

# Central Park

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A neighborhood is a place with both character and boundary. It is composed of houses, streets, lawns, driveways, sidewalks and landscaping. The character of the neighborhood comes from how things are designed and work together.

A neighborhood's architectural identity comes from the collection of styles which are sewn together in a loosely woven pattern. These patterns include mass, scale, relationship to the street and the location of driveways and garages.

The purpose of these guidelines is to aid in the process by which the neighborhood is developed in order to create a unique character with a more traditional architectural identity. This neighborhood will be the "classic American neighborhood" rediscovered.

It is important that these guidelines be used during the design process. These styles are far different from the commonplace houses which are in most other new neighborhoods. Both the plans and elevations are fundamentally different.

These guidelines are designed to create a varied streetscape, with unique homes and not multiple uses of the same design adjacent to one another. The goal is to achieve a harmonious neighborhood with wonderful character by not becoming monotonous.

The Central Park Architectural Design Committee must approve each house plan and elevations. Elevations must be compatible with other home sites in Central Park.



# SITE GUIDELINES

## Building Location on Site:

- All fencing must be approved by Architectural Design Committee.
- Side yards - Side yards are a minimum of 10' wide.
- Front & Rear yards – Per zoning codes

Sidewalks: City sidewalk 48" in width.

## Front Driveways:

Where alleys are available, front driveways are not permitted.

## Alley Driveways:

Driveway can be the width of the garage.

Landscape Guidelines: Central Park Landscape document contains information relating to fence, retaining walls, trees, and other information referenced in and pertinent to the *Amended Covenants And Restrictions Of Central Park Addition*, and will be provided to new homeowners by the HOA.

# ARCHITECTURAL GUIDELINES

## Style:

The primary structure and any accessory building shall be of the same architectural style within a give lot.

## Porches:

1. Front porches should maintain an open appearance.
2. Accessible front porches with ramps are allowed, when the ramps are screened.

## Windows:

1. Clear (non-tinted) glass must be used in all windows and doors.
2. Reflective and tinted glass are not permitted.
3. Steel and aluminum windows are prohibited (clad windows are acceptable).

## Use of Multiple Plans and Elevations:

1. Two non-identical houses of the same architectural style may be built on adjacent lots unless approved by the Architect Design Committee.
2. Identical houses cannot repeat within the same block without a change created by a unique design element such as different porch, dormers, wall materials and add-on massing elements all of which are compatible with the enclosed architectural style criteria.

# COMMON ELEMENTS

## Massing Principles:

1. Simple rectangular massing with gable roofs steeply pitched.
2. The width of the gable ends should not exceed 26' due to the roof pitch and vertical proportions.

## Basic Forms:

1. One, one and one half, and two story plans are used.
2. Some two story plans utilize a cross gable roof form with a porch wrapping around the projected gable end.

## Roofs, Roofing and Gutters:

1. Two story gabled roof with (8:12 to 12:12) pitch.
2. Roof overhangs are broad and may have exposed rafters.



# NATIONAL VERNACULAR STYLE



## DEFINING ELEMENTS

1. BRICK CHIMNEY, CLAPBOARD SIDING OR STUCCO
2. TWO STORY GABLED ROOF 8:12-12:12
3. SIMPLE TRIM AT FRONT AND SIDE RETURNS AT EAVES
4. 6" CORNER TRIM
5. SINGLE OR DOUBLE HUNG WINDOWS WITH MUNTINS AND SIMPLE TRIM
6. CLAPBOARD SIDING
7. LARGE, SIMPLE, ENTRY TRIM
8. 3 PANELED WOOD ENTRY DOOR
9. A LARGE PORCH IS TYPICAL
10. BRICK, CUT STONE, OR STUCCO RAISED BASE

# AMERICAN FOURSQUARE STYLE



1. BRICK CHIMNEY WITH CORBELS OR STUCCO CHIMNEY
2. MEDIUM PITCHED TWO STORY GABLED OR HIPPED ROOF
3. SINGLE, MULTIPLE WINDOW DORMER CENTERED ON THE FRONT ELEVATION
4. SIMPLE TRIM AT FRONT AND SIDE RETURNS AT EAVES
5. 6" CORNER TRIM
6. SINGLE OR DOUBLE HUNG WINDOWS WITH MUNTINS AND SIMPLE TRIM
7. CLAPBOARD SIDING OR BRICK
8. LARGE, SIMPLE, ENTRY TRIM
9. 3 PANELED WOOD ENTRY DOOR WITH GLASS
10. A LARGE PORCH IS TYPICAL
11. A BRICK, CUTE STONE, OR STUCCO RAISED BASE

# TUDOR STYLE



## DEFINING ELEMENTS

1. HALF-TIMBERING TRIM IS USED
2. DECORATIVE CHIMNEY POTS
3. STEEPLY PITCHED ROOFS OFTEN EXCEEDING 12 IN 12
4. SHED OR GABLED FRONT DORMERS
5. SHALLOW EAVE EXTENSIONS
6. MASSIVE MASONRY CHIMNEY IN FEATURED LOCATION
7. SINGLE OR DOUBLE HUNG WINDOWS WITH MUNTINS AND HEAVY TRIM BOARDS
8. MASONRY AND USE OF HALF-TIMBERING FOR WALLS
9. A PLANKED, ARCHED WOOD ENTRY DOOR WITH MASONRY SURROUND
10. A SMALL STOOP IS TYPICAL
11. A BRICK, CUT STONE, OR STUCCO RAISED BASE

# COLONIAL REVIVAL STYLE



## DEFINING ELEMENTS

1. BRICK CHIMNEY WITH CORBELS OR STUCCO CHIMNEY
2. STEEPLY PITCHED TWO STORY GABLED OR HIPPED ROOF
3. MULTIPLE SINGLE WINDOW DORMERS WITH PEDIMENTS GABLES BALANCED ON THE FRONT ELEVATION
4. CLASSIC TRIM WITH MOLDED CORNICE AT FRONT AND SIDE RETURNS AND AT EAVES
5. PANELED OR LOUVERED SHUTTERS
6. SYMMETRICALLY PLACED SINGLE OR DOUBLE HUNG WINDOWS WITH MUNTINS AND ELABORATE TRIM
7. CLAPBOARD SIDING, STUCCO OR RED BRICK
8. HEAVILY ORNAMENTED ENTRY TRIM
9. SIX PANELED WOOD ENTRY DOOR
10. A SMALL PORCH IS USED
11. A BRICK, CUT STONE, OR STUCCO RAISED BASE

# GEORGIAN REVIVAL STYLE



## DEFINING ELEMENTS

1. BRICK CHIMNEY WITH CORBELS OR STUCCO CHIMNEY
2. STEEPLY PITCHED TWO STORY GABLED OR HIPPED ROOF
3. MULTIPLE SINGLE WINDOW DORMERS WITH PEDIMENTED GABLES BALANCED ON THE FRONT ELEVATION
4. CLASSIC TRIM WITH MOLDED CORNICE AND DENTIL MOLDINGS AT FRONT AND SIDE RETURNS AT EAVES
5. PANELED OR LOUVERED SHUTTERS
6. SYMMETRICALLY PLACED SINGLE OR DOUBLE HUNG WINDOWS WITH MUNTINS
7. CLAPBOARD SIDING, STUCCO OR RED BRICK
8. HEAVILY ORNAMENTED ENTRY TRIM
9. SIX PANELED WOOD ENTRY DOOR
10. A SMALL PORCH OR STOOP IS USED
11. BRICK, CUT STONE, OR STUCCO RAISED BASES



# BUNGALOW STYLE



## DEFINING ELEMENTS

1. A SINGLE LARGE GABLED OR SHED DORMER
2. MEDIUM PITCHED ONE AND ONE HALF OR TWO STORY GABLED OR HIPPED ROOF WITH LARGE OVERHANGS
3. EXPOSED BRACKETS
4. LARGE FRONT PORCH WITH GABLE OR SHED ROOF
5. LARGE SINGLE OR DOUBLE HUNG WINDOWS WITH LARGE SIMPLE TRIM
6. WOOD PANEL ENTRY DOOR
7. RAISED ENTRY PORCH
8. TAPERED COLUMNS OVER RAISED BASE