Windows with single / double-hung sashes, typically with three panes per unit (top) with one large glass pane (bottom) (windows usually painted together)

Materials stone, stucco, shingles, brick, or stucco are all common; they frequently occur in combination

Front door architectural style should give the illustration of handcraftsmanship

Wide front stoop developed as part of the architecture

Covered porch provides a semi-private transitional space between the interior and out-of-doors

Board spreading eaves

Cased roof

Rake and soffits form board functions as a transitional element between the inside and roof eave

Exterior trim should have the appearance of being handcrafted

Decorative gunge down reflects the architectural style of the house

STYLE ELEMENTS

- Center Credent**
- Window Treatment**
- Gable Elements**
- Front Entry**
- Bay / Box Window**

ADDITIONAL STYLE ELEMENTS

- Decorative bracket under overhang**
- Gable trim which is the appearance of being handcrafted with windows below**
- Box window set**
- Double column appearance handcraftsmanship**
- Board and batten**
- Craftsman palladian window wrapped with trim**
- Hip roof with rilling**

CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 1

CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - SITESHIP RELATIONSHIP. ARTS & CRAFTS PRINCIPLES BELIEVED TO BE MISSING FROM THE MORE ORNATE OF TRADITIONAL STYLE OF THE PERIOD

Exterior materials are hand and natural, horizontal lap siding, shingles, brick, stone, or stucco are all common; they frequently occur in combination (demonstrating areas delineated with materials are used usually). Exterior chimneys they are always brick or stone

Broad spreading eaves supported by projecting beams and brackets

Closed soffit

Rails and soffit from hand functions as a transitional element between the facade and roof eave

Exterior trim should have the appearance of being handcrafted

Decorative grange doors reflect the architectural style of the house

Stone or brick veneer anchors the home to the ground plane

Low-pitched gable (9/12 pitch) occasionally hip with wide eave overhang (Shingle or flat tile)

Medium-pitched gable (6/12 pitch) occasionally hip with wide eave overhang

Decorative (false) beams or braces under gables give the illustration of handcraftsmanship

Extended eave / or elaborated under eave which emphasizes handcraftsmanship

Windows with single / double-hung sashes typically with three panes per unit (top) with one large glass pane (bottom) (windows usually paired together)

Open eave ends to give the illusion of handcraftsmanship

Decorative handrail reflects the architectural style of the house

Front door architectural style should give the illusion of handcraftsmanship

Wide front steps developed as part of the architecture

Covered porch provides a semi-private transitional space between the interior and out-of-doors

STYLE ELEMENTS

Decorative cornice	Window treatment	Gable elements	Front entry	Bay / Box window	Front porch
Ship roof with stucco and stone veneer without	Front glass door	Two-piece triangle gable	Sloped pier (low)	Box bay window	Box bay window
	Craftsman pattern windows			Box bay window	Box bay window

ADDITIONAL STYLE ELEMENTS

Front porch	Gable elements	Front entry	Bay / Box window	Front porch
Cable knit which as the appearance of being handcrafted with windows below	Example of gable element	Box bay window	Box bay window	Box bay window

CRAFTSMAN STYLE EMPHASIZES A HORIZONTAL LINK BETWEEN THE HOUSE AND THE LAND AROUND IT. HORIZONTAL IN MASSING, FUNCTIONAL AESTHETICS, NATURAL - LOCAL MATERIALS AND A GREATER DEGREE OF CRAFTSMANSHIP ALSO REINFORCE THIS HOME - SITESHIP RELATIONSHIP. ARTS & CRAFTS PRINCIPLES BELIEVED TO BE MISSING FROM THE MORE ORNATE OF TRADITIONAL STYLE OF THE PERIOD

TIER 2

CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

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Labels and Callouts:

- Medium-pitched gable (7/12 pitch) occasionally hipped with wide eave overhang
- Decorative (blue) beams or braces under gables gave the illustration of handcraftsmanship
- Extended and / or elaborated rafters ends which emphasized handcraftsmanship instead mass reproduction
- Windows with single / double-hung sashes, typically with three panes per each (top) with one large glass pane (bottom) (windows usually painted together)
- Massive plaster - stone or brick veneer
- Open rafters left to give the illustration of handcraftsmanship
- Pediments frequently extended to ground level (without a break at level of porch floor)
- Covered porch provides a semi-private transitional space between the interior and out-of-door
- Wide front stoop developed as part of the architecture
- Front door architectural style should give the illustration of handcraftsmanship
- Low-pitched gable (5/12 pitch) occasionally hipped with wide eave overhang (Shingle or flat tile)
- Decorative (blue) beams or braces under gables gave the illustration of handcraftsmanship
- Closed soffit
- Rafter and soffit trim based functions as a transitional element between the facade and roof eave
- Exterior trim should have the appearance of being handcrafted
- Decorative garage doors reflect the architectural style of the house
- Stone or brick veneer anchors the house to the ground plane
- Stone or brick veneer anchors the house to the ground plane

ADDITIONAL STYLE ELEMENTS

Example of gable element

Example of other elements

Bay form with foundation below

Sloped pier (full)

Round and hard box (appearance of being handcrafted)

Craftsman pull-down window

Hip roof with stone veneer

STYLE ELEMENTS

Gable Elements

Window Treatment

Corner Condition

Bay / Box Window

Front Entry

Gable Elements

Window Treatment

Corner Condition

CRAFTSMAN STYLE

TIER 3

RESIDENTIAL CONCEPT ELEVATION

Elevation Pattern Book

Cottage

Cottage style (English or French cottage) homes have many of the same details of Tudor style homes, but are commonly built to a much smaller scale. Characteristics include steep-pitched roofs, use of dormers, and stone or brick accents on an otherwise stucco veneer. Homes often have a higher level of detail than other architecture styles might include.

Design Characteristics:

- Steep-pitch roof
- Use of Dormers

Roof Design:

- 6:12 main roof pitch
- 7:12-12:12 accents
- Gables and hips
- Shingles and flat tile
- Metal accent roofs

Railings:

- Open Picket, spaced boards

Veneer:

- Stucco, siding, or brick
- Board & batten, lap siding, stone, or brick accents

Window Treatments:

- 6" top treatment, straight cut
- 3-4" side and sill trim
- Board & batten or wing shutters
- Full square window grids 6 over 1

Columns & Bases:

- 8" post with curved brackets

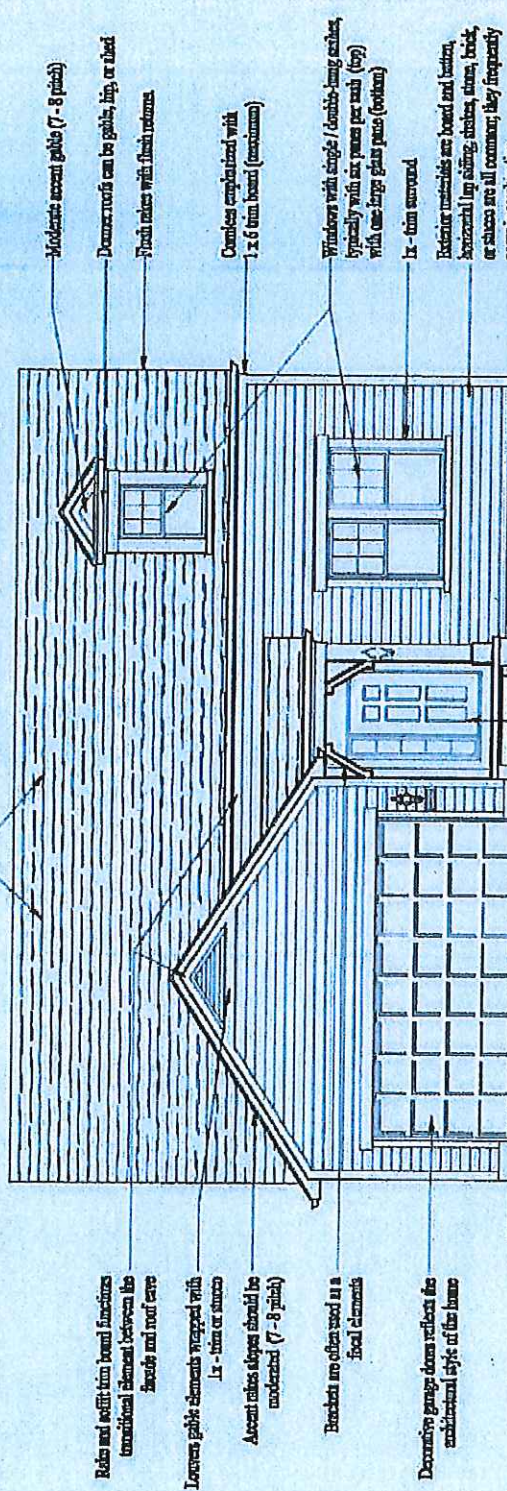
Accents:

- Accent bands
- Louvers and vents
- Bracket, braces, and corbels
- Plant ledge details



COTTAGE STYLE (ENGLISH OR FRENCH) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STRIPPED ROOFES, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VARIER. HOMES OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURAL STYLES MIGHT INCLUDE.

Exterior materials (stone and brick, horizontal siding, stone, brick, or stucco) are all common; they frequently occur in combination (demographic areas determine what materials are used usually).



Moderate accent gables (7-8 pitch)

Dormer roofs can be gable, hip, or shed

Finish notes with flush returns

Cornices emphasized with 1 x 6 trim board (maximum)

Windows with single / double-hung casings, typically with six panes per sash (top) with one large glass pane (bottom)

1x - trim surround

Exterior materials are board and batten, horizontal lap siding, stone, brick, or stucco are all common; they frequently occur in combination

English / French cottages asymmetrical in plan. Also these styles can be found mixed with Tudor, Shingle, Queen Anne Revival, Stick and Traditional styles.

Medium-pitched gable (6/12 pitch) gable and hip with some clipped gable applications (Shingle, for file and metal accents)

Rails and split trim board functions transitional element between the heads and roof eave

Lower gable elements wrapped with 1x - trim or stucco

Accent rails slopes should be moderate (7-8 pitch)

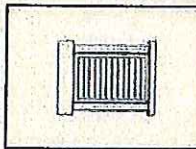
Brackets are often used as a focal element

Decorative gable doors reflect the architectural style of the house

Decorative front doors reflect the architectural style of the house

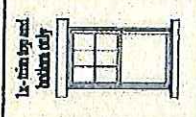
STYLE ELEMENTS

Cable Elements



Example of vertical cable with 1x - trim surround

Window Treatment



Typical window trim

Cover Condition



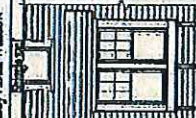
Fixed Box also gable

Front Entry



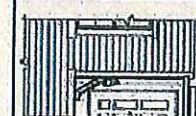
Shed roof over entry with brackets

Bay / Box Window



Box bay cantilevered with brackets (window seat)

Porch / Deck



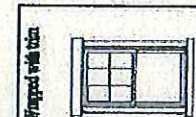
Porch finish with front handle

Shed dormer roof



Examples of window treatments

Wrapped with trim



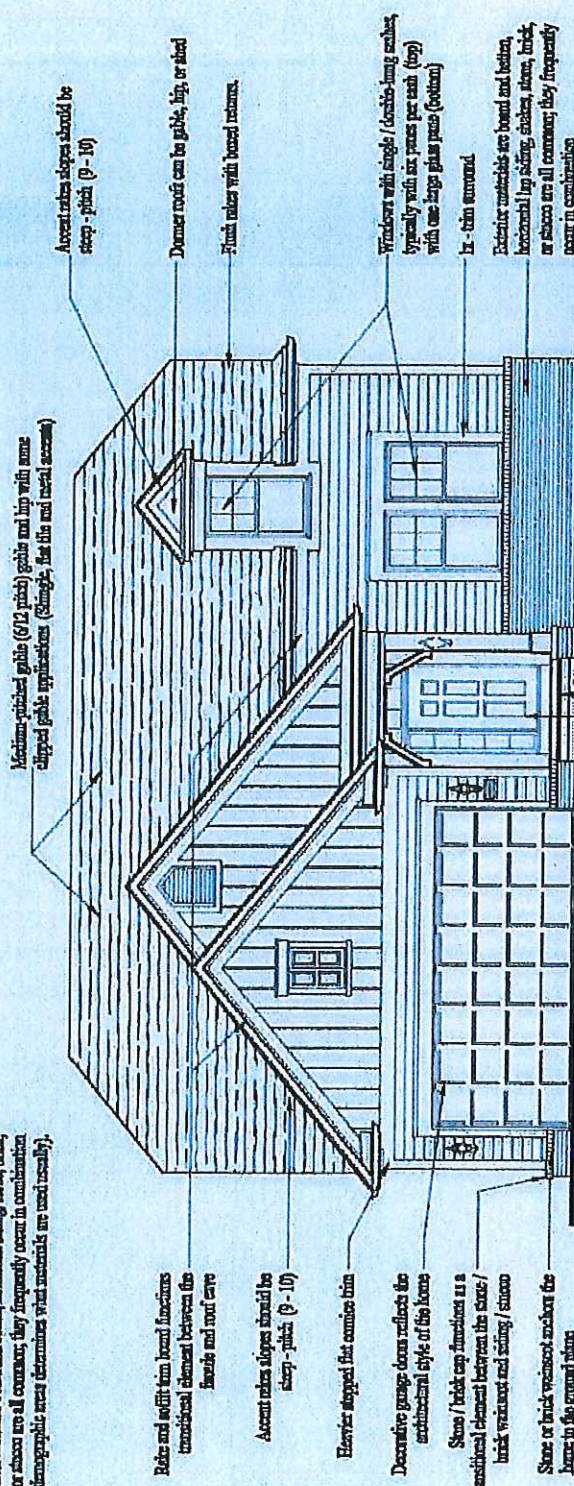
COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 1

COTTAGE STYLE (ENGLISH OR BRITISH) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STEEPED ROOFS, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VENEER. HOMES OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURAL STYLES MIGHT INCLUDE.

Exterior materials: board and batten, horizontal siding, stone, brick, or stucco are all common; they frequently occur in combination (topographic area determines what materials are used locally).



STYLE ELEMENTS		ADDITIONAL STYLE ELEMENTS	
Cover Condition 	Window Treatment 	Bay / Box Window 	Single roof
Gable Elements 	Point Entry 	Box bay 	Examples of window treatments
Examples of other elements with windows below 	Open gable above porch with brackets 	2-4' deep porch from front facade 	Examples of window treatments

COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 2

COTTAGE STYLE (ENGLISH OR BRENCHE) HOMES HAVE MANY OF THE SAME DETAILS OF TUDOR STYLE HOMES, BUT ARE COMMONLY BUILT TO A MUCH SMALLER SCALE. CHARACTERISTICS INCLUDE STEEPED ROOFS, USE OF DORMERS, AND STONE OR BRICK ACCENTS ON AN OTHERWISE STUCCO VENEER. HOMES OFTEN HAVE A HIGHER LEVEL OF DETAIL THAN OTHER ARCHITECTURE STYLES MIGHT INCLUDE.

Exterior materials (board and batten, horizontal siding, stone, brick, or stucco) are all common; they frequently occur in combinations (photographic record determines what materials are used locally).

Roofs and eaves from board functions transitional element between the barge and roof eave

Accent ridge slopes should be very steep pitches (11-12)

Stucco confined from profile cornice at gable ends

Decorative passage doors reflect the architectural style of the house

Stone / brick cap functions as a transitional element between the stone / brick veneer and siding / stucco

Stone or brick veneer marks the house in the ground plane

Medium-pitched gable (9/12 pitch) gable and hip with some clipped gable applications (single, see the roof section)

Accent ridge slopes should be very steep pitch (11-12)

Dormer roofs can be gable, hip, or shed

Boarded ridges with board returns

Windows with single / double-hung casement, typically with six panes per unit (top) with one large glass pane (bottom)

Brickwork are often used as a focal elements

Roofline materials are board and batten, horizontal lap siding, shingles, stone, brick, or stucco are all common; they frequently occur in combinations

English / French cottages asymmetrical in plan. Also these styles can be found mixed with Tudor, Shingle, Queen Anne Revival, Stick and Neoclassic styles.

STYLE ELEMENTS

Decorative Condition		Open ridge gable with cornice from cornice
Window Treatment		Examples of other elements with windows below
Gable Elements		Examples of fixed glass with pane divisions
Front Entry		Small over entrance with cornice from cornice
Bay / Box Window		Box bay with decorative below
6-8" Deep porch from front facade		
Flat tile roof		Open gable dormer with counter-facade cornice
Fixed Glass with wing pane divisions		Examples of window treatments

ADDITIONAL STYLE ELEMENTS

English / French cottages asymmetrical in plan. Also these styles can be found mixed with Tudor, Shingle, Queen Anne Revival, Stick and Neoclassic styles.

COTTAGE STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 3

Elevation Pattern Book

Classical

Classical style architecture incorporates Colonial, Georgian, and Farmhouse influences. Homes are commonly two stories and are very symmetrical in terms of massing, window/door, and detail placement. Porches with wood railings, columns, and horizontal siding are common to classical architecture homes.

Design Characteristics:

- Porches
- Simple gable roof forms
- Siding & brick wrapping house

Roof Design:

- 6:12-8:12 pitch roofs
- Gables, and hips
- Shingle, and flat tile
- Metal accents

Railings:

- Open picket

Veneer:

- Stucco, siding, or brick
- Stucco, siding, or brick accents

Window Treatments:

- Trim used on all windows-stepped or
- 6" to 10" cross head top pediment trim
- Shutters used Louvered or Panel
- Full square window grids-6 over 6

Columns & Bases:

- No bases, round or square build-up

Accents:

- Basic square louvers and vents
- Corner boards
- Dental, crown, frieze details
- Dormers



Annotations:

- Classical Style roof materials are shingle, for tile
- Classical Style roof forms are side gabled (as illustrated), hipped and center gable.
- Flashings with finish returns.
- Cornices emphasized with 1 x 6 trim board (maximum)
- Accent ridges should be maintained (7 - 8 pitch)
- Lowest gable elements wrapped with 1x - trim or stone
- Exterior materials are siding, brick and stone
- Classical Style roof materials are shingle, for tile
- Classical Style roof forms are side gabled (as illustrated), hipped and center gable.
- Flashings with finish returns.
- Cornices emphasized with 1 x 6 trim board (maximum)
- Classical Styles windows are aligned horizontally and vertically in symmetrical rows
- Windows with single / double hung sashes, typically with nine or twelve small panes per sash; windows very rarely grouped together
- 1x - trim surround
- Classical Style garage and front doors are normally paneled
- Carved inside entry was usually the only decoration (except for the cornice) on the exterior. Panel finish with front facade of building.

STYLE ELEMENTS

Corner Cornice	Window Treatment	Gable Elements	Front Entry	Bay / Box Window	Decorative pendant under overhang	Classical entrance with carved trim above door	Examples of other elements with windows below
Pilasters or 1x - trim boards at corners	Typical windows wrapped with 1x - trim	Examples of gable elements with 1x - trim surround	Pedimented screen / front door (no screen above door)	60 or 45 degree cantilevered window seat			

ADDITIONAL STYLE ELEMENTS

Window Pediments	Classical entrance with carved trim above door	Decorative pendant under overhang	Bay / Box Window	Classical entrance with carved trim above door	Examples of other elements with windows below

CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 1

Annotations:

- Classical Style roof materials are shingle, flat tile and some metal accents used
- Finish takes with Queen Ann returns
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Accent takes slopes should be moderate (8 - 9 pitch)
- Low-pitched gable elements wrapped with 1x - trim or stucco
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Exterior materials are siding, brick and stucco
- Classical Style paneled garage door
- Brick sill cap functions as a transitional element between the brick waistcoat and siding / stucco upper levels
- Classical Style garage and first doors are normally paneled
- Carved ornate entry was usually the only decoration (except for the cornice) on the exterior. Covered porch - 5' or deep (minimum)
- Classical windows are usually paired or lower
- Windows with ringle / double hung sashes, typically with zinc or twelve small panes per sash; windows very neatly grouped together
- Classical windows are aligned horizontally and vertically in symmetrical rows
- Cornices emphasized with 1 x 2 over 1 x 10 trim boards minimum
- Classical Styles windows are aligned horizontally and vertically in symmetrical rows
- Flash takes with Queen Ann returns
- Moderately pitched main body gables (6 - 9) occasionally flared

STYLE ELEMENTS

Open side gable with stepped trim	Palladian window with brick surround	Examples of gable elements with brick surround	Rectangular windows with door below	60 or 45 degree bay window (no foundation)	Examples of other elements with windows below

ADDITIONAL STYLE ELEMENTS

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CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 2

CLASSICAL STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 3

STYLE ELEMENTS

Center Condition

Open side gable with pediment

Window Treatment

Pediment window (brick or stone surround)

Gable Elements

Fixed Glass

Without stone bay

Stone Bay

Examples of gable elements with brick or stone surround

Front Entry

Rectangular, elliptical and circular with door below

Bay / Box Windows

60 or 45 degree bay with foundation below

ADDITIONAL STYLE ELEMENTS

Shutters or Brick Quoins

or Upper Quoins at corners

Classical entrance with 1/2 round window above door

Examples of other elements with windows below

Simple square or rectangle shape, well balanced, symmetrical exterior and an ornately decorated entrance were the principal features.

Annotations:

- Classical Style roof materials are shingles, flat tin and copper metal accents roofs
- Classical Style roof forms are side-gabled (as illustrated), hipped and center gable.
- Box eaves instead of flush eaves.
- Corbels emphasized with tooth-like details or other decorative moldings
- Accent eaves slopes should be steep hips (10 - 12 pitch)
- Fixed glass gable elements
- Corbels emphasized with tooth-like details or other decorative moldings
- Exterior materials are brick, stone and masonry
- Classical Style panel garage door with glass
- Modestly pitched main body gables (6 - 8) occasionally stepped
- Box eaves instead of flush eaves.
- Accent eaves slopes should be steep pitches (10 - 12)
- Corbels emphasized with tooth-like details or other decorative moldings
- Classical Style windows are aligned horizontally and vertically in symmetrical rows
- Windows with single / double hung casings, typically with six or nine small panes per casing; windows very rarely grouped together
- Classical shutters are usually paired or lower
- Curved masonry entry was usually the only decoration (except for the cornice) on the exterior. Covered porch - 5' or deep (minimum)
- Classical Style garage and front doors are normally paneled

Elevation Pattern Book

Heartland

Heartland architectural style invokes images of houses and structure from three major architectural styles Classical, Farmhouse and Craftsman. The roof and massing of the heartland style links its roots heavy to the Classical style, with influences of Farmhouse and Craftsman architecture with use of elements from both styles to complete the exterior makeup

Design Characteristics:

- Heavy use of stone and brick
- Functional Porches

Roof Design:

- 6:12 pitch
- Primarily gable roof
- Shingle
- 12" eave with 8" rakes

Railings:

- Open Picket

Veneer:

- Vinyl Siding or Brick
- Board & Batten, Siding, Shake, or Brick

Window Treatments:

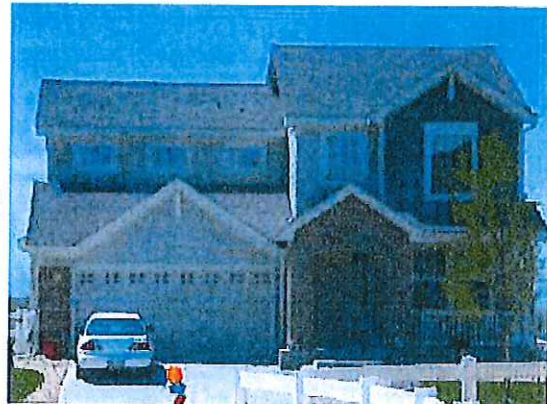
- 3" to 5" molding/surround on windows
- Use of 6" to 10" Heads, or Crown pediments
- Shutters used occasionally louvered or panel
- Full square window grids-6 over 6

Columns & Bases:

- 6" or 8" post

Accents:

- Brick, stone, vertical board & batten, shake
- Keystones
- Accent horizontal bands
- Corner boards
- Bracket, Braces, and corbels



HEARTLAND ARCHITECTURAL STYLE INVOKES IMAGES OF HOMES AND STRUCTURE FROM THE MAJOR ARCHITECTURAL STYLES: CLASSICAL, FARMHOUSE AND CRAFTSMAN. THE ROOF AND MASSING OF THE HEARTLAND STYLE LINKS ITS ROOTS HEAVY TO THE CLASSICAL STYLE, WITH INFLUENCES OF FARMHOUSE AND CRAFTSMAN ARCHITECTURE WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP.

Labels on the elevation include:

- Roof materials are shingles with metal accents
- Accent roof pitch 8:12 to 12:12
- Gable Thingle leaves
- 12" eave with 5" rakes
- Use of corner boards
- Vinyl - Siding
- Exterior materials are siding, small elements of stone and brick
- Standard 32 panel garage door
- Single roof
- Primary gable roof
- Accent roof pitch 8:12 to 12:12
- 3" to 5" masonry/masonry on windows
- Full square window grid 6 over 6
- Decorative porch - min 4
- Functional porch - min 6
- 5" or 10" square post
- 50% vertical elements & 50% horizontal elements
- Front doors are externally paneled

STYLE ELEMENTS

Corner Condition
Cased into gable with standard trim

Window Treatment
Typical window wrapped with trim

Gable Elements
Gable Pediment or Vents

Front Entry
Typical door wrapped with trim

Bay / Box Window
60 or 45 degree cantilevered window seat

ADDITIONAL STYLE ELEMENTS

Standard square post

Sample of standard railing system

Decorative Brackets

HEARTLAND STYLE

RESIDENTIAL CONCEPT ELEVATION

TIER 1

HEARTLAND ARCHITECTURAL STYLE INVOKES IMAGES OF HOMES AND STRUCTURE FROM THREE MAJOR ARCHITECTURAL STYLES: CLASSICAL, FARMHOUSE AND CRAFTSMAN. THE ROOF AND MASSING OF THE HEARTLAND STYLE LINES ITS ROOTS HEAVY TO THE CLASSICAL STYLE, WITH INFLUENCES OF FARMHOUSE AND CRAFTSMAN ARCHITECTURE WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP.

Labels for main drawing:

- Shingle roof
- Primarily gable roof
- Brackets, Busses and cornices are used for porches
- Ascent roof pitch 8:12 to 12:12
- 3" to 5" masonry/corner on windows
- Bonnet or key are occasionally used
- Typical square post w/ built-up base
- Front doors are normally paneled
- Full length graceful front porches are common which provided protection from the weather
- Roof eaves are shingles, with metal accents
- Occasionally dormers are used in the style
- Vertical corner
- Use of corner boards
- Veneer - Siding
- Keystone accents are used in style
- Articulated masonry/stonework at garage
- Standard 12 panel garage door
- Exterior materials are siding, small elements of stone and brick

STYLE ELEMENTS

ADDITIONAL STYLE ELEMENTS

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HEARTLAND ARCHITECTURAL STYLE INVOKES IMAGES OF HOMES AND STRUCTURE FROM THREE MAJOR ARCHITECTURAL STYLES: CLASSICAL, FARMHOUSE AND CRAFTSMAN. THE ROOF AND MASSING OF THE HEARTLAND STYLE LINKS ITS ROOTS HEAVY TO THE CLASSICAL STYLE, WITH INFLUENCES OF FARMHOUSE AND CRAFTSMAN ARCHITECTURE WITH USE OF ELEMENTS FROM BOTH STYLES TO COMPLETE THE EXTERIOR MAKEUP.

STYLE ELEMENTS

Window Treatment

Decorative lintel and decorative sill

Window Elements

Decorative lintel and decorative sill

Front Entry

Decorative lintel and decorative sill

Bay / Box Window

Decorative lintel and decorative sill

ADDITIONAL STYLE ELEMENTS

Decorative Flatter box

Tapered round column w/ crown molding

Decorative 2 post railing system

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Elevation Pattern Book

Prairie

Prairie style is most associated with Frank Lloyd Wright and was developed to create a unique American style of architecture, particularly for the Midwest. Prairie style homes are characterized by an overall horizontal emphasis, reinforced with long, low proportions and shallow-pitched hip or flat roofs with wide overhangs. Windows are often compressed at the upper story. Prairie style homes may also include hidden or off-center entry doors and massive square piers and porch supports.

Design Characteristics:

- Porches
- Horizontal forms
- Massive square piers & porch supports

Roof Design:

- 5:12-6:12 pitch
- Shingle
- 18-24" Eave over frame

Railings:

- Open Picket

Veneer:

- Stucco, siding, or brick
- Shake, stone, or brick accents

Window Treatments:

- Use of stacked windows
- Articulated molding/surround on focal windows
- No use of Shutters
- Prairie style windows

Columns & Bases:

- Built-up Square on brick base or full brick

Accents:

- Cut-stone or pre-cast accent bands
- Stucco or brick skirt
- Bracket, braces, corbels
- Corner boards at siding



PRairie style homes are characterized by an overall horizontal emphasis, reinforced with long, low proportions and shallow-pitched hip or flat roofs with wide overhangs. Windows are often compressed at the upper story. Prairie style homes may also include hidden or cirt-center entry doors and massive square piers and porch supports.

Smooth flat shingle roof reinforces the Prairie image

70% horizontal masonry, 30% vertical masonry

Exterior plaster wall cladding

6" Shallow trim

Standard 32 panel garage door

Exterior materials are brick, stone, concrete block, stucco or siding are all common. They frequently occur in combination. Exterior cladding are broad, flat and are brick or stone

Front door standard architectural style 6 panel

Decorative porch-min 4 Functional porch-min 8

Low-pitched hip roof from projects a horizontal Prairie image

Horizontal trim elements emphasize the upper facade

Prairie style windows with geometric patterns of small-pane window glazing

Exterior veneer stone, brick and siding

Exterior plaster wall cladding

Thickened Box (Stucco or Clay) on square base (brick or stone). Pull in brick/stone columns

Continuous masonry base anchors the house to the ground (horizontal Prairie image)

PRAIRIE STYLE

TIER 1

RESIDENTIAL CONCEPT ELEVATION

STYLE ELEMENTS

Window Treatment

Examples of typical window w/ 6" surround and capital

Front Entry

Built-up column

Corner Condition

12" Face over 160" Face w/ 160" Face

Bay / Box Window

Window glazing pattern

Garage Elements

Does not apply

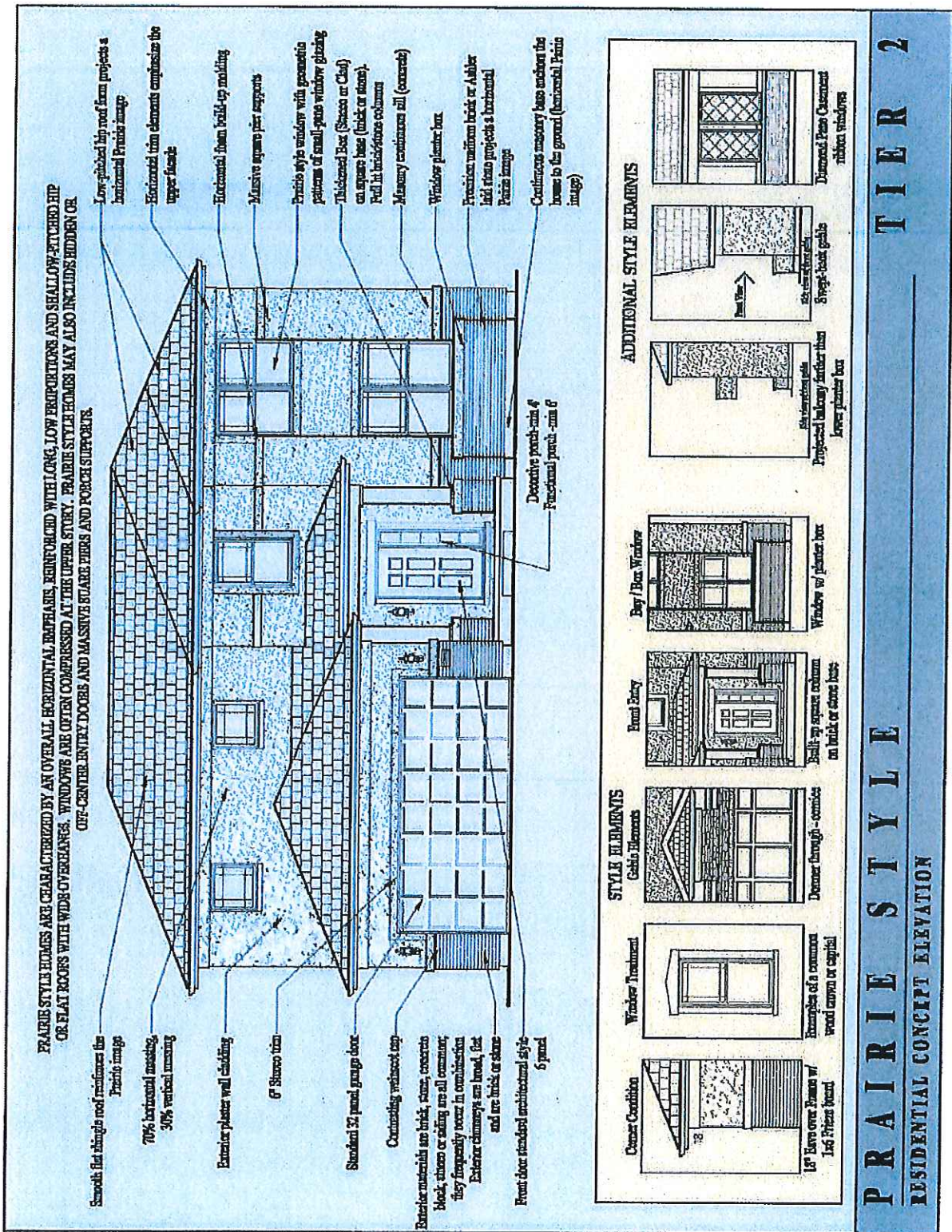
ADDITIONAL STYLE ELEMENTS

Substantial stone pier

Random brick (masonry gauge)

All hip roofs

Decorative porch-min 4 Functional porch-min 8



PRAIRIE STYLE HOMES ARE CHARACTERIZED BY AN OVERALL HORIZONTAL EMPHASIS, REINFORCED WITH LONG, LOW PROPORTIONS AND SHALLOW-PITCHED HIP OR FLAT ROOFS WITH WIDE OVERHANGS. WINDOWS ARE OFTEN COMPRESSED AT THE UPPER STORY. PRAIRIE STYLE HOMES MAY ALSO INCLUDE HIDDEN OR OFF-CENTER ENTRY DOORS AND MASSIVE SQUARE PIERES AND PORCH SUPPORTS.

Shallow flat triangle roof reinforces the Prairie image

70% horizontal masonry

30% vertical masonry

Horizontal frame built-up molding

Exterior plaster wall sheathing

6" Square trim

Embossed garage doors reflect the architectural style of the home, 24 panel, 16 panel, carriage 8 panel

Cut stone or pre-cast natural band

Exterior materials are brick, stone, concrete block, stone or siding are all common; they frequently occur in combination

Interior chimneys are broad, flat and are brick or stone

Front door architectural style should give the illusion of horizontalness, 3 panel top line, 3 panel center light

Low-pitched hip roof frame projects a horizontal Prairie image

Horizontal trim elements emphasize the upper levels

Detail emphasizing horizontal lines

Prairie style windows with geometric patterns of multi-pane window glazing

Massive square pier supports

Decorative porch rail - iron 6"

Decorative porch rail - iron 6"

Precision uniform brick or Ashlar laid stone projects a horizontal Prairie image

Continuous masonry base anchors the house to the ground (horizontal Prairie image)

Thickened Box (Stone or Clay) on square base (brick or stone). Purl in brickstone columns

ADDITIONAL STYLE ELEMENTS

Thickened Box (Stone or Clay) on square base (brick or stone). Purl in brickstone columns

Substantial stone pier w/ natural wall

Finished pedestal (more commonly round)

Bay / Box Window

Recessed pane window

Full stone pier

Dormer through - cornice

Window Treatment

Examples of a cornice would crown or capitol

PRAIRIE STYLE

TIER 3

RESIDENTIAL CONCEPT ELEVATION

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Elevation Pattern Book

Low Country

Low Country architecture developed in South Carolina, Virginia, and Maryland. These areas which had been rich with Southern "plantations" broke into two cultures, the low-country of aristocratic planters and the up-country of democratic farmers. Low-country style features steep-pitched roofs, dormer windows and shutters, and significant porches which commonly extend the width of the home.

Design Characteristics:

- Steep pitch roofs
- Use of dormers
- Significant porches

Roof Design:

- 6:12-8:12 pitch
- Gables and hips
- Shingle
- Metal accents

Railings:

- Open Picket

Veneer:

- Stucco, siding, or brick
- Shake, siding, or brick accents

Window Treatments:

- Stepped top pediment trim
- Side and sill trim as well
- Louvered or paneled shutters
- Full square window grids 2 over 2 or 4 over 4

Columns & Bases:

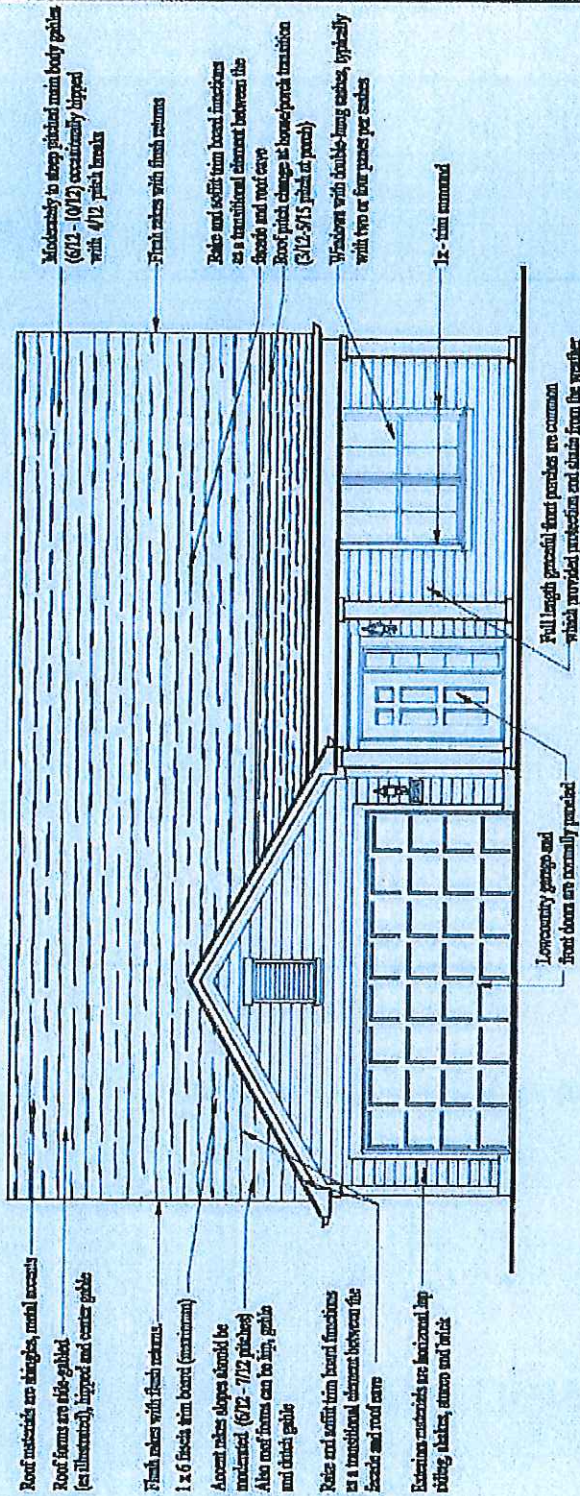
- Round or square build-up column, min. 6"

Accents:

- Louvers & vents
- Corner boards and accent bands
- Limited use of Bracket, braces, and corbels



LOWCOUNTRY ARCHITECTURE ORIGINATED IN LOUISIANA AND SPREAD INTO SOUTH CAROLINA, VIRGINIA AND MARYLAND. SOUTHERN CLIMATE CONDITIONS HAVE HAD A DRAMATIC IMPACT UPON LOWCOUNTRY ARCHITECTURE. LOCAL UNDERSTANDING OF NATURAL ENVIRONMENTAL FORCES ENABLES SOUTHERNERS TO BUILD IN WAYS THAT BUFFERED US AGAINST OUR HARSH CLIMATE CONDITIONS. LONG, DEEP PORCHES WITH SOUTHERN DECOR, HIGH CEILINGS, RAISED FOUNDATIONS, LARGE OPERABLE WINDOWS, APPROPRIATE BEADING AND TREXEN ORIENTATIONS THAT UTILIZED PREVAILING WINDS AND SUN ANGLES MADE THE HEAT AND HUMIDITY MORE BEARABLE.

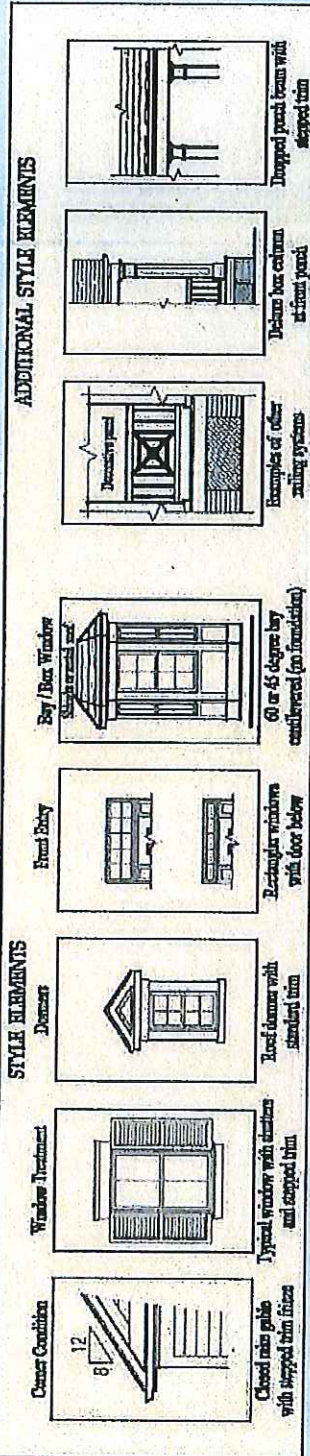


STYLE ELEMENTS		ADDITIONAL STYLE ELEMENTS	
<p>Corner Condition</p> <p>Open ridge gable with standard trim</p>	<p>Window Treatment</p> <p>Typical window wrapped with trim</p>	<p>Dormer</p> <p>Roof and dormer with shed roof</p>	<p>Bay / Box Window</p> <p>Full length graceful front porches are common which provided protection and shade from the weather</p>
<p>Front Entry</p> <p>Examples: 1x4 trim around front door (known above door)</p>	<p>Front Porch</p> <p>Examples of standard railing system</p>	<p>Standard column</p> <p>Example of standard porch dropped beam</p>	<p>Standard column</p> <p>Example of standard porch dropped beam</p>

LOWCOUNTRY STYLE

TIER 1

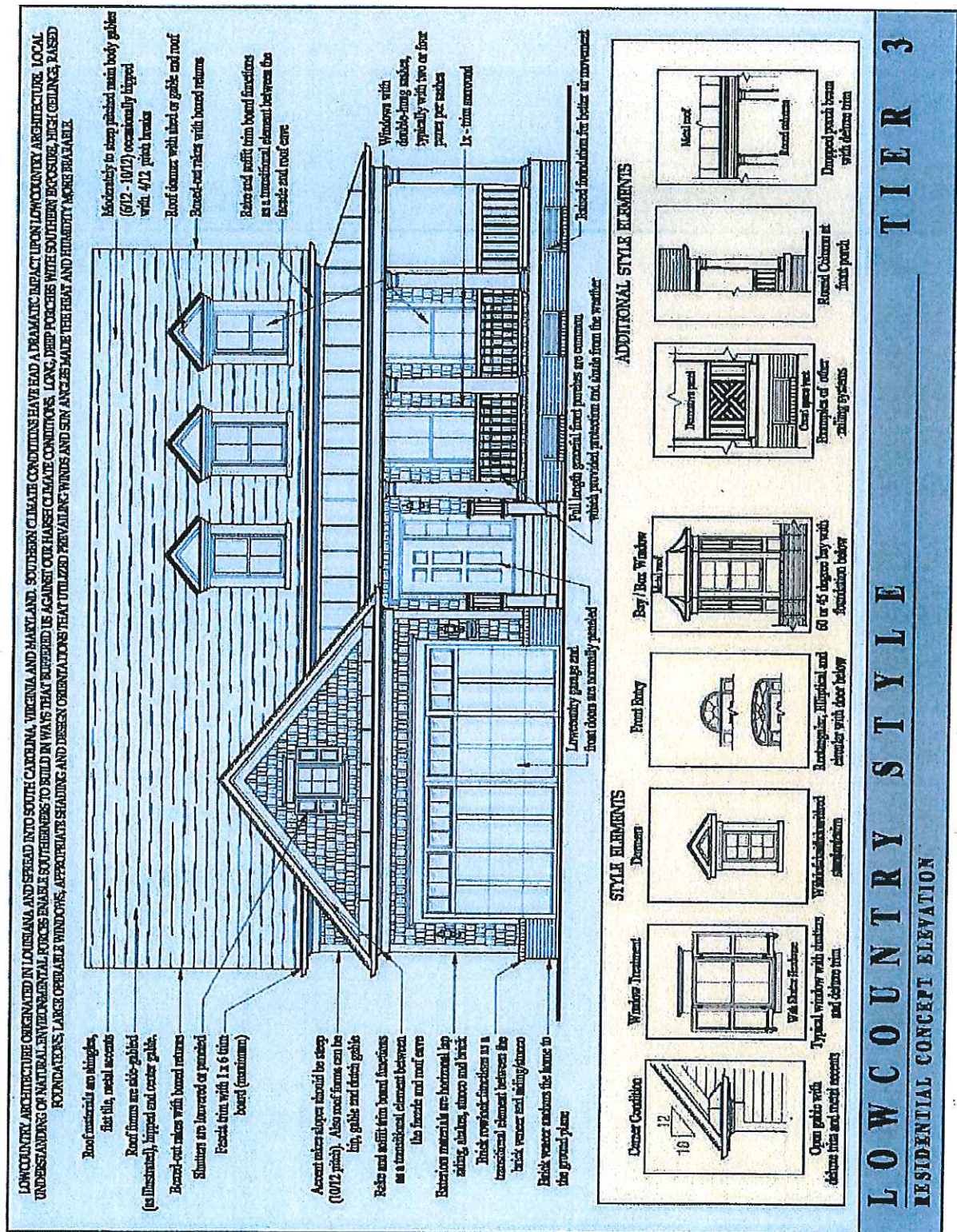
RESIDENTIAL CONCEPT ELEVATION



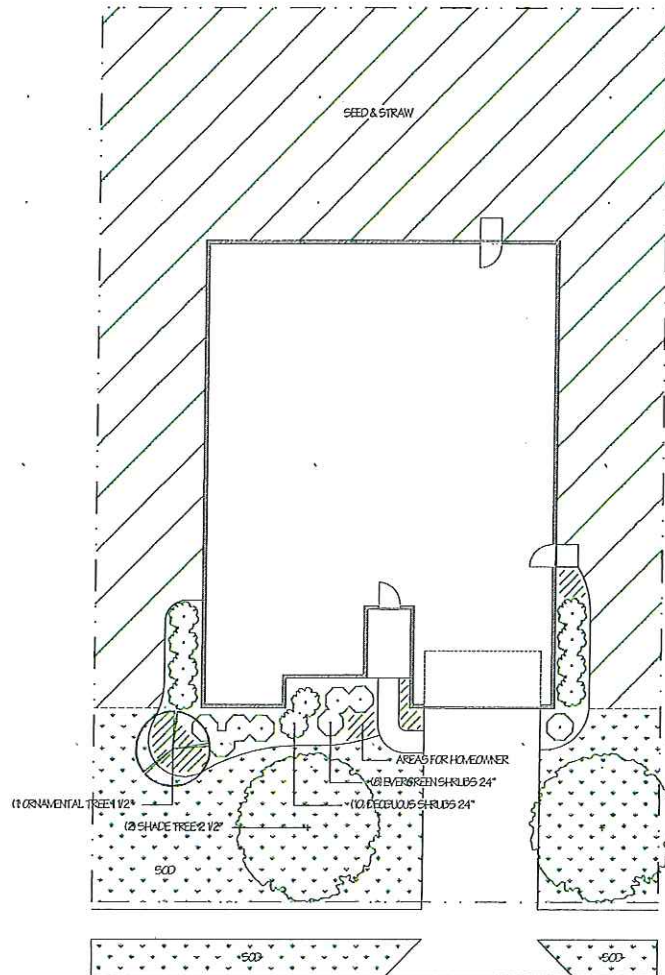
LOW COUNTRY STYLE

TIER 2

RESIDENTIAL CONCEPT ELEVATION



Landscaping Supplement



17778 Sun Park Drive Westfield, IN 46074
Office: (317) 896-5697 Fax: (317) 896-2471

SHEET 1 OF 1

SCALE: 1" = 10'

DATE: 02/02/2015

LAKE FOREST - STANDARD
COMMUNITY PACKAGE
NOBLESVILLE, INDIANA 46062

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