

Making & Marketing Mixed-Income Neighborhoods

CNU XII • Chicago, Illinois

june 2004

u r b a n d e s i g n a s s o c i a t e s

Crawford Square

Pittsburgh · Pennsylvania

Learning from the past



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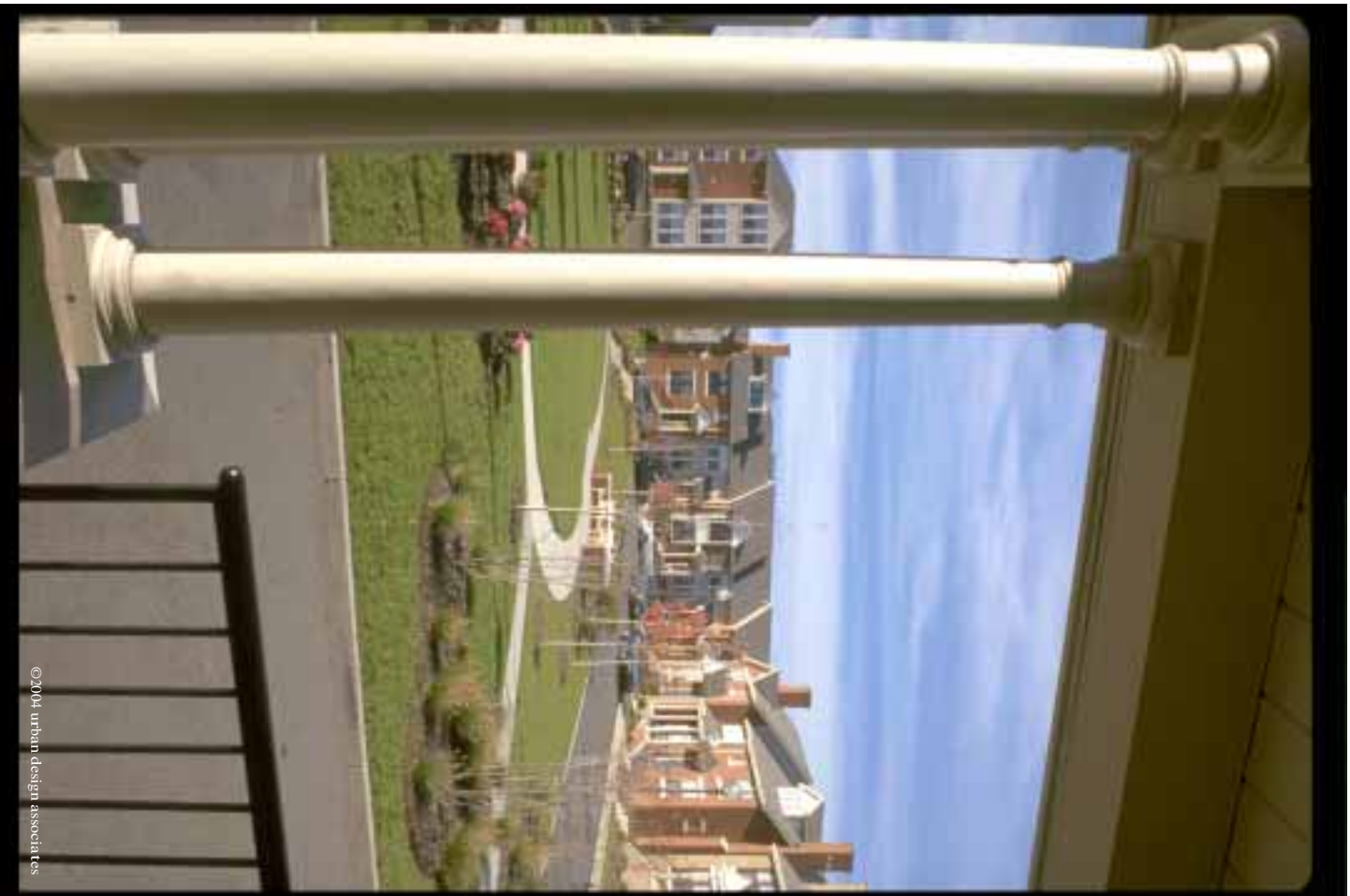


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First Ward

Charlotte · North Carolina

Learning from HOPE VI



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East Garrison

Monterey County · California

New approaches to
affordability



*Serial #1313
Category #23*



Existing conditions



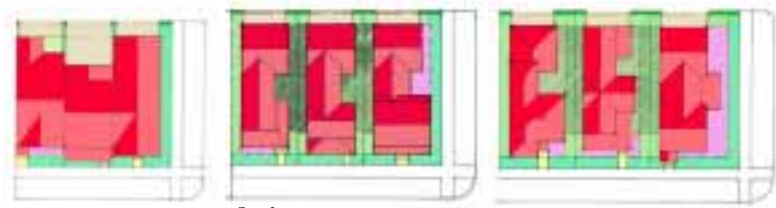


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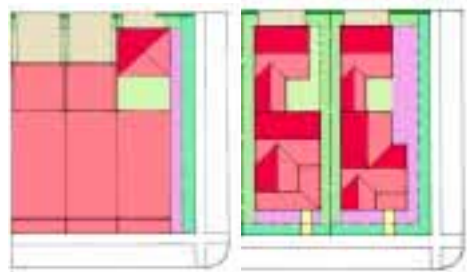


Townhouse Lots

Grove Lots

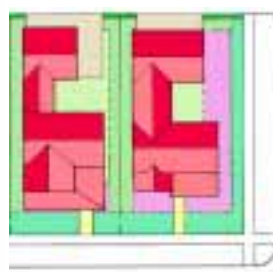
Garden Lots

Note: Public areas adjacent to lots (shown in white on all lot types) may or may not contain a park strip between the sidewalk and the curb.

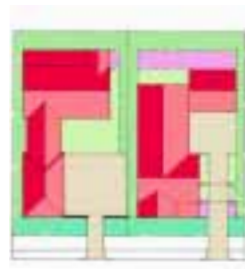


Live/Work Townhouse Lots

Bungalow Lots



Village Lots

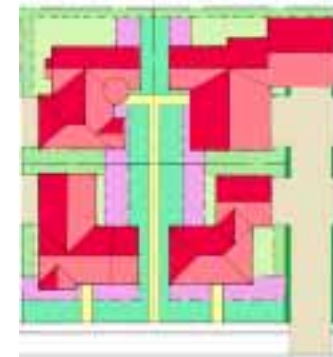


Bluff Lots



Lot Types

east garrison offers a variety of lot types and locations ranging from 18 feet to approximately 65 feet wide. These lot types include Townhouse, Grove, Garden, Bungalow, Village, Courtyard, and Bluff Lots. Most of these lots have rear lane accessed parking—either a garage, carport, or paved parking pad—with continuous front yard landscaping uninterrupted by parked cars and driveways. Lot types are mixed throughout the community. In addition to the single-family lots, multi-family sites and buildings have been integrated into the neighborhoods. Following the description of setback requirements (on the next page), general conditions for each of the lot types are presented.



Courtyard Lots

Lot Types



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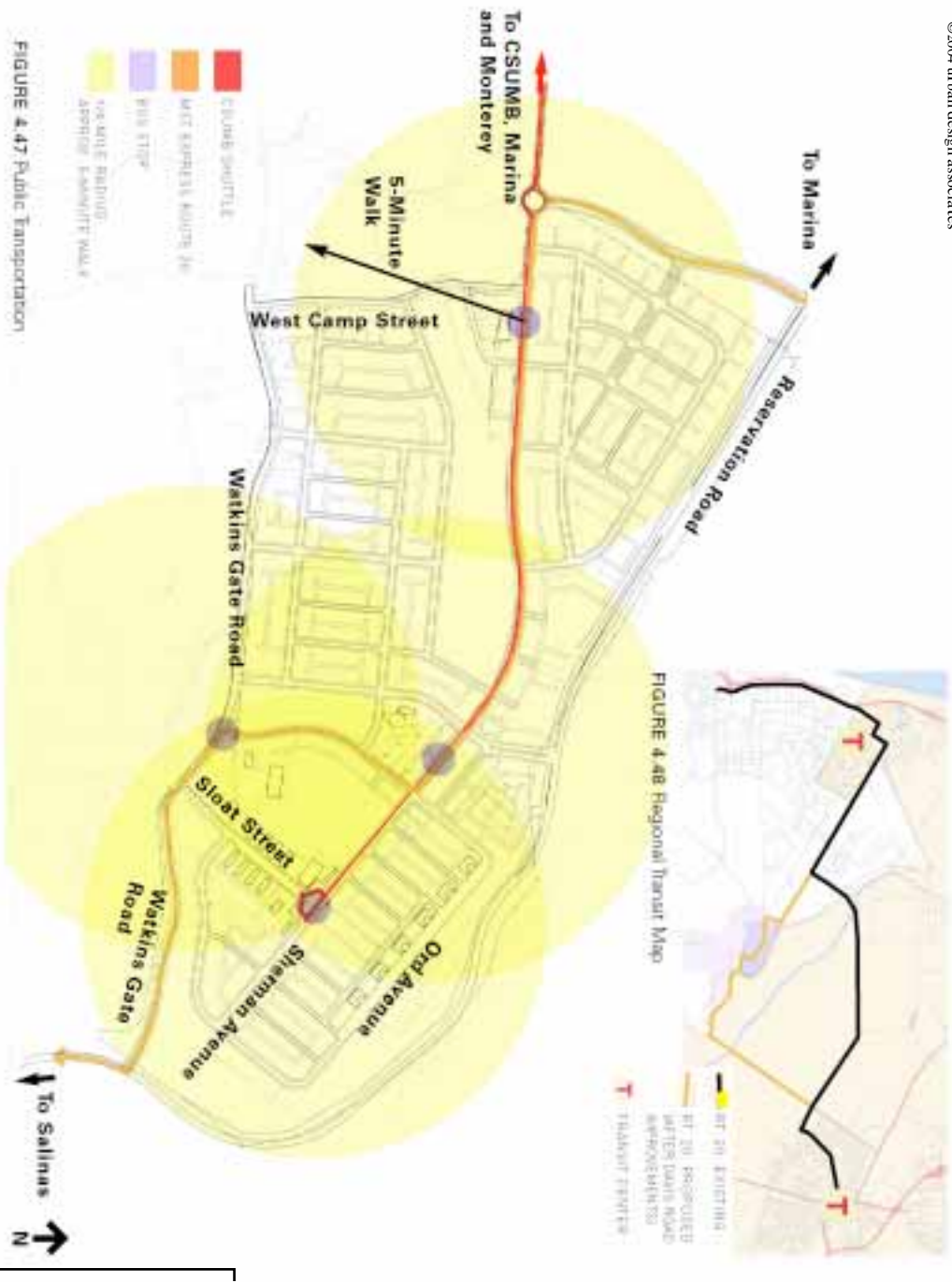






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Overview

the architectural patterns section illustrates key elements and design strategies for the four permitted traditional architectural styles and two specific places—the Town Center and the Artist Lofts—each of which has special architectural characteristics. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style or, in the case of the Town Center and the Artist Lofts, to a particular place.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types and eave types, standard door and window compositions, window and door proportions and characteristics, typical porch types and details, and, finally, materials and possibilities based on pattern book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the East Garrison context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing, at a minimum, a consistent quality of character and detail.

Architectural Patterns

Rancho Cañada

Monterey County · California

Affordability without
public subsidy



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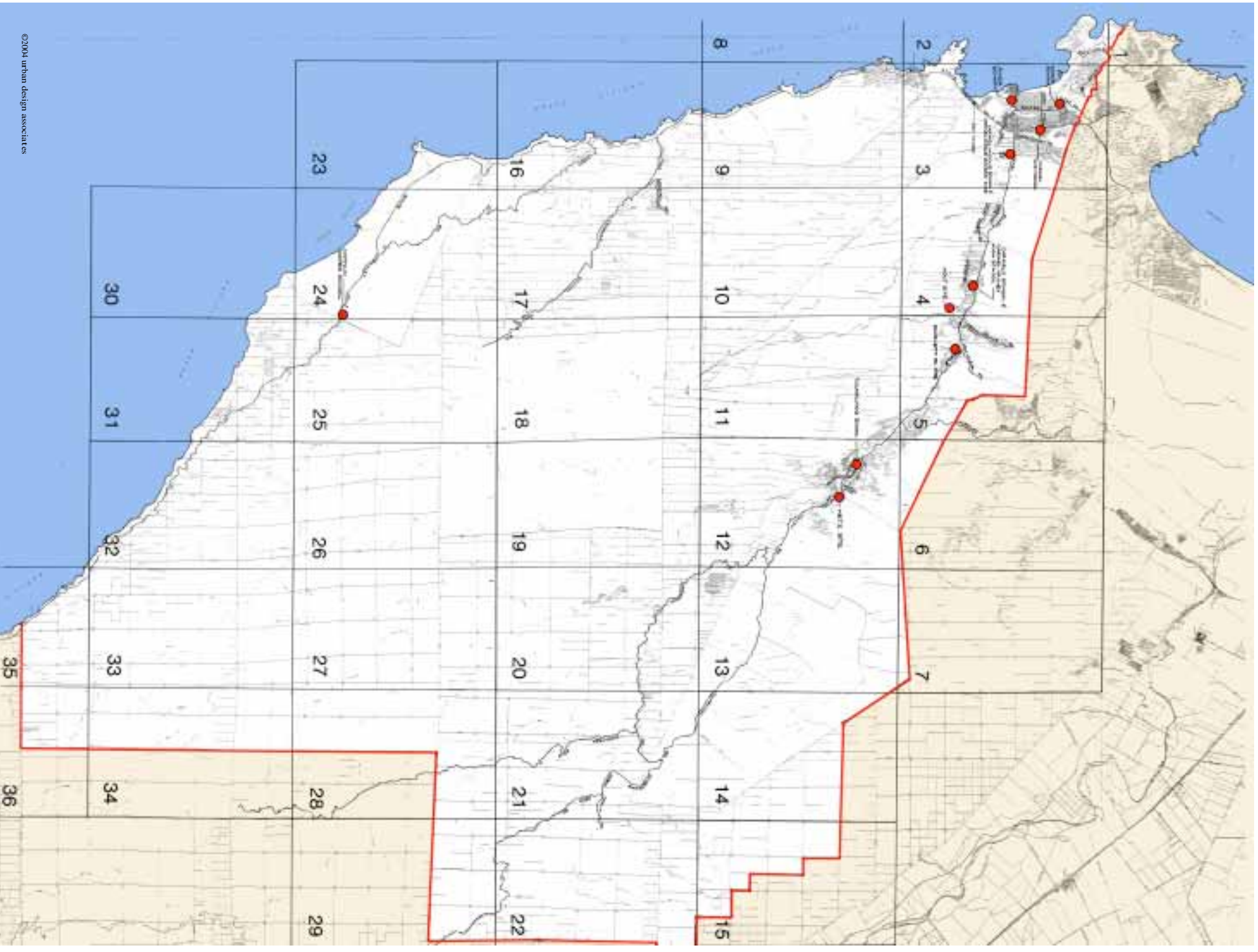
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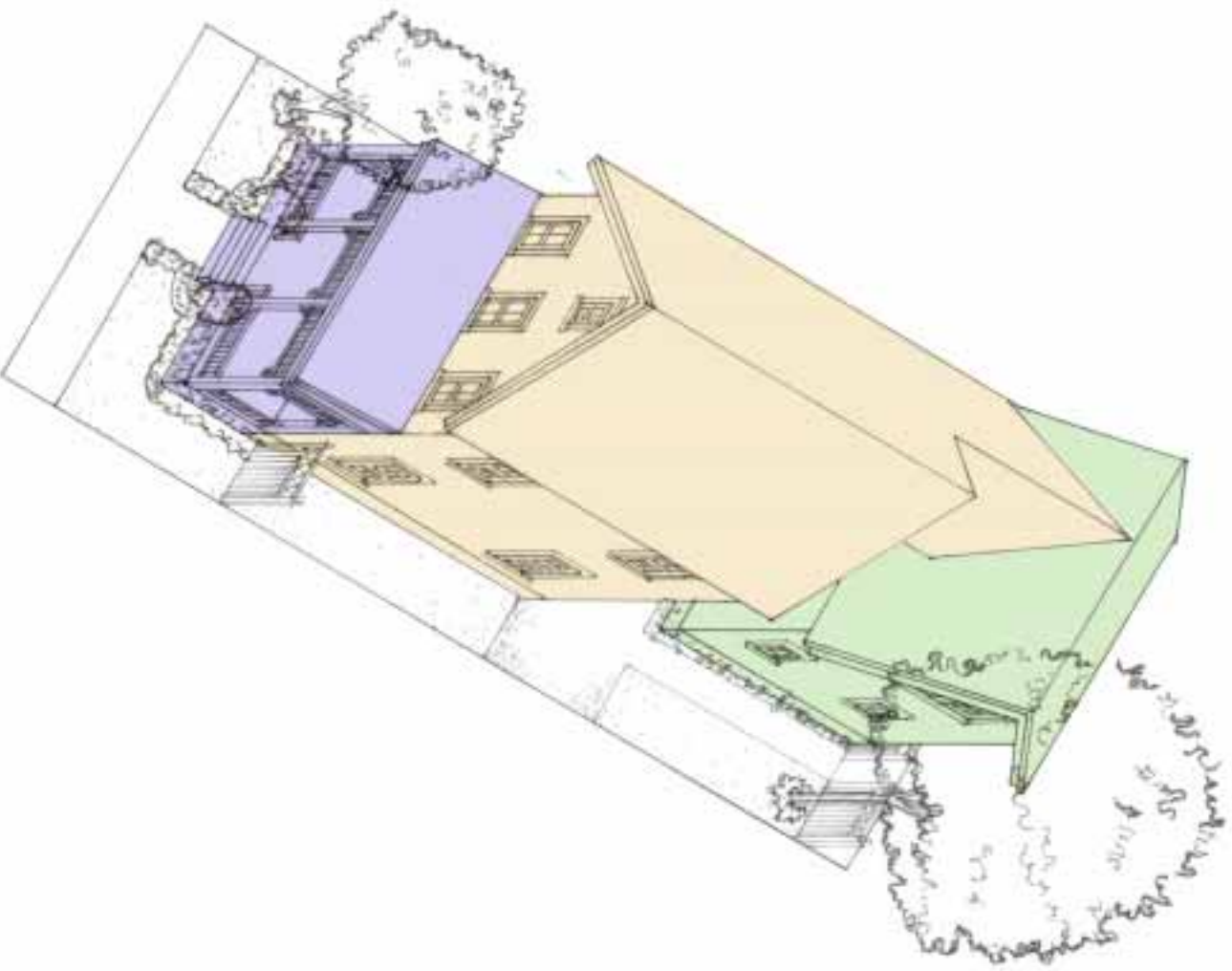


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Deep, broad porch elements and high contrast color are characteristics of the Central Coast Craftsman style.



Asymmetrical windows and door compositions and a mix of siding materials are appropriate to the style.



Single planes with exposed structural members and deep overhangs are typical.



Illustration of Craftsman house from 1910 *Small Houses of the Twenties*



Essential Elements of the Central Coast Craftsman

- 1 Pitched roofs with deep overhangs.
- 2 Deep, broad porch elements with expressive structural components.
- 3 Exposed structural elements in the eaves such as rafters and brackets.
- 4 A mixture of materials such as stone, stucco, and siding.
- 5 Asymmetrical windows and door compositions.

History & Character

CENTRAL COAST CRAFTSMAN HOUSES are derived from the unique qualities of the Craftsman tradition found throughout northern California and Monterey County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, brackets, and porch elements. The floor plans were generally open with built-in cabinet work. House exteriors were clapboard or shingle siding stained with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the 20th century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For houses in Rancho Cañada Village, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. A coastal character is important to this style and should be reflected in the use of high contrast color for body and trim details. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.



Central Coast Craftsman



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