



Old Town Residential District Design Standards



February 7, 2022

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Old Town Residential District Design Standards

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1.0 Intent of the Design Standards

The intent of these Design Standards is to:

- Preserve the pattern of historic development found in Old Town.
- Protect existing neighborhood value by encouraging compatible development.
- Create an attractive, desirable neighborhood of mixed styles and housing types.
- Promote higher density development in a manner that is appropriate to the neighborhood, while retaining the elements that provide for a traditional residential style of growth.
- Recognize the mix of architectural styles that have been built over the neighborhood's 100 years and promote the specific architectural styles and development patterns that are historically prevalent and characteristic of the Old Town District.



2.0 Context

Old Town is a unique district in Arlington, representing one of the earliest housing areas in the town. It is laid out in a street-and-alley grid pattern, with garages and utilities primarily located off of alleys. There is a predominance of older homes built in historic architectural styles, and most were constructed with usable front porches. Residential lots are small, though many of the older homes are built on lots consisting of two or three parcels. Combining lots was a common practice as populations boomed, resulting in ‘patches’ of lower density neighborhoods in Old Town.

Homes in Old Town were built over the course of 120 years and consist of many different styles. Each street in Old Town has a similar impression as the next, though all carry small differences. This diversity in style, size, setback, and character is what defines the Old Town neighborhood.

The historical styles that are common in this neighborhood serve as the palette for the Design Standards. They provide a means to promote, protect, and preserve the unique qualities of the neighborhood while allowing for renovations, additions and new construction. Applying these styles and their appropriate scale to higher density housing projects helps to create harmony within the fabric of the existing Old Town neighborhood.



FIGURE 1



FIGURE 2

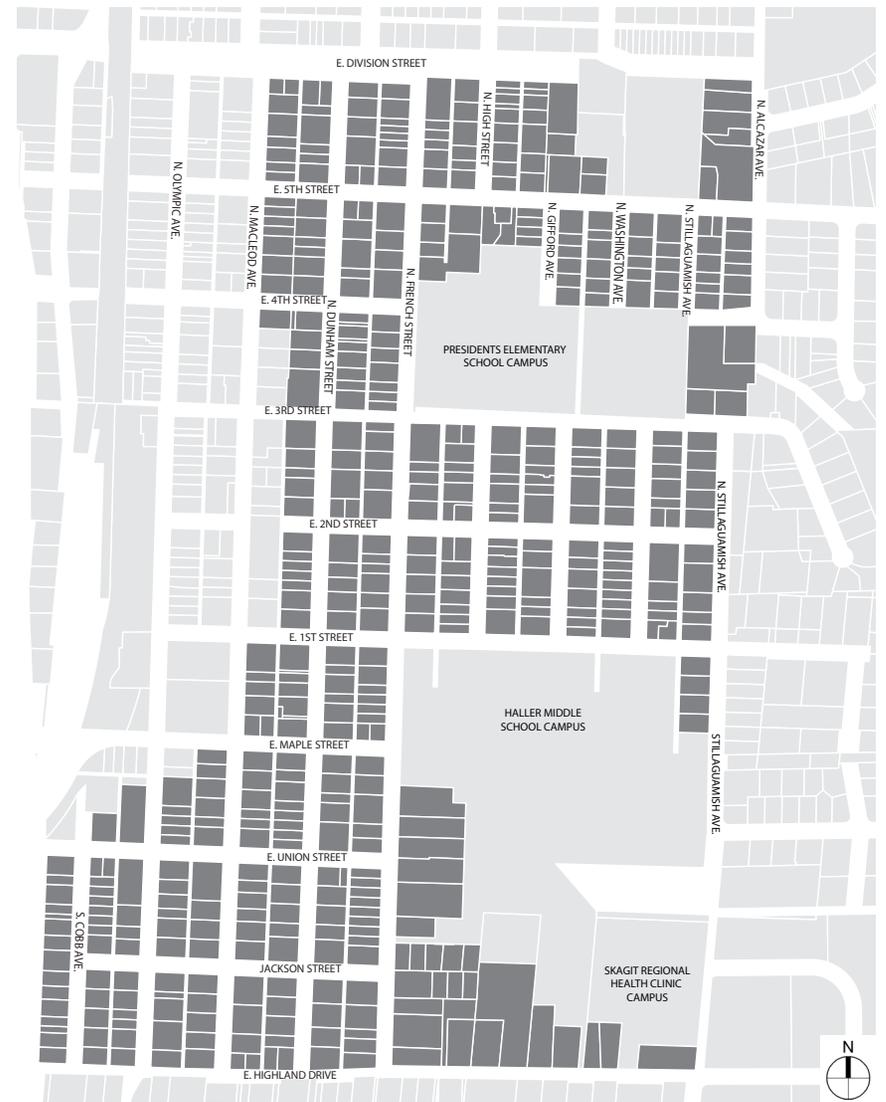
2.0 Context

2.1 Existing Neighborhood Map

Old Town is located to the east and south of the historic downtown area of Arlington. Bounded by Division Street at the north, Highland Drive to the south, and generally Stillaguamish Avenue to the east and Dunham and S. Cobb Avenues to the west, although there are a few areas that MacLeod Avenue provides the western boundary.

The map shown here shows the blocks included in the Old Town Residential District and the grid pattern of streets and alleys. Presidents Elementary, Haller Middle School, and Skagit Regional Clinic properties are within this area, but not part of the Old Town Residential District or subject to these Design Standards.

The grid pattern shown in this map has had an influence on the scale of residential structures in this neighborhood, and these Design Standards are intended to honor that scale and rhythm of building, even if parcels are combined for larger developments.



3.0 Applicability

There are a number of characteristic standards and design details that are applicable to new construction projects, exterior rehabilitations and renovations, and new additions. These standards are necessary to maintain a historically-inspired community. While some characteristics are required to ensure basic historical designs are upheld, there is a wide variety of optional design choices to make residential designs as customized as desired.

Project proposals shall be reviewed by the Community and Economic Development Department (CEDD) for compliance with these Design Standards. Proponents may propose alternatives to these standards with supporting rationale. The CEDD shall make final determination if the proposed alternative design meets with the intent of the Standards.

3.0 Applicability

3.1 New Construction

3.1 New Construction

The following requirements apply to new construction.

3.1.1 Housing Style

The style shall comply with one of the approved housing styles shown in Section 4.0 of these Design Standards. All structures, including the primary residence(s), detached garage, and ADU's shall be of the same style.

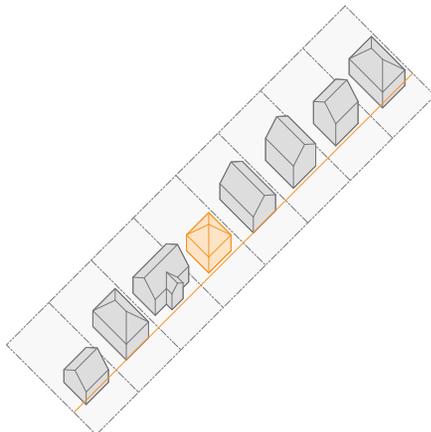
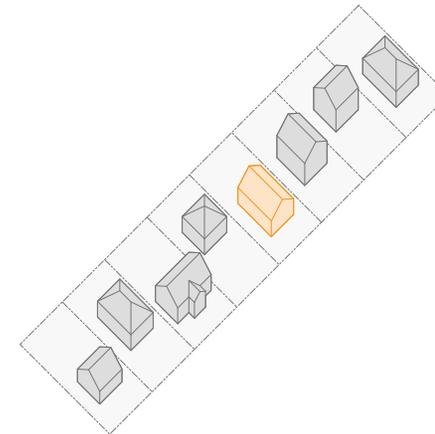
3.1.2 Housing Type

The housing type shall comply with one of the approved housing types shown in Section 5.0 of these Design Standards.

3.1.3 Setbacks

Setbacks from the street shall be consistent with other dwelling units on the block. Where the existing dwelling units on the block have a consistent setback from the street, the new construction shall provide a comparable setback.

Where the existing dwelling units on the block have inconsistent setbacks from the street, the new construction shall provide a modulating setback from the neighboring properties.

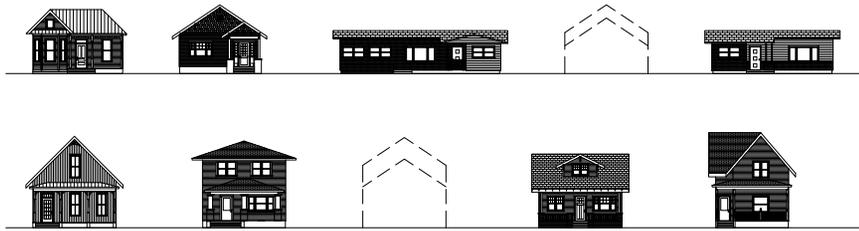


3.0 Applicability

3.1.4 Scale

The scale of the dwelling unit shall be appropriate for the block in which it is located.

Where the block contains primarily single-story dwelling units, proposals shall be no more than 1-1/2 the height of the neighboring properties.



Where the block contains primarily one-and-a-half story dwelling units, it is permitted to construct either a single-story, a 1-1/2 story, or a two-story dwelling unit.



3.1.5 Garage Location

If a garage is provided, it shall be located off of the alley unless not feasible.

If deemed not feasible by the CEDD, the garage may be permitted to be accessed from the street, on the condition that the garage is set back from street as shown below.

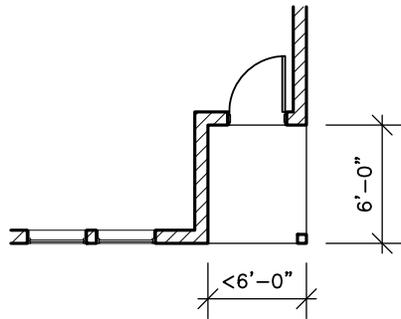
The garage door shall be set back from the front the dwelling unit 8'-0" minimum.



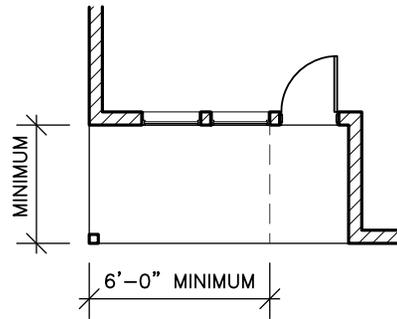
3.0 Applicability

3.1.6 Front Porches

Front porches shall be provided, and shall comply with the Arlington Municipal Code.



Strongly Discouraged Porch



Strongly Encouraged Porch

3.1.7 Four-Sided Design

New construction shall be designed such that all sides of the dwelling unit align with the design standards and incorporate features consistent with the design style.



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

3.1.8 Landscaping

Landscaping shall comply with Section 9.0 of these Design Standards.

3.1.9 Fencing

If fencing is provided, it shall comply with these Design Standards and the Arlington Municipal Code and Section 10.0 of these Design Standards.

3.0 Applicability

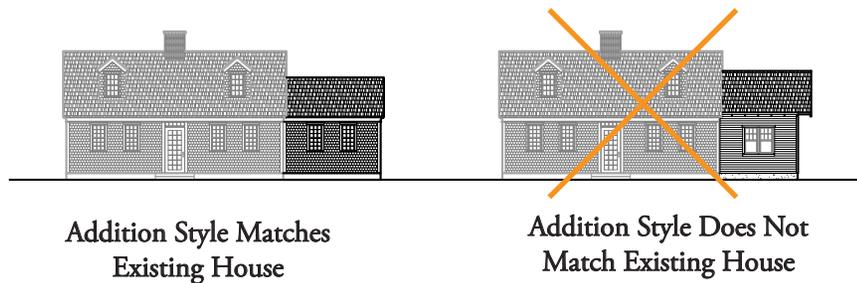
3.2 Additions

3.2 Additions

The following requirements apply to Additions.

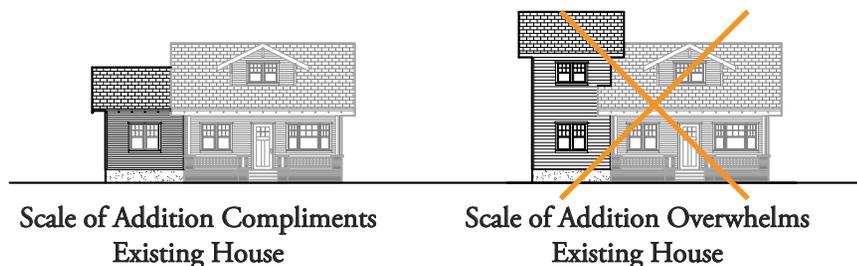
3.2.1 Housing Style

The style of the addition shall match the style of the existing dwelling unit. This includes continuing the character defining features of the style to the addition.



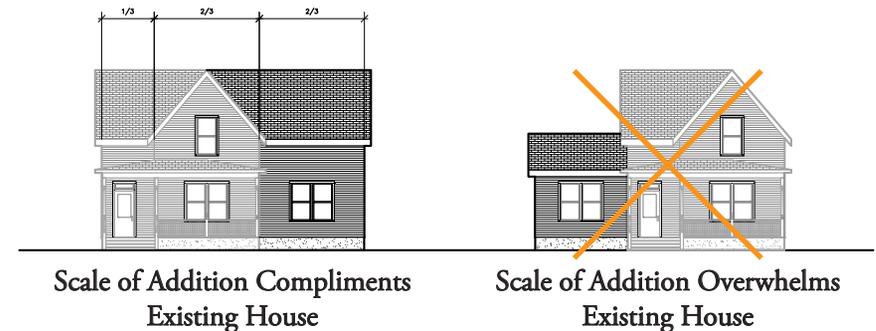
3.2.2 Scale

The addition shall be of a scale that compliments the existing dwelling unit.



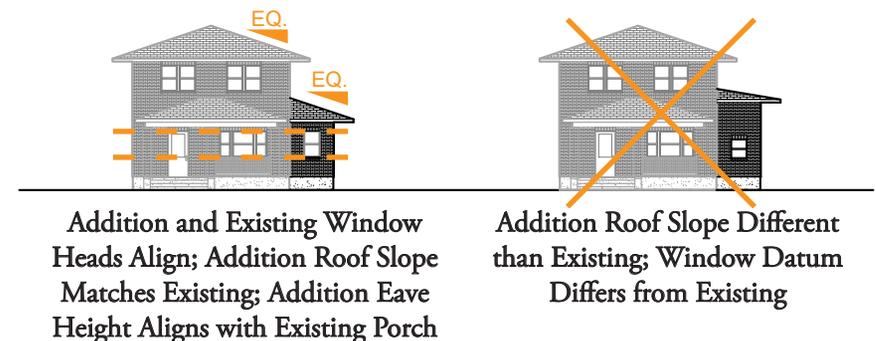
3.2.3 Proportions

The proportions of addition shall match the proportions of the existing dwelling unit.



3.2.4 Continuity

Datums of design elements, such as window head heights, window sill heights, trim heights, and eave heights should be continuous where feasible on the addition.



3.2.5 Setbacks

Setbacks of the addition shall comply with the Arlington Municipal Code. The addition should respect the modulation of the block and adjacent properties. Refer to Section 3.1.3.

3.0 Applicability

3.3 Exterior Rehabilitation

3.3 Exterior Rehabilitation

The following requirements apply to exterior rehabilitation when over 30% of any street frontage elevation is modified in scale, openings, cladding, or other construction. The percentage of all work completed over a five year period shall be counted towards the 30%.

3.3.1 Housing Style

The style of the exterior rehabilitation shall be of an approved housing style in these Design Standards.

3.3.2 Materials

The exterior materials of the exterior rehabilitation shall be of a type and scale appropriate for the housing style.

3.3.3 Trim

All windows in the exterior walls shall receive trim at the head, jamb, and sill. The trim style shall align with the dwelling unit Housing Style.

All doors shall receive trim at the head and jamb.

3.2.4 Defining Features

Where feasible, scale-defining features shall be incorporated into the exterior rehabilitation. This may include adding window seats, porches, etc.

4.0 Existing Neighborhood Character Housing Styles

The Old Town Residential District is comprised of a variety of **housing styles**, including:

- Folk Victorian / Farmhouse
- Craftsman / Craftsman Bungalow
- Foursquare
- Western Ranch
- Cape Cod

The housing styles are blended together within the neighborhood, from block to block, and street to street. This indicates that development occurred parcel to parcel, house to house, and was not part of a multi-parcel development.

A number of additional, newer housing styles exist that do not resemble the historical characteristics of the rest of the neighborhood. The house styles noted above are intended to provide a basis for design for retrofits, additions, and new construction. Additional historical styles can be permitted, if they maintain the character of the existing surrounding homes in scale, proportion, and character-defining features.



4.0 Existing Neighborhood Character Housing Styles

4.1 Folk Victorian / Farmhouse

4.1.1 Folk Victorian / Farmhouse

With the growth of the railroad and construction of local lumber yards, Folk Victorian farmhouses spread to the Western US, becoming popular in Arlington around the 1910's after Haller City was incorporated. A small but notable number of the first homes in Arlington's Historic District are variations of Farmhouse, National Folk, and Folk Victorian styles.

The style is simple in essence and construction, consisting of steeper-than-average gabled roofs, square floor plans, narrow and tall window and door styles, and long, low pitched front porches, frequently with a set-back entry. Folk Victorian styles are most identifiable by the use of color embellishments on trim, and roof eaves with detailed cornice brackets, spindled rakes, and decorative tympanums (a lintel, or wide piece of trim, that aligns with roof eaves to form a triangular wall face, where artistic siding is installed). The amount of ornamentation is what differentiates a Farmhouse style from Folk Victorian.

Whereas typical Victorian styles use a triadic (three colors) primary color scheme, Folk Victorian will use darker, richer shades of a primary triadic color scheme: maroon, light yellow, red, burgundy, chestnut, dark green, brown, and dark blue. Using monochromatic scales of each color is also widely accepted.



Different examples of varying sizes and massing of Folk Victorian / Farmhouse style single-family dwelling units.

4.1 Folk Victorian / Farmhouse

4.1.2 Massing and Roof Forms

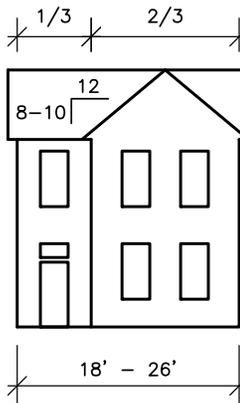
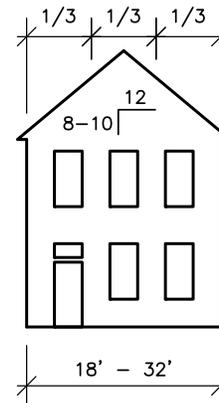
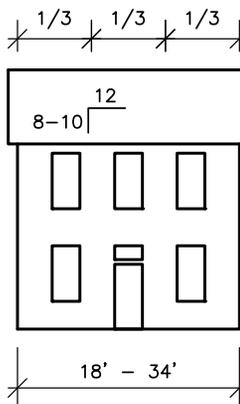
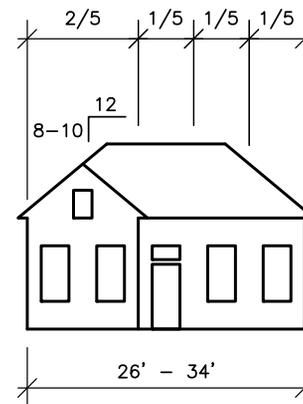
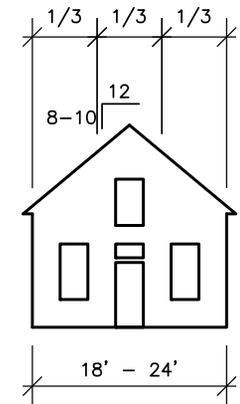
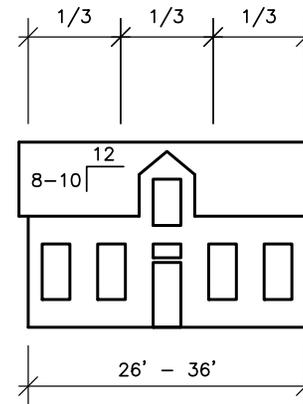
Massing and Scale

The Folk Victorian / Farmhouse is typically a compact structure that is rectangular or “L” shape in plan. A narrow-depth front porch is a typical component to this style.

The structures range from single-story, 1 ½ story, to two story dwelling units.

The primary roof is typically front-gabled or side-gabled, varying in slopes from 8:12 to 10:12. Some archetypes of the Folk Victorian / Farmhouse incorporate hipped roofs. The porch roof often has a much shallower slope than the primary roof, varying between 2:12 and 3:12. The porch roof is typically hipped.

The diagram to the right illustrates typical proportions, massing, and roof slopes for common Folk Victorian / Farmhouse archetypes.



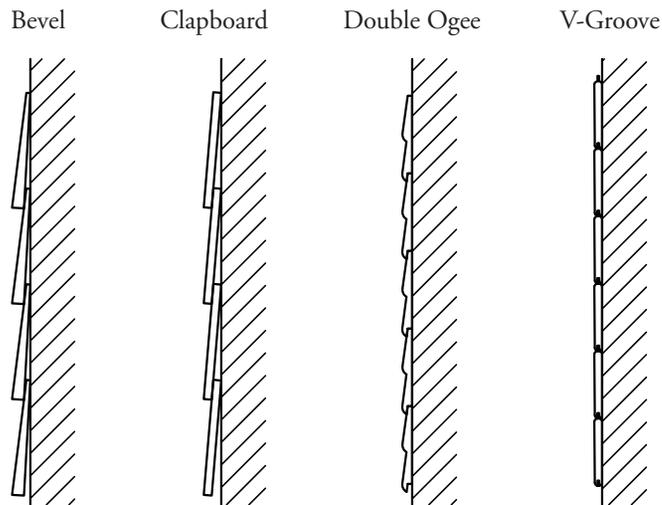
4.1 Folk Victorian / Farmhouse

4.1.3 Materials

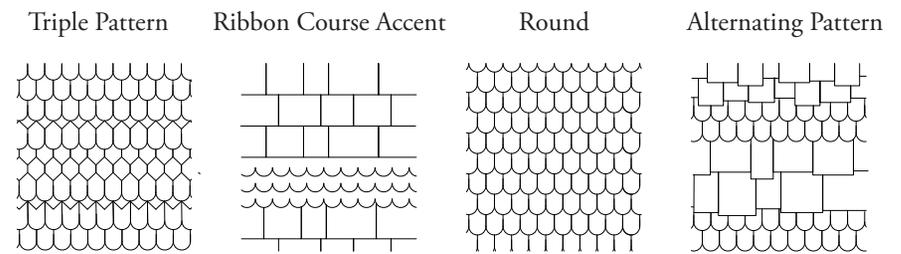
Exterior Wall Materials

Historically, the Folk Victorian / Farmhouse have received cedar siding or cedar shingles. With the evolution of construction materials, new Folk Victorian / Farmhouse may be constructed with either cedar materials or fiber cement materials.

Siding shall be of a scale similar to historic Folk Victorian / Farmhouse dwelling units. Siding exposure shall be between 4-inches and 8-inches. The following are examples of common siding types used in historical Folk Victorian / Farmhouse homes.



Shingle scale and pattern shall be consistent with historical shingle size and patterns. The shingle exposure shall be between 4-inches and 8-inches. The following are examples of common Craftsman and Craftsman Bungalow shingle patterns.



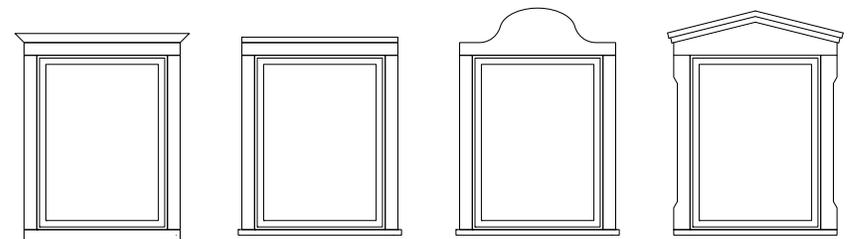
4.1.4 Style-Defining Characteristics

Door and Window Trim

Door and window trim is an important element in Craftsman and Craftsman Bungalow styles. The trim frames openings and adds dimension to an otherwise simple overall building form.

Historically, door and window trim was made from solid cedar. Both solid cedar and fiber cement siding are acceptable trim materials in the Old Town Residential District. The minimum dimensions for door and window trim shall be nominal 1x4 to stay true to the style. Door trim shall be the same as the window trim, with the exception that there is no sill trim.

The following are examples of typical window trim styles.



4.1 Folk Victorian / Farmhouse

Turret / Bay Windows

Turrets and Bay Windows are fundamental elements of the Folk Victorian / Farmhouse style. They vary in scale, location, and stories from dwelling unit to dwelling unit. The following are examples of turrets and bay windows.



FIGURE 3



FIGURE 4



FIGURE 5



FIGURE 6



FIGURE 7



FIGURE 8

Gable/Truss Embellishments

Often in the Folk Victorian / Farmhouse style, the gable ends of the structure are embellished through the use of brackets, shingles, tympanum, or colors. What makes the gable embellishment so critical, is that the gable end is often the front-presentation of the structure, so the embellishment adds additional character to the front

of the structure. The following images show the various ways that the gables have been decorated.



FIGURE 9



FIGURE 10



FIGURE 11



FIGURE 12



FIGURE 13



FIGURE 14

Posts and Railing

Posts and railings are an instrumental element to the style. The porch posts and railings have different spindle styles, varying from more complex to more simple. The following are examples of posts and railings of varying levels of ornamentation.



FIGURE 15



FIGURE 16



FIGURE 17



FIGURE 18

4.1 Folk Victorian / Farmhouse

4.1.4 Style-Defining Characteristics (continued)

- A. Ornate Front Gable/Embellished Truss (see 4.1.4)
- B. Simple or Modified Arches
- C. Half-Story or Two Story
- D. Corner Windows
- E. Embellished Porch Trim
 - Curved / arched filligree, carved spindles
- F. Narrow Windows to Emphasize Height
- G. Spindle Brackets at Cornices
- H. Multi-Colored Paint Schemes
- I. Lap Siding, Curved or Square shingles
- J. Turret or Bay Windows (see 4.1.4)
 - Two story wall continuity
 - Small roof above bay window frame
 - Single story turret with separate roof structure
- K. Steep Gable Roofs



FIGURE 19



FIGURE 20

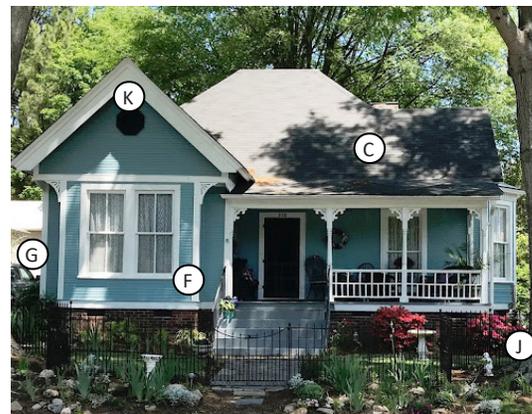


FIGURE 21

4.0 Existing Neighborhood Character Housing Styles

4.2 Craftsman / Craftsman Bungalow

4.2.1 Craftsman / Craftsman Bungalow

The Craftsman and Craftsman Bungalow styles were born out of the Arts and Crafts movement. It gained popularity in Arlington shortly after the 1910's, when the town experienced a population boom from logging, mining, and other railway exports.

Craftsman style houses are well known for their large front porch columns, exposed rafters and unenclosed eaves, decorative (occasionally stained glass) double hung windows, ornamental door grilles, and shed dormers.

Variations in the Craftsman style in Old Town resemble other common styles, accentuated by low slope roofs with short ceilings, central entries, and half-width porches as the most typical features. Gable, hip, and pyramidal shaped roofs with deep overhangs and ornamental brackets are all common. Deep porches with decorative columns and open railings, or solid half walls enclosing the porch are also prevalent.



Different examples of varying sizes and massing of Craftsman style single-family dwelling units.

4.2 Craftsman / Craftsman Bungalow

4.2.2 Massing and Roof Forms

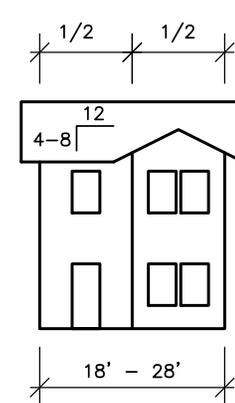
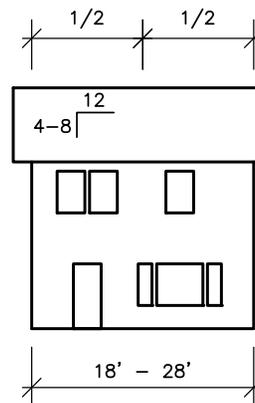
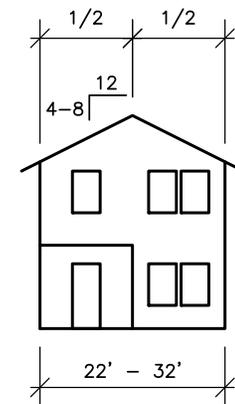
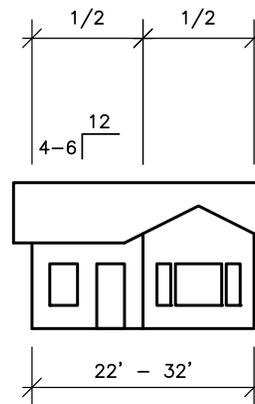
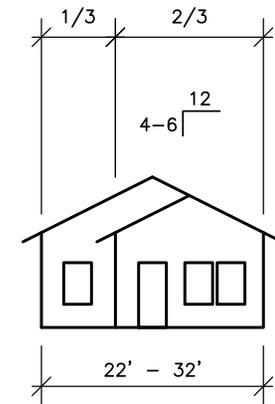
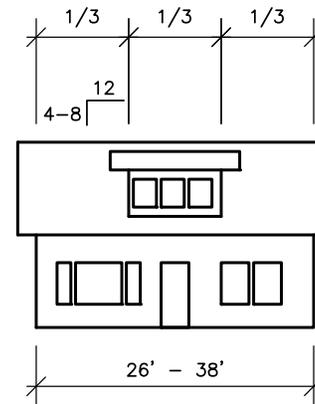
Massing and Scale

The Craftsman and Craftsman Bungalow is typically a compact structure that is square or rectangular in plan. A prominent front porch is a typical component to this style.

The structures range from single-story, 1 ½ story, to two story dwelling units.

The primary roof is either front-gabled or side-gabled, varying in slopes from 4:12 to 8:12. The porch roof often has a slightly shallower slope than the primary roof, varying between 3:12 and 5:12. The porch roof may be front-gabled or hipped, or may be covered by an extension of the primary side-gabled roof.

The diagram to the right illustrates typical proportions, massing, and roof slopes for common Craftsman and Craftsman Bungalow archetypes.



4.2 Craftsman / Craftsman Bungalow

Dormers

Dormers can be single windows centered on the building, sets of two and three, or grouped windows covered by a shallow pitch of Shed, Hip, or Gable styles. Overhangs vary in length from 1'-6" to 3'-0".

Shed Dormer



Hip Dormer



Gable Dormer

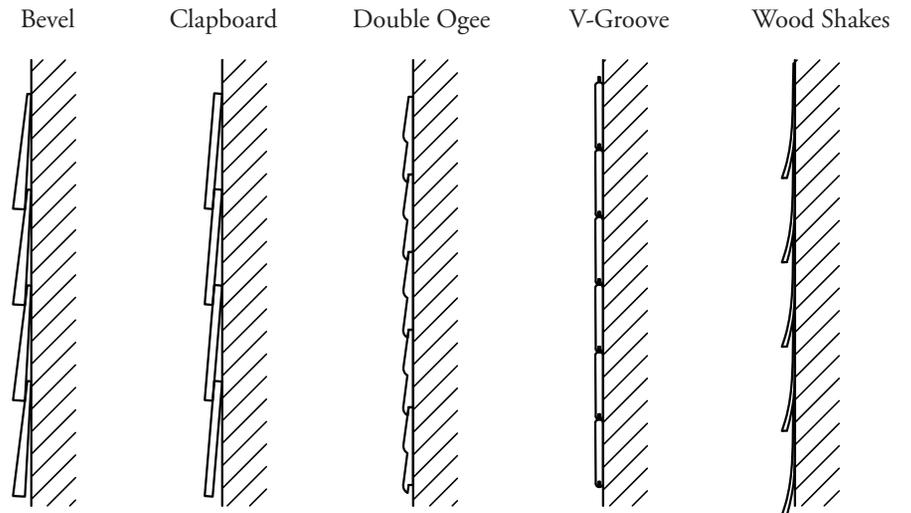


4.2.3 Materials

Exterior Wall Materials

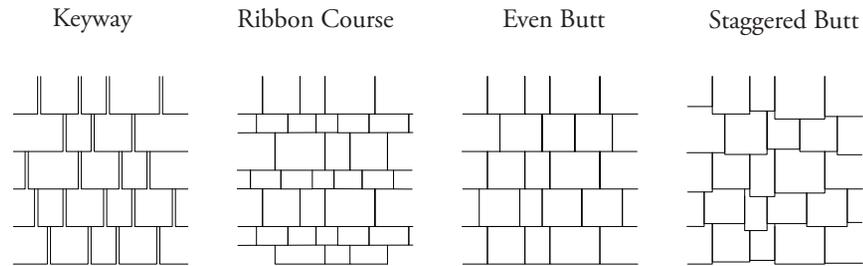
Historically, the Craftsman and Craftsman Bungalow have received cedar siding or cedar shingles. With the evolution of construction materials, new Craftsman and Craftsman Bungalows may be constructed with either cedar materials or fiber cement materials.

Siding shall be of a scale similar to historic Craftsman and Craftsman Bungalow dwelling units. Siding exposure shall be between 4-inches and 8-inches. The following are examples of common siding types used in historical Craftsman and Craftsman Bungalow homes.



4.2 Craftsman / Craftsman Bungalow

Shingle scale and pattern shall be consistent with historical shingle size and patterns. The shingle exposure shall be between 4-inches and 8-inches. The following are examples of common Craftsman and Craftsman Bungalow shingle patterns.



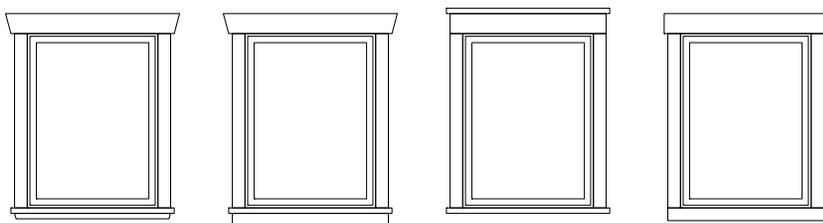
4.2.4 Style-Defining Characteristics

Door and Window Trim

Door and window trim is an important element in Craftsman and Craftsman Bungalow styles. The trim frames openings and adds dimension to an otherwise simple overall building form.

Historically, door and window trim was made from solid cedar. Both solid cedar and fiber cement siding are acceptable trim materials in the Old Town Residential District. The minimum dimensions for door and window trim shall be nominal 1x4 to stay true to the style. Door trim shall be the same as the window trim, with the exception that there is no sill trim.

The following are examples of typical window trim styles.



Columns and Pedestals

Columns are a common architectural element in Craftsman and Craftsman Bungalow styles. Columns support the front porch, while also framing the dwelling unit entrance. The following are examples of columns in the Craftsman and Craftsman Bungalow style.



FIGURE 22



FIGURE 23



FIGURE 24



FIGURE 25



FIGURE 26

Eave Brackets

Eave brackets are commonly used in the style. Historically, they were used to help support the large roof overhangs. Scale and style varies from house to house. The following are examples of common eave brackets.



FIGURE 27

Decorative Rafter Tails

Exposed rafter tails are common in Craftsman and Craftsman Bungalow styles. The style of the rafter tail varies. The following are examples of decorative rafter tails.



FIGURE 28

4.2 Craftsman / Craftsman Bungalow

4.2.4 Style-Defining Characteristics (continued)

- A. Deep Eave Overhang
Typically 1'-6" to 3'-0"
- B. Exposed Decorative Rafters
- C. Shed Dormers and Hip Dormers
- D. Window and Door Grilles ("valance grids")
- E. Covered Porch
Recessed or Protruding
- F. Frieze Style Trim
- G. Tapered Columns
- H. Lower Ceiling Heights
- I. Large Column Base
- J. Lap Siding, Stone, or Brick porch
- K. Side Chimney
Exposed stone, unpainted brick
- L. Earthy Color Scheme
- M. Decorative Brackets, Corbels, or Braces



FIGURE 29



FIGURE 30



FIGURE 31

4.0 Existing Neighborhood Character Housing Styles

4.3 Foursquare

4.3.1 Foursquare

Upon recovery from the Great Depression, the US economy flourished and as family sizes grew, so did the size of the house. Foursquare styles were designed to resemble Craftsman and Italianate architecture, using a more humble and traditional method of ornamentation. The construction was simple, efficient, and modular.

Foursquare tends to borrow the symmetrical elements of Italianate and combine it with unembellished materials to make a modest, large, and distinguishable home. The shallow porch roof, lap siding, deep eaves, long and narrow windows are prevalent characteristics, whereas the use of straight, large columns, brick siding, the occasional shed dormer, and square windows are less common but still appropriate.

While this style is not as common in this neighborhood, Foursquare homes are immediately recognizable and encouraged for single and multi-unit use.



Different examples of varying sizes and massing of Foursquare style single-family dwelling units.

4.3 Foursquare

4.3.2 Massing and Roof Forms

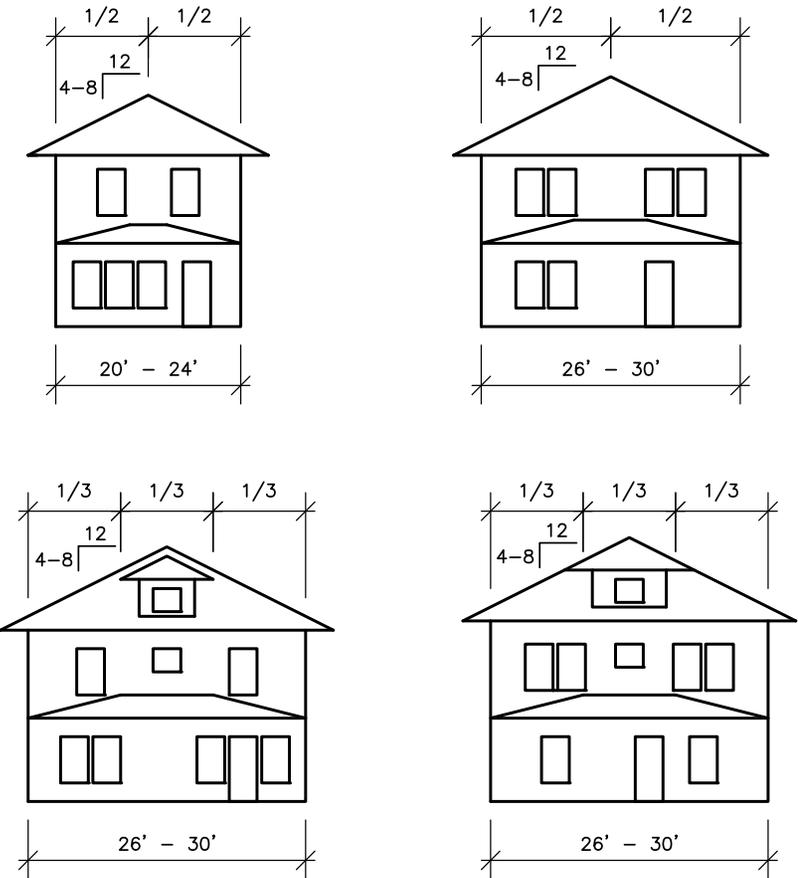
Massing and Scale

The Foursquare is typically a compact structure that is square or rectangular in plan. A prominent front porch is a typical component to this style.

The Foursquare style is only typically a two story structure.

The primary roof is typically a hipped roof, varying in slopes from 4:12 to 8:12. In some instances, the primary roof may be a front-gable roof. The porch roof often has a slightly shallower slope than the primary roof, varying between 2:12 and 3:12. The porch roof is typically a hipped roof. In some instances, it too may be a front-gable roof.

The diagram to the right illustrates typical proportions, massing, and roof slopes for common Foursquare archetypes.



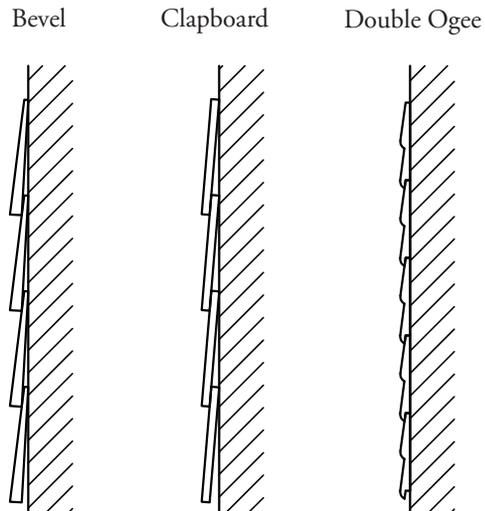
4.3 Foursquare

4.3.3 Materials

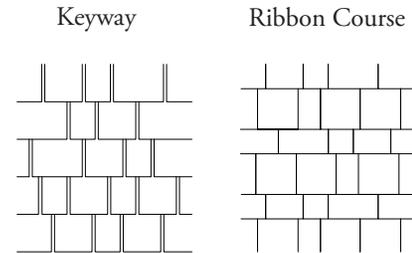
Exterior Wall Materials

Historically, the Foursquare style has been clad in cedar siding or brick. Sometimes, they were in shingles. New Foursquare dwelling units may be constructed with cedar or fiber cement siding, cedar or fiber cement shingles, or brick, or a combination of siding and brick.

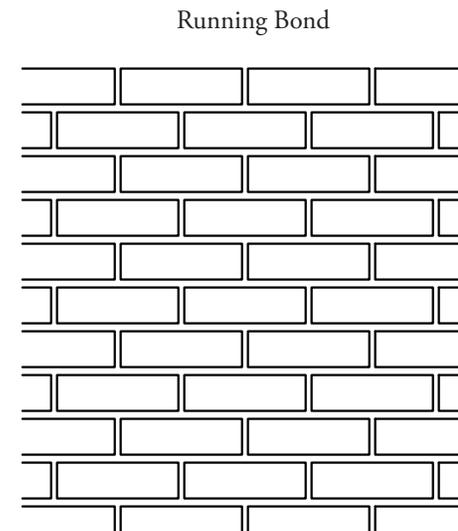
Siding shall be of a scale similar to historic Foursquare dwelling units. Siding exposure shall be between 4-inches and 12-inches. The following are examples of common siding types used in historical Foursquare homes.



Shingles shall be of a scale similar to historic Foursquare dwelling units. The common patterns in Foursquare dwelling units are



Brick can be laid in many different patterns. Foursquare brick was historically laid as a running pattern. The following is an example of brick.



4.3 Foursquare

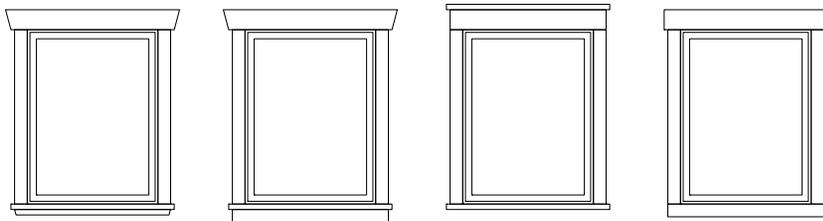
4.3.4 Style-Defining Characteristics

Door and Window Trim

Door and window trim is an important element in the Foursquare style. The window and door trim adds dimension and character to the Foursquare style which has very little modulation.

Historically, door and window trim was made from solid cedar. Both solid cedar and fiber cement siding are acceptable trim materials in the Old Town Residential District. The minimum dimensions for door and window trim shall be nominal 1x4 to stay true to the style. Door trim shall be the same as the window trim, with the exception that there is no sill trim.

The following are examples of typical window trim styles.



Columns and Pedestals

All Foursquare style structures incorporate a front porch. There are typically three or four columns that present themselves to the street.

The columns are robust in scale, but can take many different forms. The following are examples of typical columns in the Foursquare style.



Decorative Rafter Tails

Similar to the Craftsman / Craftsman Bungalow Style, exposed rafter tails are common in the Foursquare style. The style of the rafter tail varies, but are typically less ornate than the Craftsman style.



FIGURE 32

4.3 Foursquare

4.3.2 Style-Defining Characteristics (continued)

- A. Large Eave Overhangs
- B. Hip or Pyramidal Roof
- C. Symmetrical
- D. Dormers:
 - Shed, Hip, or None
- E. Large Windows:
 - Typically square, or long and narrow
- F. Front Porch
- G. Exterior Materials
 - Brick, Horizontal Lap Siding
- H. Two or More Stories
- I. Hidden or no Garage
- J. Large Frieze Trim/Eave
- K. Occasional Craftsman-Style Exposed Rafters
- L. Occasional Bay Window



FIGURE 33



FIGURE 34



FIGURE 35

4.0 Existing Neighborhood Character Housing Styles

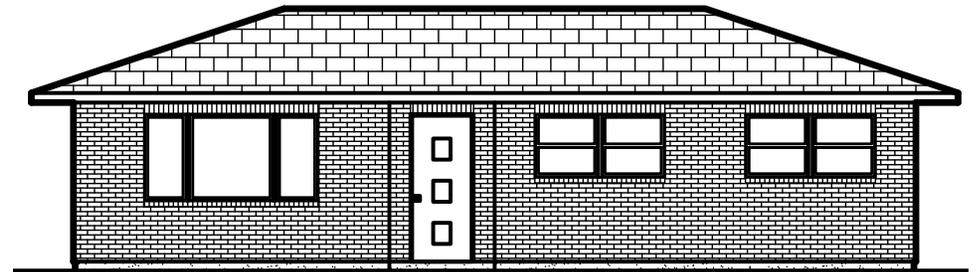
4.4 Western Ranch

4.4.1 Western Ranch

The Western Ranch style, specific to Great Depression and WWII eras, began in California inspired by the Arts & Crafts and Prairie styles. The introduction of the garage developed in architectural styles after the 1930's. Western Ranch began populating Arlington in the mid-to-late 1930's and many properties have since been modernized.

Western Ranch homes traditionally have one story with a low sloped roof, and windows that accentuate the length of the building using horizontal panes, a garage placed on the end, and an off-center but internal chimney. These styles of buildings are asymmetrical, allowing the floor plan to open up for customizable use.

Most Western Ranch styles are adorned with minimal details and recessed entries sheltered by small porches. Siding materials vary between long, thin stone or brick as a wainscot or as the full height exterior material, and vertical/horizontal wood siding is also prevalent.



Different examples of varying sizes and massing of Western Ranch style single-family dwelling units.

4.4 Western Ranch

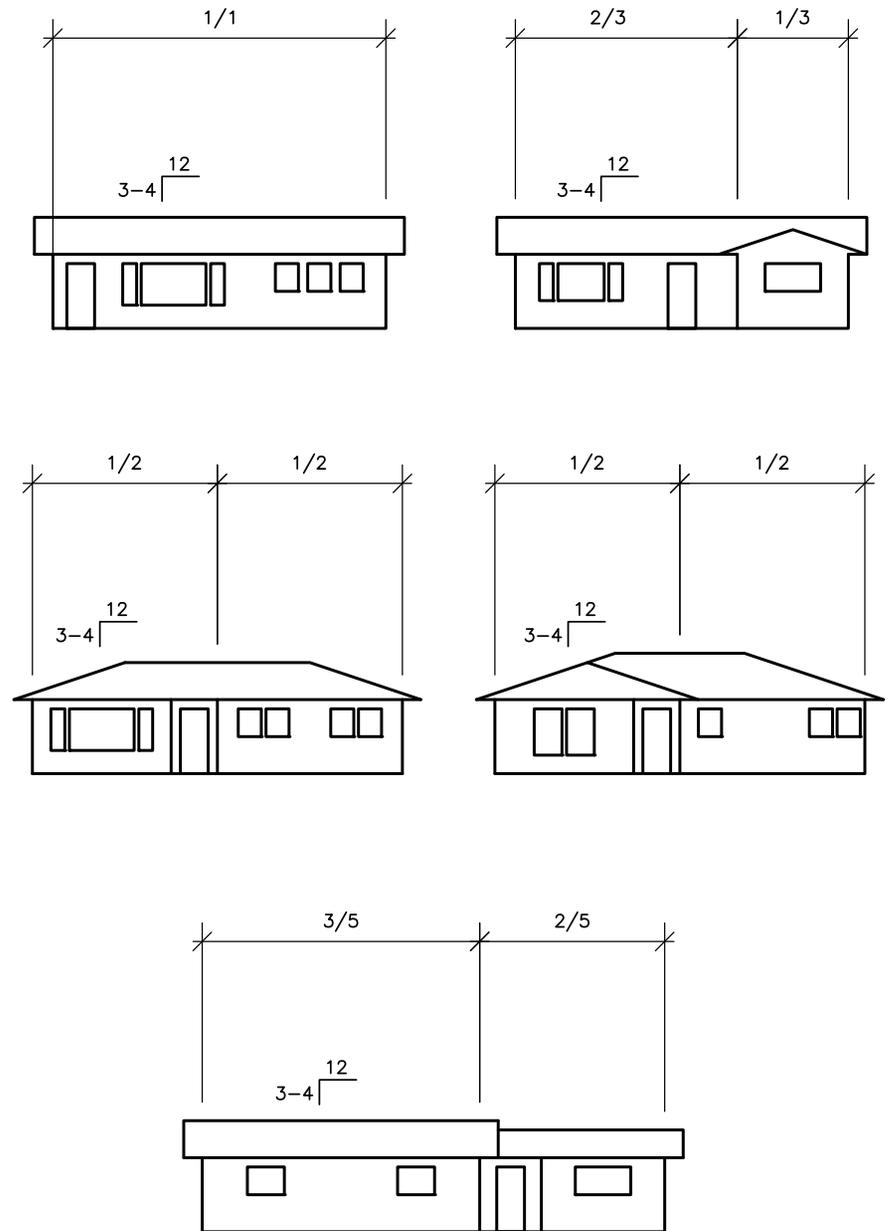
4.4.2 Massing and Roof Forms

Massing and Scale

The Western Ranch is typically a compact structure that is square, rectangular, or “L” shaped in plan. A recessed front entry is a typical component to this style.

The structures are typically single-story dwelling units, but may incorporate a below-grade basement. The primary roof is typically side-gabled or hipped, varying in slopes from 3:12 to 4:12.

The diagram to the right illustrates typical proportions, massing, and roof slopes for common Western Ranch archetypes.



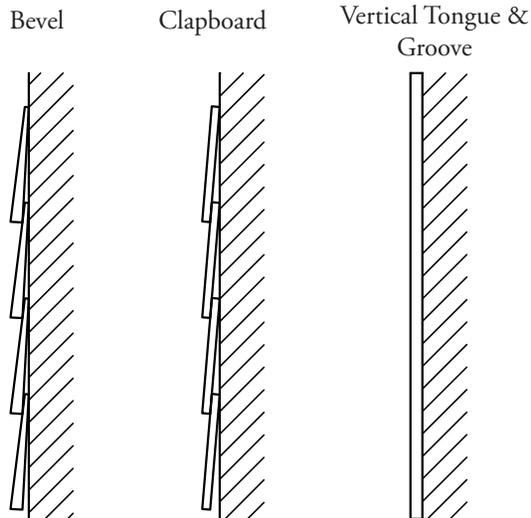
4.4 Western Ranch

4.4.3 Materials

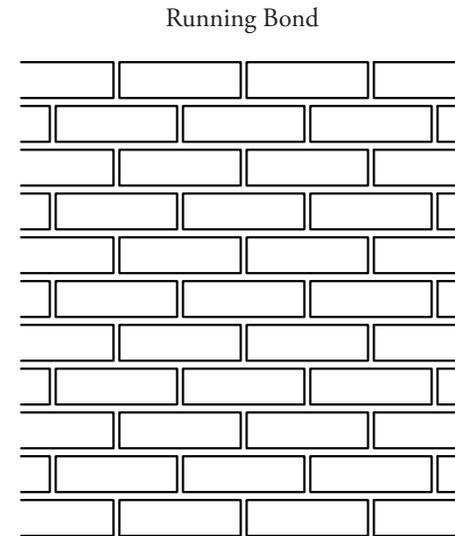
Exterior Wall Materials

Historically, the Western Ranch style has been clad in cedar siding or brick. New Western Ranch dwelling units may be constructed with cedar or fiber cement siding, or brick, or a combination of siding and brick.

Siding shall be of a scale similar to historic Western Ranch dwelling units. Siding exposure shall be between 6-inches and 12-inches. The following are examples of common siding types used in historical Western Ranch homes.



Brick can be laid in many different patterns. Foursquare brick was historically laid as a running pattern. The following is an example of brick.



4.4 Western Ranch

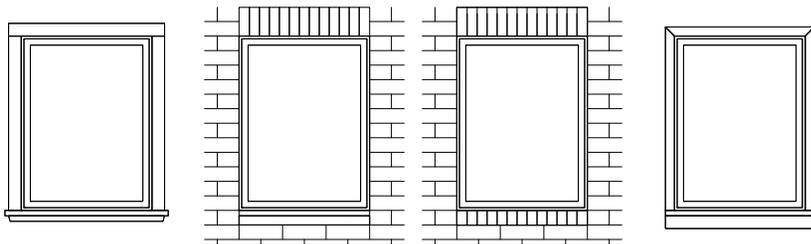
4.4.4 Style-Defining Characteristics

Door and Window Trim

Large windows are a hallmark of the Western Ranch style. The windows are trimmed in a variety of ways depending on if the surrounding materials are siding or brick.

Historically, wood door and window trim was made from solid cedar. Both solid cedar and fiber cement siding are acceptable trim materials in the Old Town Residential District. The minimum dimensions for wood door and window trim shall be nominal 1x4 to stay true to the style. Door trim shall be the same as the window trim, with the exception that there is no sill trim.

The following are examples of typical window trim styles using both wood or fiber cement trim, and brick.



4.4 Western Ranch

4.4.4 Style-Defining Characteristics (continued)

- A. Deep Eaves
Typically 2'-0" or more
- B. Low-Pitched Hip or Gable Roof
- C. Typically Single Story
- D. Exterior Materials
Brick, Stone, Vertical/Horizontal Wood Siding
- E. Large, Wide Paned Windows
Horizontal mullions, typical
- F. Minimal Ornamentation
- G. Covered Recessed Central or Offset Entry
- H. Garage
Typically faces the street; for the Old Town Residential District, garages shall be located off of the alley, or set back from the street as noted in these Design Standards.
- I. Board, Internal Chimney
- J. Low, Built-in Planters



FIGURE 36



FIGURE 37



FIGURE 38

4.0 Existing Neighborhood Character Housing Styles

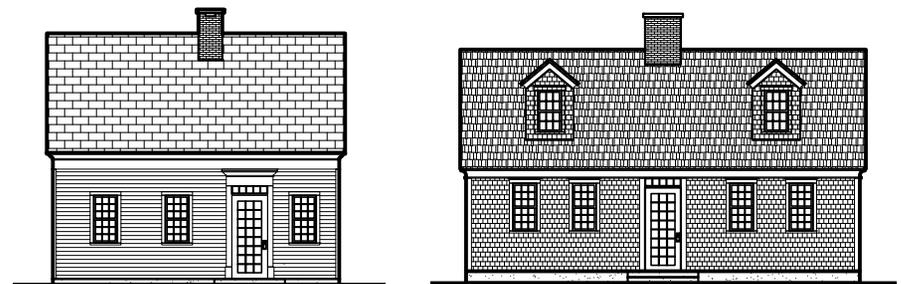
4.5 Cape Cod

4.5.1 Cape Cod

The first Cape Cod style began on the east coast in the early 1820's. As civilization spread west with the boom in logging and mining, eastern and southern settlers combined their tastes to what we see now in the West: affordable material choices, custom ornamentation, and ease of construction. This particular style was not historically prevalent to Old Town until the 1940's through the 1960's.

While the other styles of architecture found in Arlington were mainly inspired by Europe and Asia, the Cape Cod style was among the first American Traditional to establish itself as a long-lasting, adaptable, and obtainable house for the average American.

Most Cape Cod styles are stylized with details, in the use of colorful shutters, gutters, and trimwork. L-Shaped plans provide a recessed entry, in more modern styles, putting the focus on the pediments, a single window centered on the wall, and chimney poking out of the steep-pitched roof. Offset main entrances and side entries were adorned with small roofs, triangular pediments that jutted out a short distance, and large, layered trim boards.



Different examples of varying sizes and massing of Cape Cod style single-family dwelling units.

4.5 Cape Cod

4.5.2 Massing and Roof Forms

Massing and Scale

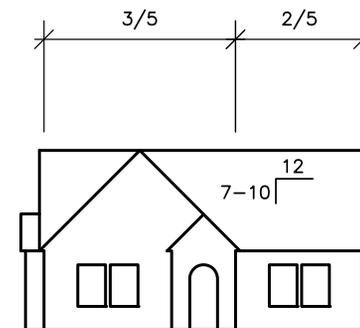
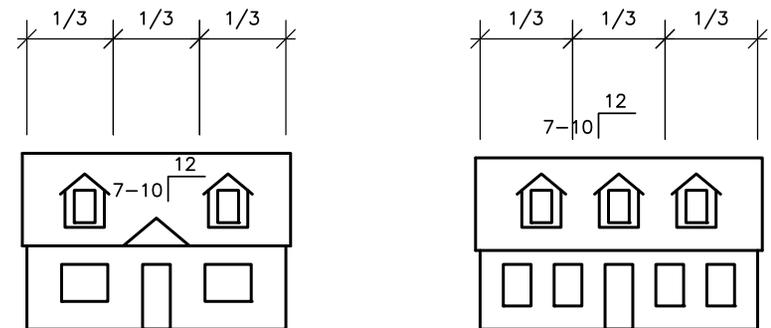
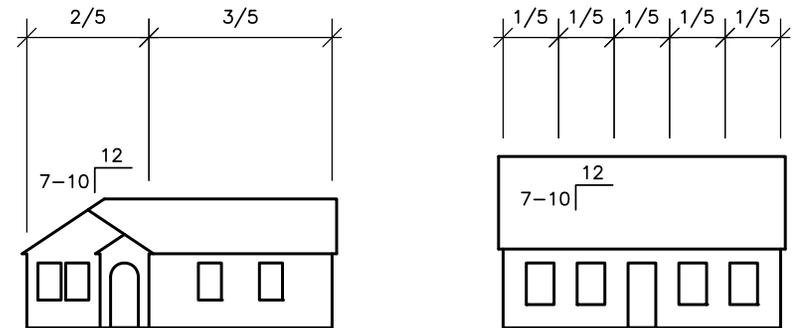
The Cape Cod style is a compact structure that is rectangular in plan. A prominent roof is a typical component to this style.

The structures range from single-story, 1 ½ story, to two story dwelling units.

The primary roof is side-gabled, varying in slopes from 7:12 to 10:12. The dwelling unit may incorporate a secondary roof that is end-gabled.

The style does not always incorporate a front porch. If it does, the porch is small and shallow in depth. The porch roof matches the primary roof. The porch roof is typically end-gabled.

The diagram to the right illustrates typical proportions, massing, and roof slopes for common Cape Cod archetypes.



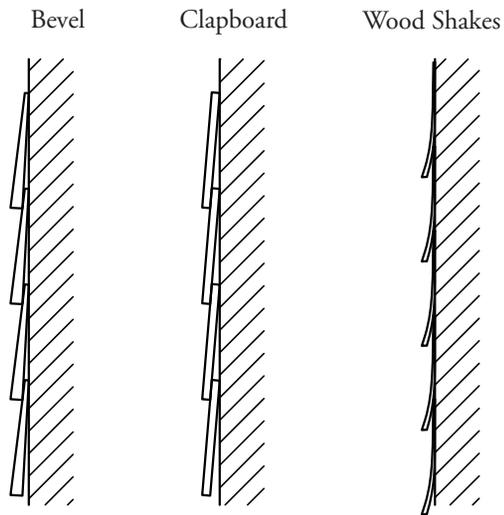
4.5 Cape Cod

4.5.3 Materials

Exterior Wall Materials

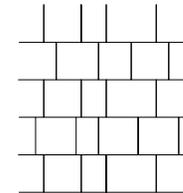
Historically, the Cape Cod style has been clad in cedar siding or cedar shingles. Both cedar and fiber cement siding materials are acceptable in the Old Town Residential District.

Siding shall be of a scale similar to historic Cape Cod dwelling units. Siding exposure shall be between 4-inches and 8-inches. The following are examples of common siding types used in historical Cape Cod homes.



Shingles shall be of a scale similar to historic Cape Cod dwelling units. The shingle common pattern in Cape Cod dwelling units is keyway.

Keyway

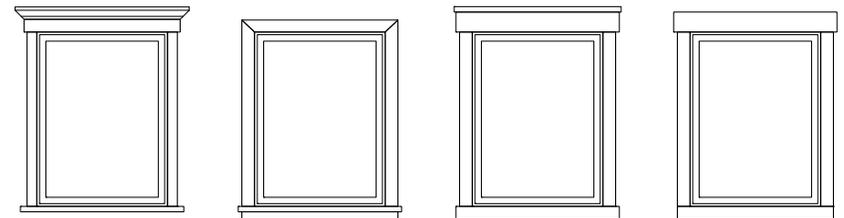


Door and Window Trim

Consistent window sizes are an important element of the Cape Cod style. Windows are typically rectangular in shape, oriented vertically.

Historically, wood door and window trim was made from solid cedar. Both solid cedar and fiber cement siding are acceptable trim materials in the Old Town Residential District. The minimum dimensions for wood door and window trim shall be nominal 1x4. Door trim shall be the same as the window trim, with the exception that there is no sill trim.

The following are examples of typical window trim styles.



4.5 Cape Cod

4.5.4 Style-Defining Characteristics

- A. Short Eaves
 - Typical is between 6" and 1'-6"
- B. Steep Roofs
- C. Triangular / Square Pediment
 - Found above the door in rectangular plans
 - Found facing the street in L-shaped plans
- D. Gutters used as Design Features
- E. Shutters
- F. Mullioned Windows
- G. Gable Dormers, or None
- H. Colorful Trim/Accents
- I. Embellished Entry
- J. Exterior Materials:
 - Brick, horizontal wood siding, cedar shingles
- K. Occasional Small Porch
- L. Occasional Side Entry



FIGURE 39

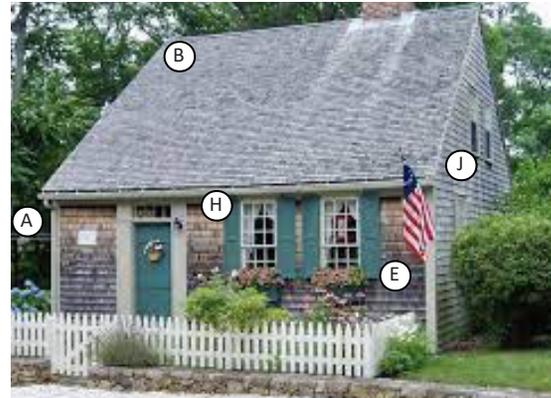


FIGURE 40



FIGURE 41

5.0 Neighborhood Housing Types

5.0 Existing and Acceptable Types

The Old Town Residential District is comprised of a variety of housing types, including:

- Single Family
- Duplex: Side-by-Side
- Triplex
- Fourplex
- Townhomes

The vast majority of housing in the Old Town Residential Neighborhood is single-family with attached or detached garages. Side-by-Side Duplexes are also a common housing type throughout the neighborhood.

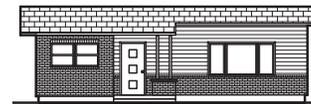
The housing types are blended together with no specific zones designated solely to one housing type. Thus, the development of the housing types appears to have occurred organically over the last century. The following are a list of existing housing types and acceptable (new construction) housing types.



**CRAFTSMAN SINGLE
FAMILY EXAMPLE**



**FOLK VICTORIAN
TRIPLEX EXAMPLE**



**RANCH SINGLE
FAMILY EXAMPLE**



**CRAFTSMAN SIDE-BY-
SIDE DUPLEX EXAMPLE**



**CAPE COD
SIDE-BY-SIDE DUPLEX EXAMPLE**



**FOURSQUARE
SINGLE FAMILY EXAMPLE**

5.0 Neighborhood Housing Types

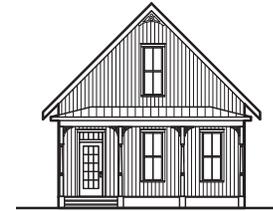
5.0 Existing and Acceptable Types

Of the existing housing types identified in the Old Town Residential District, the following are permitted for new construction:

- Single Family
- Duplex: Side-by-Side
- Triplex
- Fourplex
- Townhouse

In addition, the following housing types are permitted as they will improve access to affordable housing, and will blend with the existing fabric of the neighborhood:

- Duplex: Stacked
- Cottage Court
- Courtyard
- Accessory Dwelling Unit (ADU)



FOLK VICTORIAN
SINGLE FAMILY EXAMPLE



FOURSQUARE SINGLE
FAMILY EXAMPLE

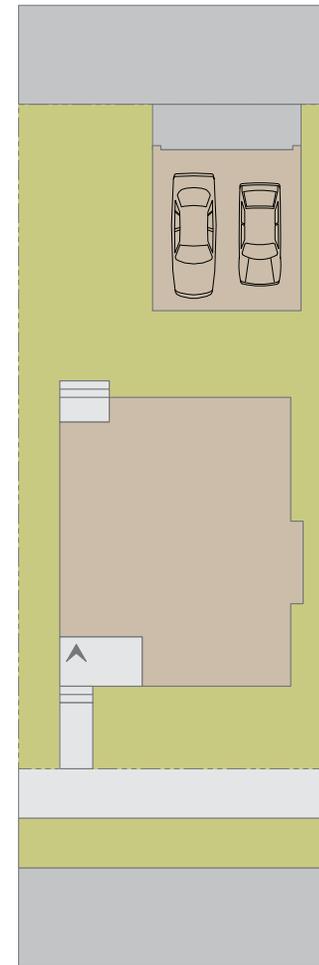
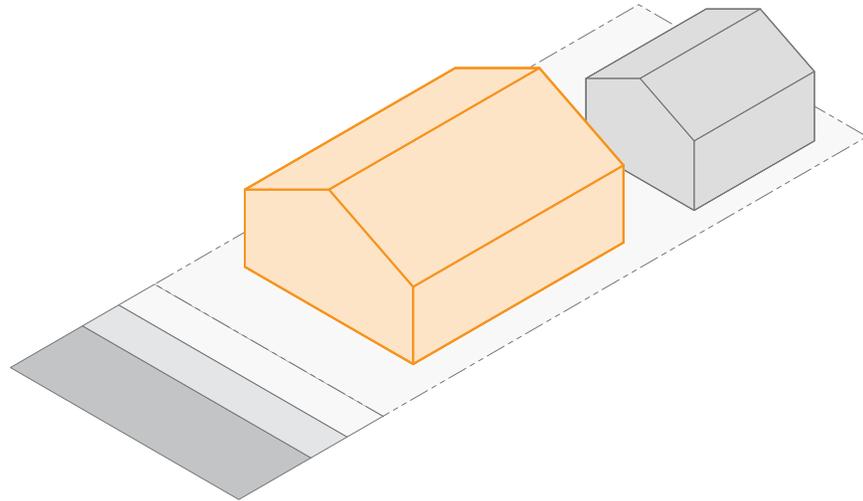


CAPE COD SINGLE FAMILY
EXAMPLE

5.0 Neighborhood Housing Types

5.1 Existing - Single Family Homes

A standalone, detached structure that contains a single dwelling unit. The dwelling unit has entry from the street, and typically has a secondary entrance on the opposite side of the structure. Single Family Homes may include an attached garage, a detached garage, or no garage. In addition, they may incorporate an Accessory Dwelling Unit (ADU) on the same parcel.



5.0 Neighborhood Housing Types

5.1 Existing - Single Family Homes

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	38 - 75 feet	38 - 75 feet
Depth	100 - 150 feet	100 - 150 feet
Area	3,800 - 11,250 SF 0.08 - 0.26 acres	3,800 - 11,250 SF 0.08 - 0.26 acres

UNITS		
Number of Units	1	1
Typical Unit Size	1,000 - 2,400 SF	1,000 - 2,400 SF

DENSITY		
Net Density	4 - 12 du/acre	4 - 12 du/acre
Gross Density	3 - 13 du/acre	3 - 14 du/acre

BUILDING SIZE		
Width	18 - 55 feet	
Depth	28 - 60 feet	
Height to Eave	8 - 24 feet	
Floors	1 - 2 stories	



CRAFTSMAN EXAMPLE



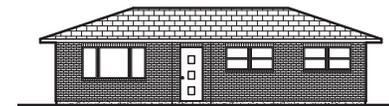
FOLK VICTORIAN EXAMPLE



CAPE COD EXAMPLE



FOURSQUARE EXAMPLE



WESTERN RANCH EXAMPLE

5.0 Neighborhood Housing Types

5.1 Existing - Single Family Homes



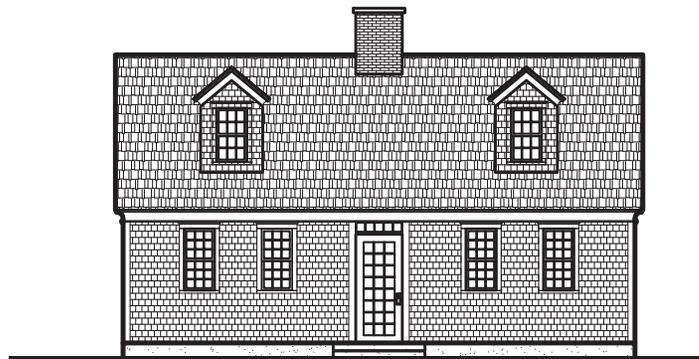
CRAFTSMAN EXAMPLE



FOLK VICTORIAN EXAMPLE



FOURSQUARE EXAMPLE



CAPE COD EXAMPLE

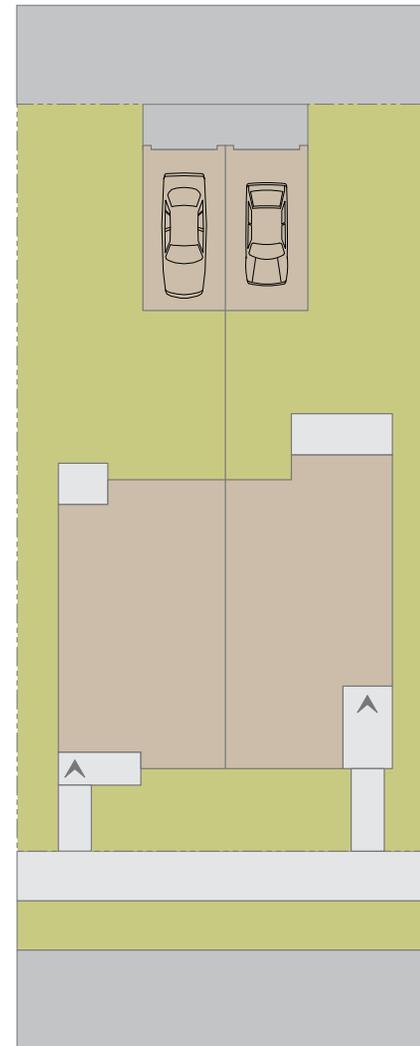
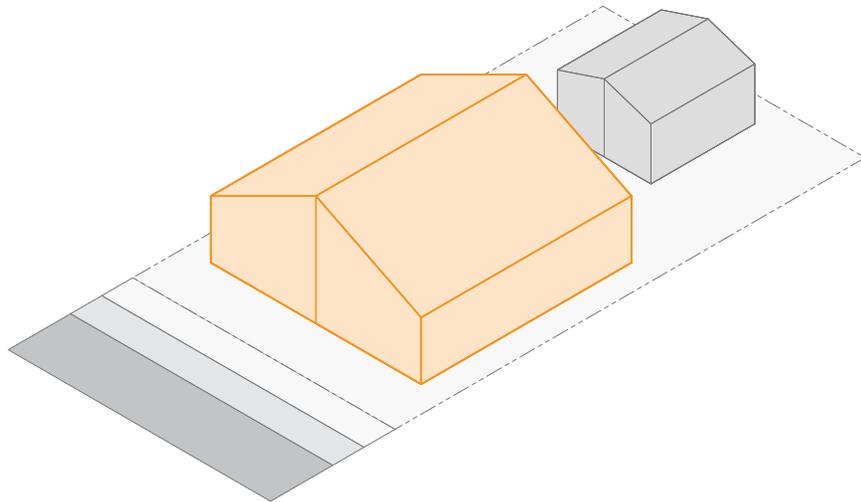


WESTERN RANCH EXAMPLE

5.0 Neighborhood Housing Types

5.2 Existing - Duplex: Side-by-Side

A side-by-side duplex is a building that contains two separate dwelling units, side-by-side. They are typically one to two stories, and are often symmetrical. Both dwellings commonly have entries facing the street.



5.0 Neighborhood Housing Types

5.2 Existing - Duplex: Side-by-Side

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	55 - 75 feet	40 - 70 feet
Depth	100 - 150 feet	100 - 150 feet
Area	5,000 - 11,250 SF 0.11 - 0.26 acres	4,500 - 10,500 SF 0.10 - 0.24 acres
UNITS		
Number of Units	2	2
Typical Unit Size	600 - 2,400 SF	600 - 2,400 SF
DENSITY		
Net Density	8 - 17 du/acre	8 - 19 du/acre
Gross Density	6 - 13 du/acre	7 - 14 du/acre
BUILDING SIZE		
Width	28 - 55 feet	
Depth	28 - 60 feet	
Height to Eave	14 - 24 feet	
Floors	1 - 2 stories	



CRAFTSMAN EXAMPLE



FOLK VICTORIAN EXAMPLE



CAPE COD EXAMPLE



FOURSQUARE EXAMPLE

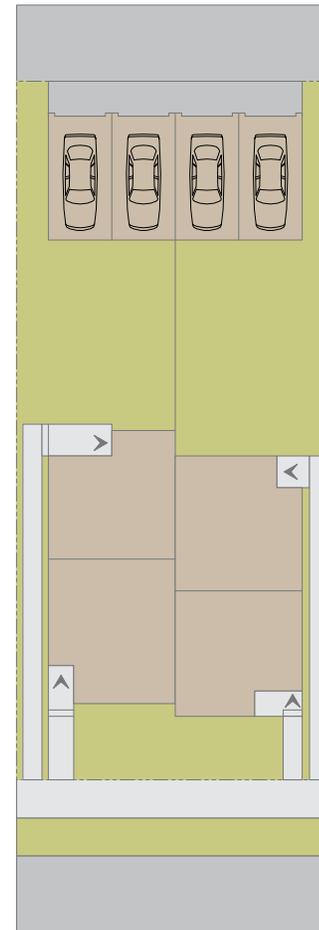
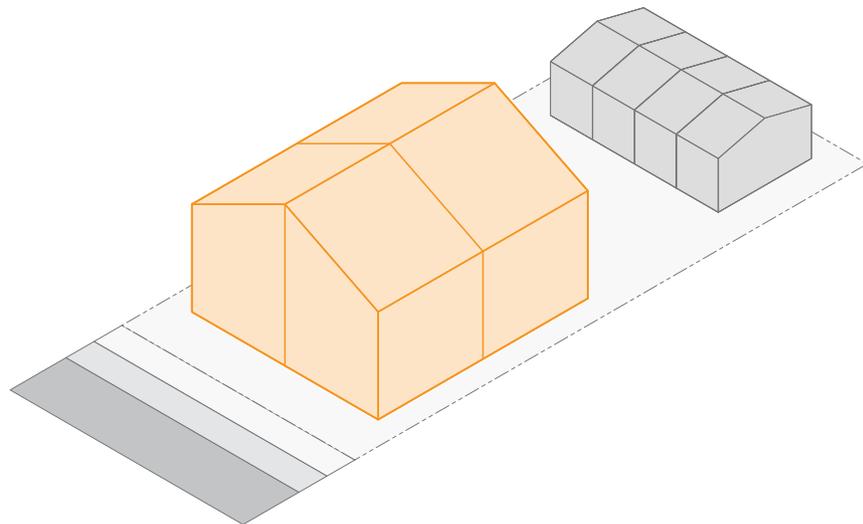


WESTERN RANCH EXAMPLE

5.0 Neighborhood Housing Types

5.3 Existing - Fourplex

A fourplex is typically a two, to two and a half story structure with four dwelling units. Two of the dwelling units are located on the ground floor and two are located above. They may share or have individual entries from the street, and may have a rear yard. A fourplex reads as a medium-sized single family house.



5.0 Neighborhood Housing Types

5.3 Existing - Fourplex

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	50 - 75 feet	45 - 65 feet
Depth	100 - 150 feet	100 - 150 feet
Area	5,000 - 11,250 SF 0.11 - 0.26 acres	4,500 - 9,750 SF 0.10 - 0.22 acres
UNITS		
Number of Units	4	4
Typical Unit Size	500 - 1,200 SF	500 - 1,200 SF
DENSITY		
Net Density	18 - 29 du/acre	21 - 35 du/acre
Gross Density	14 - 22 du/acre	15 - 25 du/acre
BUILDING SIZE		
Width	35 - 56 feet	
Depth	32 - 60 feet	
Height to Eave	20 - 28 feet	
Floors	2 - 2 ½ stories	



**CRAFTSMAN EXAMPLE
(TWO ENTRIES ALONG REAR)**



FOLK VICTORIAN EXAMPLE

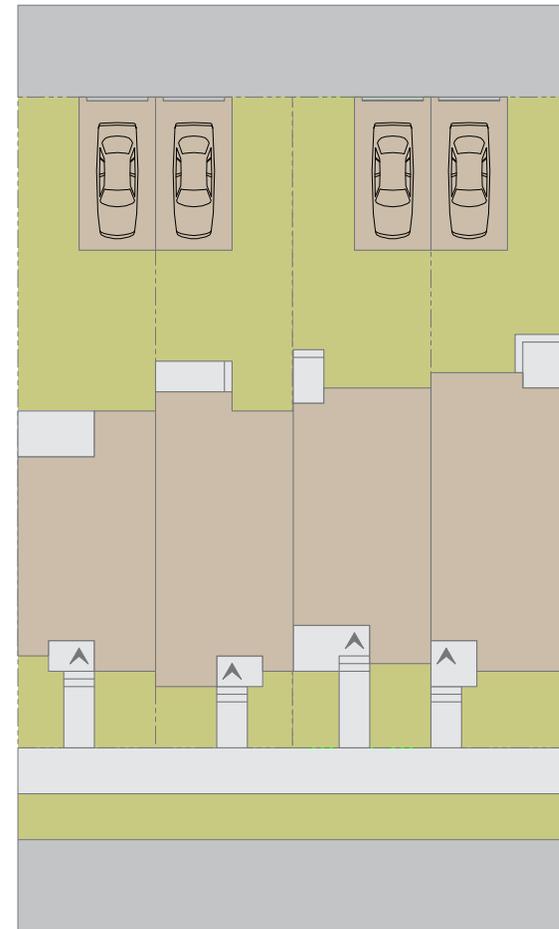
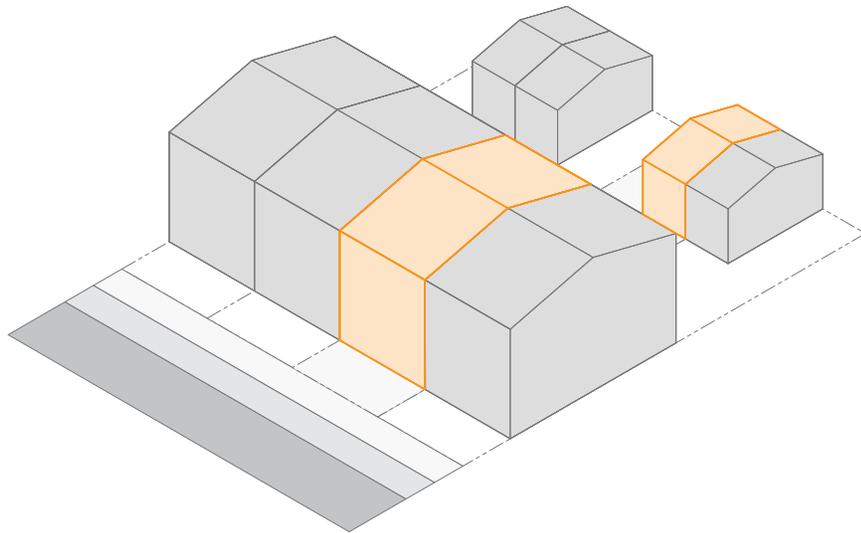


**FOURSQUARE EXAMPLE
(TWO ENTRIES ALONG REAR)**

5.0 Neighborhood Housing Types

5.4 Existing - Townhouse

A townhouse is a structure containing two or more multi-story dwelling units placed side-by-side. Entries to the dwelling units are located on the narrow side of the unit typically face a street or courtyard. Garages are typically concealed from the street, with access off of an alley.



5.0 Neighborhood Housing Types

5.4 Existing - Townhouse

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	N / A	18 - 25 feet
Depth		85 - 120 feet
Area		1,530 - 3,000 SF 0.04 - 0.09 acres
UNITS		
Number of Units	N / A	1
Typical Unit Size		1,000 - 3,000 SF
DENSITY		
Net Density	N / A	11 - 25 du/acre
Gross Density		10 - 22 du/acre
BUILDING SIZE		
Width	18 - 25 feet	
Depth	35 - 55 feet	
Height to Eave	25 - 40 feet	
Floors	2 - 3 ½ stories	



FOLK VICTORIAN EXAMPLE



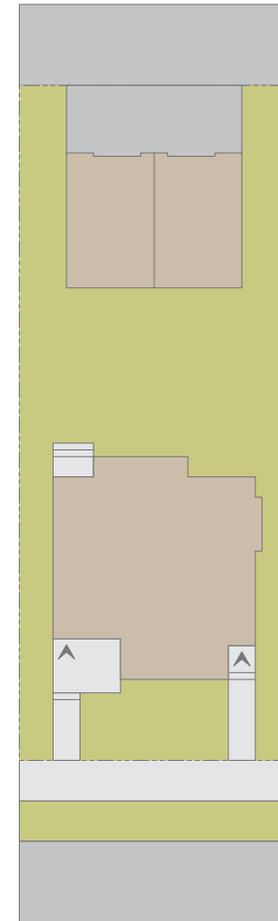
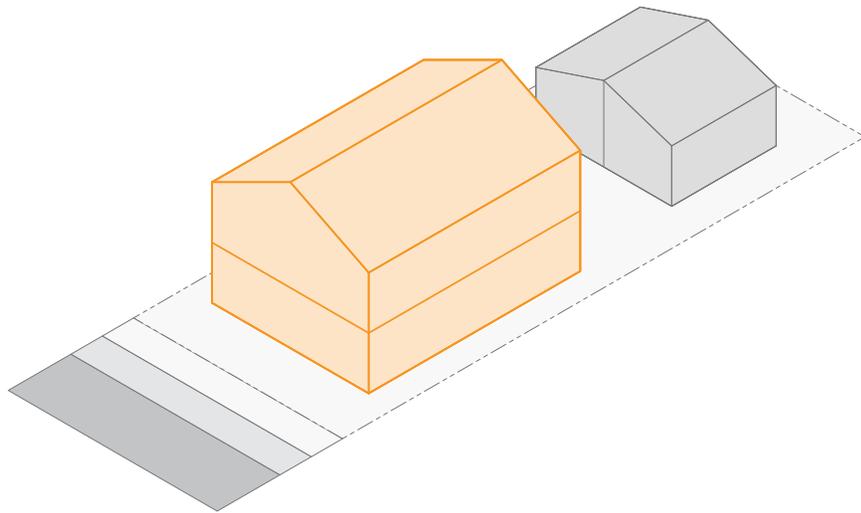
CAPE COD EXAMPLE

5.0 Neighborhood Housing Types

5.5 Acceptable - Duplex: Stacked

A stacked duplex is a building that contains two separate dwelling units, stacked one on top of the other. Both units have entries from the street.

A stacked duplex has the ability to be more narrow than a side-by-side duplex, and advantageous for use on narrow lots.



5.0 Neighborhood Housing Types

5.5 Duplex: Stacked

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	45 - 75 feet	40 - 70 feet
Depth	100 - 150 feet	100 - 150 feet
Area	4,500 - 11,300 SF 0.13 - 0.26 acres	4,000 - 10,500 SF 0.09 - 0.24 acres
UNITS		
Number of Units	2	2
Typical Unit Size	600 - 2,400 SF	600 - 2,400 SF
DENSITY		
Net Density	8 - 19 du/acre	8 - 25 du/acre
Gross Density	7 - 16 du/acre	7 - 16 du/acre
BUILDING SIZE		
Width	28 - 55 feet	
Depth	28 - 60 feet	
Height to Eave	20 - 24 feet	
Floors	2 - 2 ½ stories	



CRAFTSMAN EXAMPLE



FOLK VICTORIAN EXAMPLE



CAPE COD EXAMPLE



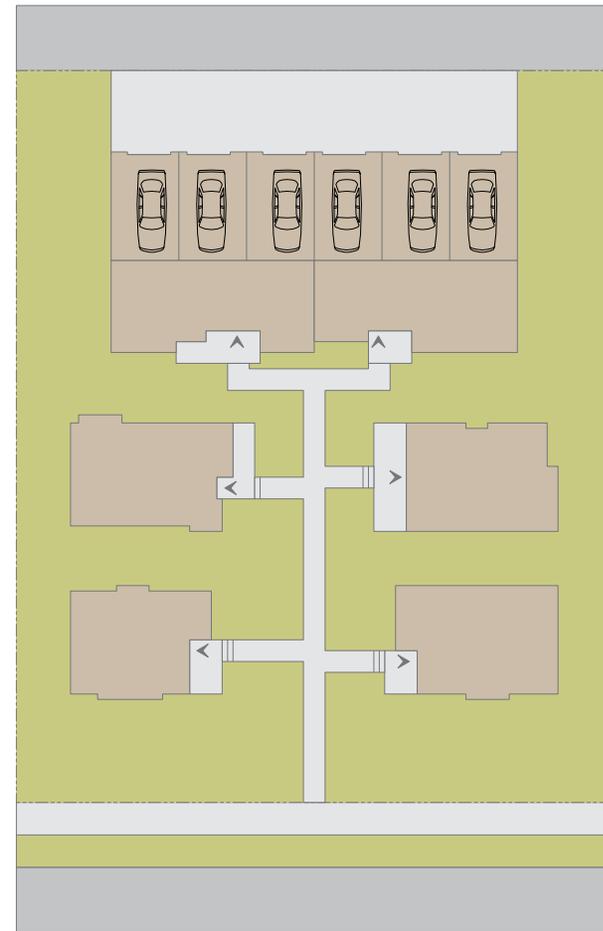
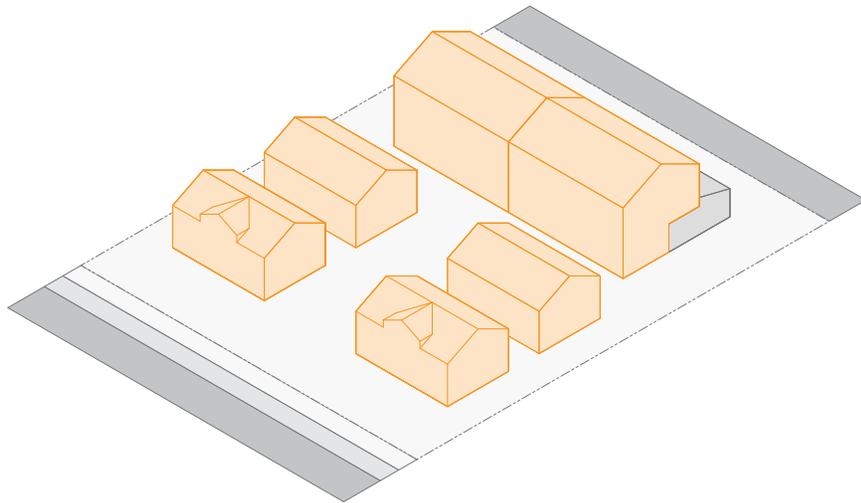
FOURSQUARE EXAMPLE

5.0 Neighborhood Housing Types

5.6 Acceptable - Cottage Court

A cluster of detached structures arranged around a shared court that is often visible from the street. The dwelling units are typically one to one and a half stories, although units' setback farthest from the street may be multiple stories with parking for the court development. Entries to the units are from the shared court which replaces the function of private rear yards.

Garages shall be located along the alley.



5.0 Neighborhood Housing Types

5.6 Acceptable - Cottage Court

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	115 - 160 feet	100 - 150 feet
Depth	100 - 150 feet	100 - 150 feet
Area	11,500 - 24,000 SF 0.26 - 0.55 acres	10,000 - 22,500 SF 0.23 - 0.52 acres
UNITS		
Number of Units	5 - 10	5 - 10
Typical Unit Size	500 - 800 SF	500 - 800 SF
DENSITY		
Net Density	13 - 38 du/acre	19 - 44 du/acre
Gross Density	10 - 20 du/acre	15 - 31 du/acre
BUILDING SIZE		
Width	18 - 24 feet	
Depth	24 - 36 feet	
Height to Eave	12 - 18 feet	
Floors	1 - 1 ½ stories; rear most building may be 2 stories	



CRAFTSMAN EXAMPLE



FOLK VICTORIAN EXAMPLE



CAPE COD EXAMPLE



WESTERN RANCH EXAMPLE



FOURSQUARE EXAMPLE



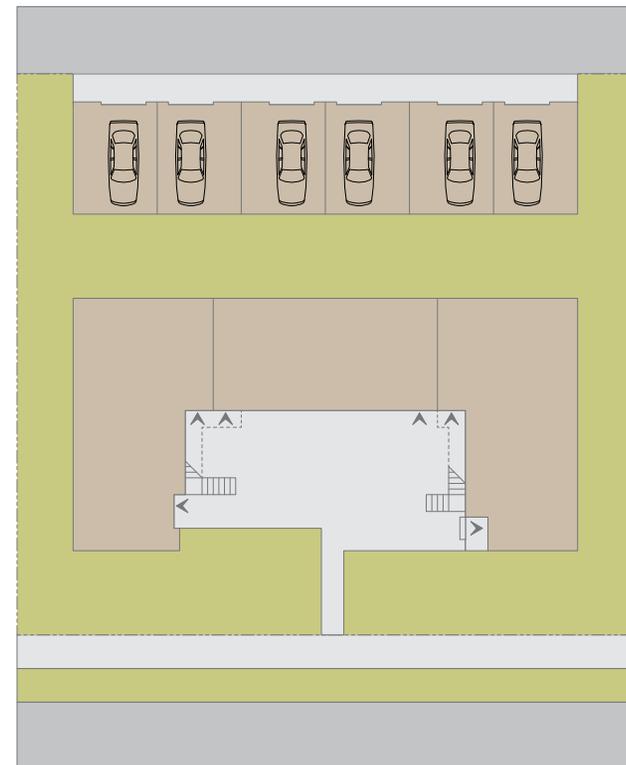
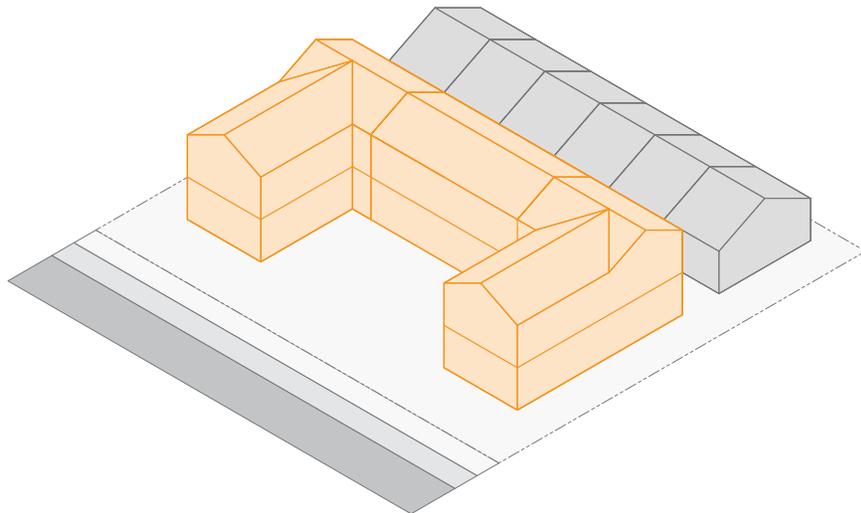
FOLK VICTORIAN EXAMPLE

5.0 Neighborhood Housing Types

5.7 Acceptable - Courtyard

A structure comprising of multiple side-by-side and/or stacked dwelling units. The dwelling units are oriented around a communal courtyard or series of courtyards that replaces the function of individual rear yards. The dwelling units are accessed from the courtyard and up to three dwelling units may share a stair. The building is typically one to three stories in height and is open to the street.

Parking shall be in the rear of the lot, shielded from the street.



5.0 Neighborhood Housing Types

5.7 Acceptable - Courtyard

Typical Specifications

LOT	FRONT-LOADED	ALLEY-LOADED
Width	100 - 124 feet	85 - 125 feet
Depth	110 - 150 feet	100 - 150 feet
Area	11,000 - 20,250 SF 0.25 - 0.46 acres	9,350 - 18,750 SF 0.21 - 0.43 acres
UNITS		
Number of Units	6 - 25	6 - 25
Typical Unit Size	500 - 1,300 SF	500 - 1,300 SF
DENSITY		
Net Density	26 - 60 du/acre	33 - 70 du/acre
Gross Density	21 - 56 du/acre	24 - 61 du/acre
BUILDING SIZE		
Width	50 - 100 feet	
Depth	50 - 80 feet	
Height to Eave	20 - 40 feet	
Floors	1 - 3 ½ stories	



CRAFTSMAN EXAMPLE



FOLK VICTORIAN EXAMPLE

5.0 Neighborhood Housing Types

5.8 Acceptable - Accessory Dwelling Unit

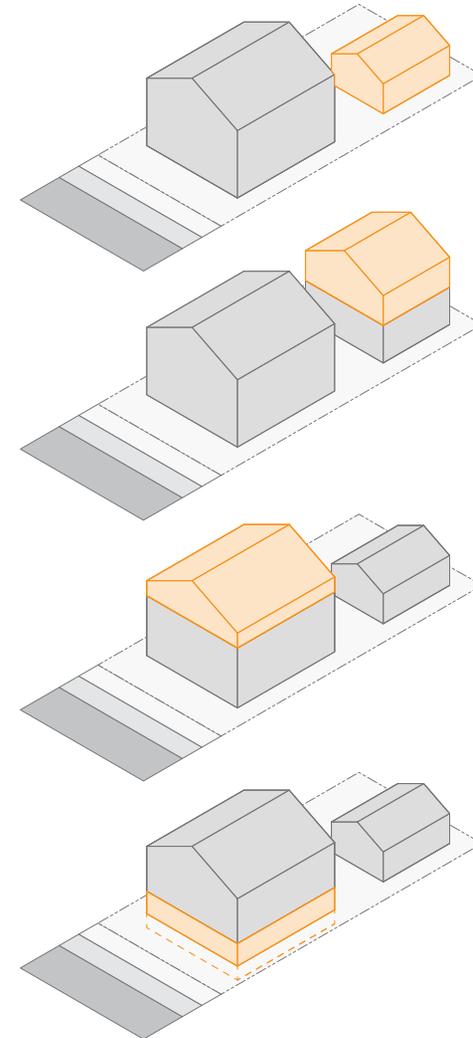
An Accessory Dwelling Unit (ADU) is an additional small dwelling unit located on the same parcel as a Single-Family home. Alternative names include guesthouse, in-law apartment, and backyard cottage.

ADUs are incorporated in many different ways, in both new construction and renovation of existing single-family homes.

- Detached standalone structures
- Above an attached garage
- Above a detached garage
- Within the attic of a single-family house
- Within the basement of a single-family house.

ADUs are provided with their own entry. They include their own sleeping areas, bathroom, kitchen/kitchenette, and living spaces. They may share laundry facilities with the primary residence, or may not have available laundry services on the property.

Parking shall be on-street. If the property owner provides an on-site parking space, it shall be hidden from the street.



5.0 Neighborhood Housing Types

5.8 Acceptable - Accessory Dwelling Unit



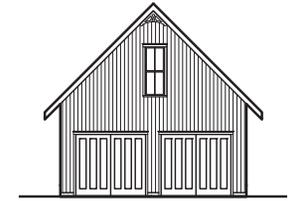
CRAFTSMAN DETACHED
ADU EXAMPLE



FOLK VICTORIAN DETACHED
ADU EXAMPLE



CRAFTSMAN ABOVE-
GARAGE ADU EXAMPLE



FOLK VICTORIAN ABOVE-
GARAGE ADU EXAMPLE



CAPE COD DETACHED
ADU EXAMPLE



FOURSQUARE DETACHED
ADU EXAMPLE



CAPE COD ABOVE-GARAGE
ADU EXAMPLE

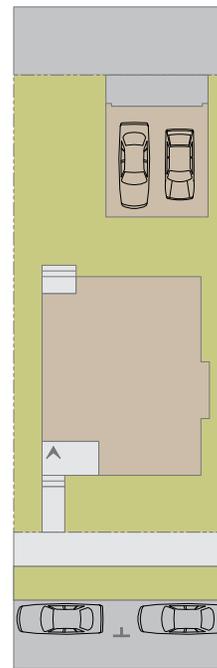


FOURSQUARE ABOVE-
GARAGE ADU EXAMPLE

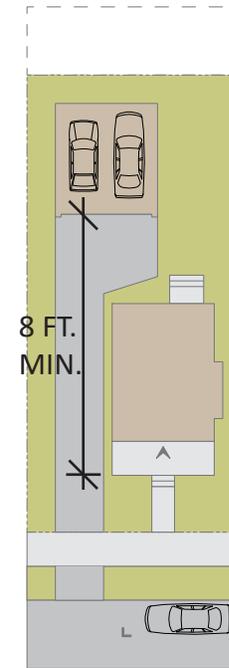
6.0 Parking

Parking requirements

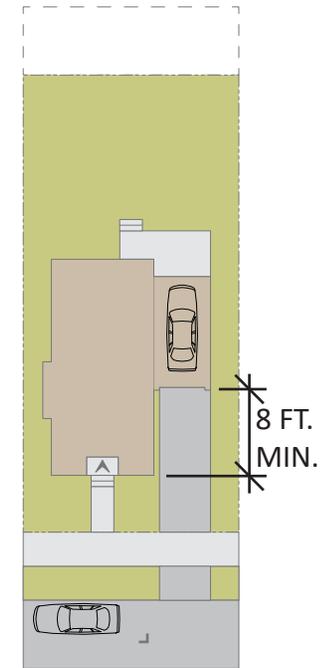
- Street parking is permitted on streets as signed.
- Garages shall be located off the alley
- Where deemed not feasible, garages or on-site parking shall be setback from the front elevation of the building a minimum of 8'.
- Parking areas, paved or unpaved, are not permitted in the front yard of parcels.



**REQUIRED
WHERE FEASIBLE**



**OPTION WHEN
ALLEY PARKING IS
NOT FEASIBLE**



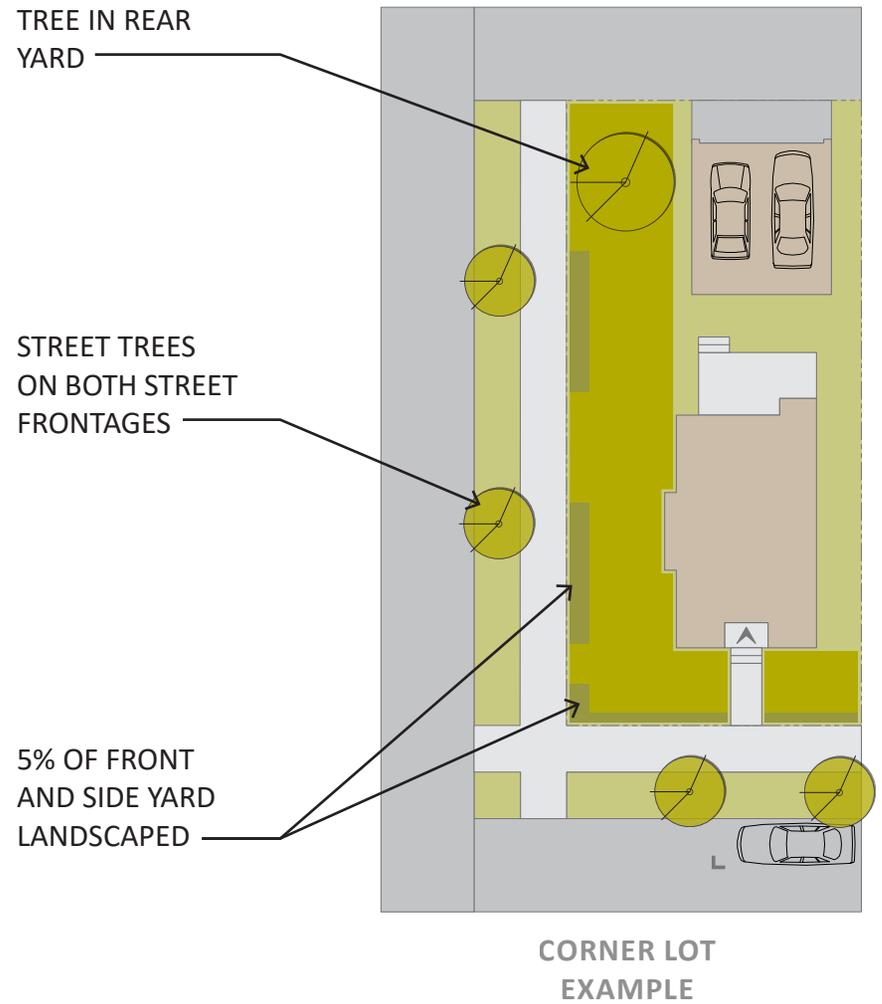
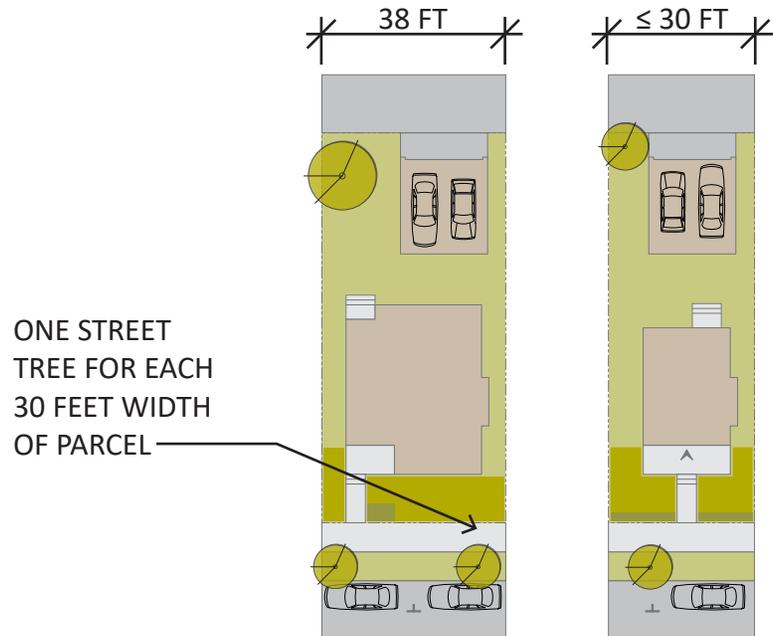
**OPTION WHEN
ALLEY PARKING IS
NOT FEASIBLE**

7.0 Landscaping

7.1 Landscaping Requirements

The following landscaping requirements apply to New Construction and Additions:

- One Street Tree shall be provided for every 30' of street frontage.
- A minimum of 5% of the front yard area shall be landscaped with trees, shrubs, and groundcovers. The required street tree shall be included in this percentage.
- A minimum of one tree shall be provided in the rear yard.
- Corner lots shall have 5% of each of the two street frontages landscaped with trees, shrubs, and groundcovers, for a total of 10% of the street-facing yards.



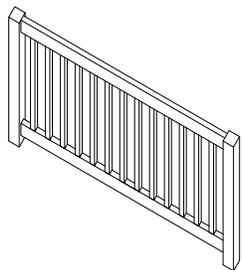
8.0 Fencing

8.1 Fencing Requirements

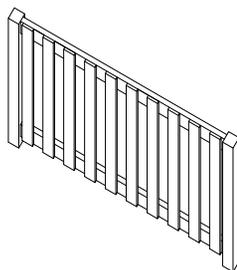
Fencing has the ability to define space, provide privacy, and provide a safe area for animals and children playing. Fencing shall be utilized in a way to provide value to the individual property, block, and neighborhood. To meet this intent, all fencing shall be constructed such that the aesthetic side of the fence faces the street, or adjacent property. Fence pickets shall be visible from the street, while the fence rails are visible from the yard.

A fence with a two-sided presentation has pickets and rails in the same plane. This fence provides the same aesthetic presentation on both sides. This fence style may be preferred by Home Owners that would like to provide an equally aesthetic appearance from the yard side of the fence.

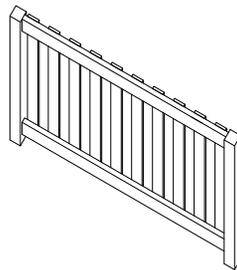
Alternatively, fencing can be constructed with differing presentation on each side. In this instance, the side of the fence with the rails fully exposed shall face the house. The pickets shall face the street.



Two-sided presentation



Public presentation side



Private presentation side (house side)

To retain the character of the neighborhood, the following fencing materials are acceptable:

- Historically appropriate wood
- Historically appropriate decorative metal
- Vinyl (picket fence types)

The following fencing materials are not permitted as they are not indicative of the neighborhood housing styles and characteristics:

- Chain link, with or without privacy slats
- Concrete, except as retaining walls under 4' in height
- Concrete masonry units (CMU), except as retaining walls under 4' in height

FENCE HEIGHT AND OPENNESS REQUIREMENTS

	MAXIMUM HEIGHT	MINIMUM % OPEN
FRONT YARD	3'-6"	50%
REAR & SIDE YARD	6'-0"	0%
CORNER YARD	3'-6"	50%

8.0 Fencing

8.2 Examples of Front Yard Fencing - Wood



FIGURE 42



FIGURE 43



FIGURE 44



FIGURE 45

8.0 Fencing

8.3 Examples of Front Yard Fencing - Decorative Metal



FIGURE 46

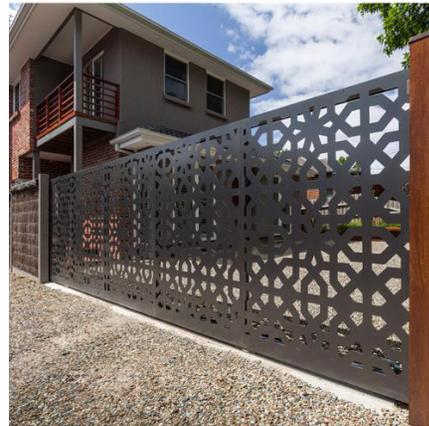


FIGURE 47



FIGURE 48



FIGURE 49

8.0 Fencing

8.4 Examples of Side and Rear Yard Fencing - Wood



FIGURE 50



FIGURE 51



FIGURE 52



FIGURE 53



FIGURE 54



FIGURE 55

8.0 Fencing

8.4 Examples of Side and Rear Yard Fencing - Wood (continued)



FIGURE 56



FIGURE 57



FIGURE 58



FIGURE 59



FIGURE 60

Glossary

Bay Window

A window built to project outward from an outside wall. Can include more than one story. May include just the window or an interior bench below. Bow windows are a curved form of a bay window.



Bracket

A projection from a vertical surface that provides structural and/or visual support for overhanging elements such as cornices, balconies, and eaves.



Casement Window

A window frame that is hinged on one vertical side, and which swings open to either the inside or the outside of the building. Casement windows often occur in pairs.



Corbel

A large ornate bracket of wood supporting a projection. Also a row of brick or stones offset by a slight amount to form a support.



Cornice

The uppermost section of moldings at the top of a window, a ceiling or exterior wall, or just below a roof.



Dormer

A window set vertically in a structure projecting through a sloping roof. Also the roofed structure containing such a window.



Glossary, cont.

Double-Hung Window

A vertical sliding window containing an upper sash and a lower sash. Both the lower sash and upper sash slide vertically.



Duplex

A structure that consists of two separate family units. Also known as a semi-detached house.



Eave

The projecting edge of a roof that overhangs an exterior wall to protect it from the rain.

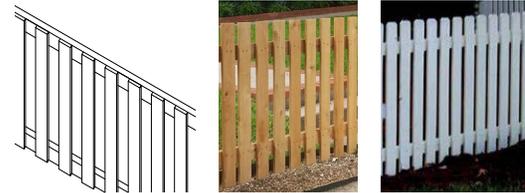


Facade

The front of a building, or any face of a building given special architectural treatment.

Fence Picket

The vertical elements of the fence that are fastened to the fence rails. Fence picket dimensions vary depending on the fence style, but are equally spaced across the fence panel. Fence pickets may have a decorative cut at the top.



Fence Rail

The horizontal member of the fence that spans from post to post. There are typically two 2x4 fence rails per fence panel.



Glossary, cont.

Fiber Cement Siding

A durable, low-maintenance cladding material made with Portland cement, sand, water, and cellulose fibers. It is made to replicate wood lap and shake siding.



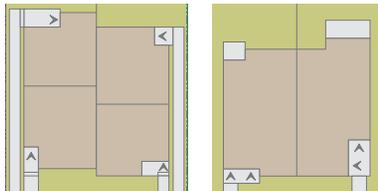
Filligree

Ornamental openwork of delicate or intricate design.



Fourplex

A structure that consists of four separate family units.



Frieze

The part of an entablature between the architrave and the cornice. Also a sculptured or richly ornamented band.



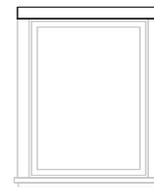
Gable Roof

A roof with two slopes joining at a single ridge line parallel to the entrance façade. When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a “gable-end roof.”



Head Trim

The trim along the top of a window or door.



Glossary, cont.

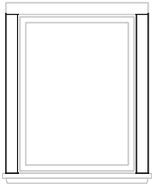
Hip Roof

A roof that has both sloping ends and sides, usually meeting at a ridge.



Jamb Trim

The trim along the sides of a window or door.



Knee Braces

A diagonal, structural member placed where angles join together (corners of roofs, roof ridge, etc.).



Lintel

A horizontal architectural member spanning and usually carrying the load above an opening.



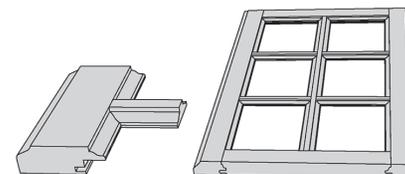
Massing

The relationship of the parts of a building to the overall scale of the building and adjacent buildings.



Mullions

A slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.

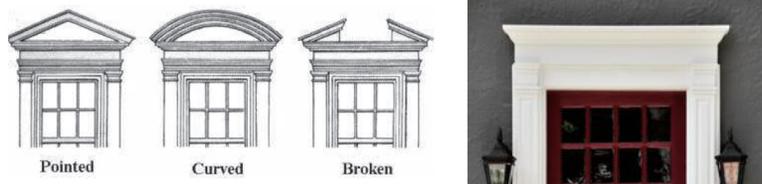


Glossary, cont.

Pediment

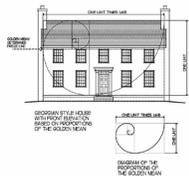
A triangular space that forms the gable of a low-pitched roof and that is usually filled with relief sculpture in classical architecture.

Also, a similar form used as a decoration.



Proportion

The correct or appropriate relationship between the size, shape, and position of the different parts of something.



Pyramidal Roof

A roof that has both sloping ends and sides meeting at a point.



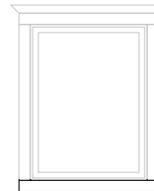
Rake

The trim board which runs along the gable edge of the roof.



Sill Trim

The trim along the bottom of a window.



Single-Hung Window

A vertical sliding window containing an upper sash and a lower sash. The lower sash slides vertically while the upper sash is fixed.



Glossary, cont.

Spindle

A turned often decorative piece, like in a baluster.



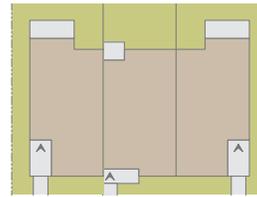
Substantial Improvement (International Building Code)

Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

Triplex

A structure that consists of three separate family units. Also known as a semi-detached house.



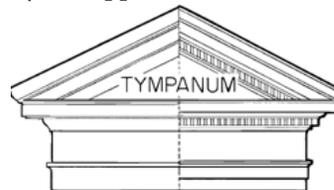
Turret

An ornamental round or faceted projecting structure generally at a corner of a larger structure.



Tympanum

The recessed usually triangular face of a pediment within the frame made by the upper and lower cornices.



Glossary, cont.

Valance

An element that provides cover for hardware, lighting, or other construction member.



Window Sash

The movable frames in a window in which window panes are set.

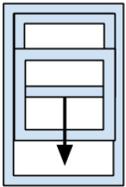


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