









FOUR FLAM NO. 202

Project of the National Historic Trust

OF
WILDERMERE FOREST PRODUCTS

Manufactured by the National Historic Trust

the site
the region
local culture
diversity
inherited traditions
architecture
landscape



Hollidaysburg, Pa.

Pattern Books as Assembly Kits

Pattern Books and Town-making Process

urban design associates

conventional master plan process

- step 1 - preliminary program
- step 2 - site plan/character
- step 3 - engineering/final program
- step 4 - design guidelines
- step 5 - builder parcels
- step 5 - lotting/streets
- step 6 - product development
- step 7 - implementation

town making

process

- step 1 - preliminary program
- step 2 - site plan/character
 - a - place precedents
 - b - master plan/addresses/
architecture
 - c - 3d testing
- step 3 - lotting/streets
- step 4 - pattern book
- step 5 - engineering/final program
- step 6 - builder parcels/products
- step 7 - product development
- step 8 - implementation

pattern book places

It's all about Context
Understanding the
Trademarks of Great Places
Communicating Essential
Qualities
Tools for Implementation



Design Process

traditional placemaking

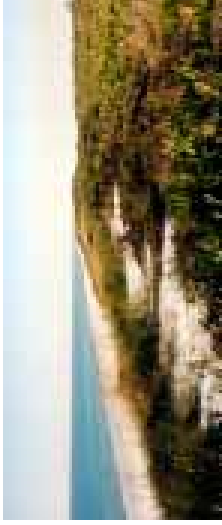
- Step 1 Development Team Working Session**
 - Review Master Plan
 - Set goals
 - Identify Key Design Elements
 - Review Market/Product Strategy
- Step 2 Development Team/Design Team**
 - Precedent Identification
 - Photo documentation and measuring
 - Sorting and defining key design elements
- Step 3 Pattern Book Workshop**
 - Test Plan
 - Model Session
 - Modify Lotting/layout
 - Develop guidelines for addresses
 - Present Architectural Guidelines
 - Transform Builder Plans
 - Develop matrix of setbacks

Design Process

traditional placemaking

- Step 4 Pattern Book Draft**
 - Refine Plan Elements
 - Develop plan of setbacks/addresses
 - Refine Architectural Patterns
 - Develop Landscape Patterns
- Step 5 Development Team/Township Review**
 - Pattern Book Presentation
 - Modifications/refinements
- Step 5 Final Production**
 - Pattern Book Refinement
 - Review and Publication



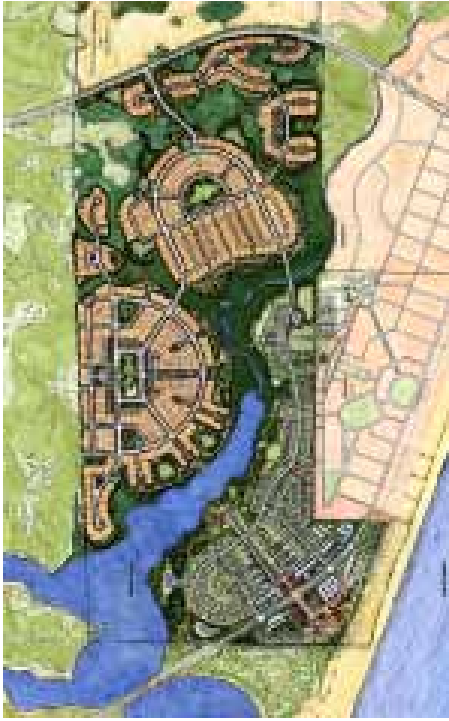


Nature, Art and Southern Character

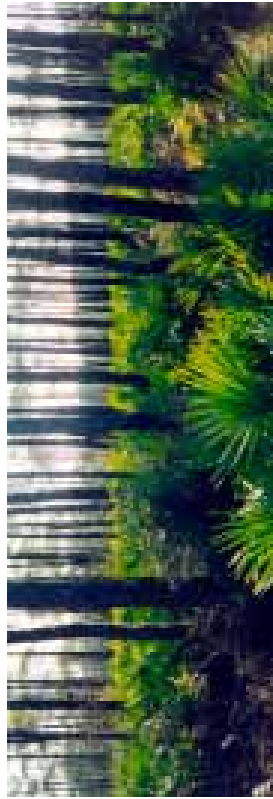
watercolor is a new community on Florida's fabled Emerald Coast that embraces nature, draws upon traditional Southern building and town planning practices, and fosters support for a variety of local artistic and cultural activities, both as observer and participant. It is intentionally and distinctly Southern in feeling, from its overall layout and landscape design to the details of its buildings, pathways and parks.

The plan of WaterColor is a response to the specific natural features and contrasting qualities of the site and to the best aspects of traditional vernacular place making found in the American South. Pedestrian-scaled streets, scented gardens, shuttered porches, narrow alleys and overhanging roofs, vivid as well as pale colors, deep shades and bright surfaces have been brought together to provide a sense of familiarity, stimulation and ease.

This sense of wholeness is underscored by the interweaving of natural and built elements, each reinforcing an appreciation of the other. Marshes, creeks and wooded frontages around the quietly reflective waters of Western Lake provide a variety of complementary but contrasting settings to the long stretch of dunes and dazzling white beaches. Interspersed among and giving form to this distinctive local landscape are strongly vernacular Southern buildings of varying size, finish and color—all of which underscore the strong regional character of the place.



Nature, Art and Southern Character



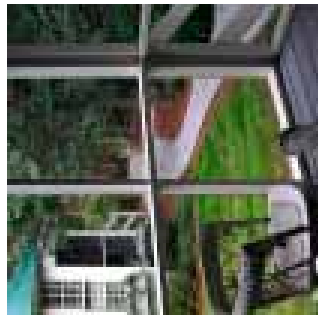
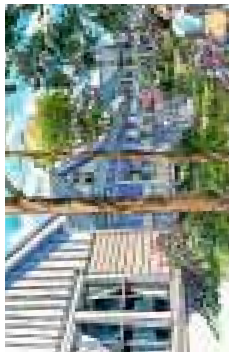
The Landscape of WaterColor

The landscape of WaterColor is extraordinary, a rare and magical configuration of plant communities found only along this stretch of the Florida beachfront. Here the dark, leaf-stained freshwater lakes and waterlily sloughs lie next to the aquamarine surf of the Gulf of Mexico. Two beautiful ecosystems, adjacent yet intact, create between them a remarkable diverse environment, where one encounters many distinct and identifiable plant communities, including dry upland pine stands, freshwater marshes, cypress depressions, beach dunes with coastal scrub, and sawgrass needle-rush wetlands. Numerous endangered or threatened plant and animal species inhabit these overlapping ecosystems. Because it is such an exceptional environment, and is wooded throughout, very special care has been taken to preserve both the existing vegetation and the animal habitat as integral parts of the new community.

Wind, temperature, sea-salt, soil and most importantly, water, determine what can grow in WaterColor. And because water is central to everything about this environment, it is embraced, protected and celebrated at WaterColor.

The Landscape of WaterColor

introduction



The Architecture of WaterColor

The vernacular 'southernness' of WaterColor is clear in its architecture. Houses are simple, low-key and defer to one another and to the connective tissue of the landscape. The regional building traditions, which over the years have evolved to take advantage of shade and capture breezes, will be seen in the porches, 'dogtrot' passages, overhanging eaves, shuttered windows, and screened doors, as well as the traditional use of wood siding, metal roofs and exposed rafter tails. The architectural goal is a simple elegance derived from well proportioned massing and fenestration, a rich color palette and details that catch the sun and create shadows—a sinuous profile on a rafter tail, a delicately turned porch post, the subtle sheen of a cast bronze door knob.



The Architecture of WaterColor

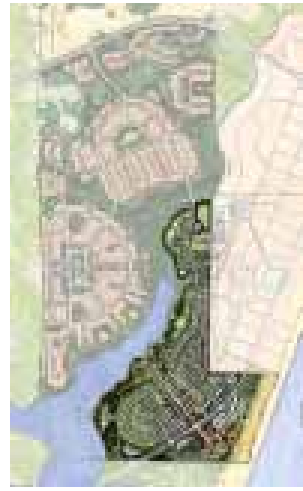


- Town Center** – The heart of WaterCair, with shops, civic buildings, and residences arranged around The Lawn.
- Park Row** – Cottages overlooking Crayton Beach State Park.
- Sunset Ridge** – Tall houses with two-story porches, look across the street to the lake, past lakeside houses set back in the trees.
- Rose Garden Mews** – An intimate street that connects the lake to the beach. A garden surrounded by cottages forms its center.
- The Lake District** – A gently curving road, lined with prominent houses, that serves as the main residential street.
- The Cottage District** – An intimate street, defined by the front porches of cottages, connects the lake to the beach.
- Rainbow Row** – A block-long street of colorful cottages.
- Sunrise Ridge** – Larger houses along a common green have views to the lake, while smaller cottages face the tennis courts.
- Beach Lane** – Cottages, connected by a pedestrian path, have direct access to the beach.

Addresses within the First Phase

the character of southern towns and neighborhoods that one most admires did not happen by accident. Towns and neighborhoods were laid out according to standard surveying practices. Civic spaces were defined, lots were created and building setbacks established. Houses and buildings filled in the plan over the course of many years, the massing and setbacks following what had come before.

Similar tools are used to describe distinct addresses within the community. While houses employ a consistent architectural language throughout the community, each address will be defined by its particular arrangement of house types, use of landscape elements and building coloration.



Phase 1 is surrounded by water, spanning from the beach to Western Lake.



One of WaterCair's addresses is Rose Garden Mews, with cottages surrounding a public garden.



Sunrise Ridge is an address characterized by larger houses facing a common green.

Addresses within the First Phase

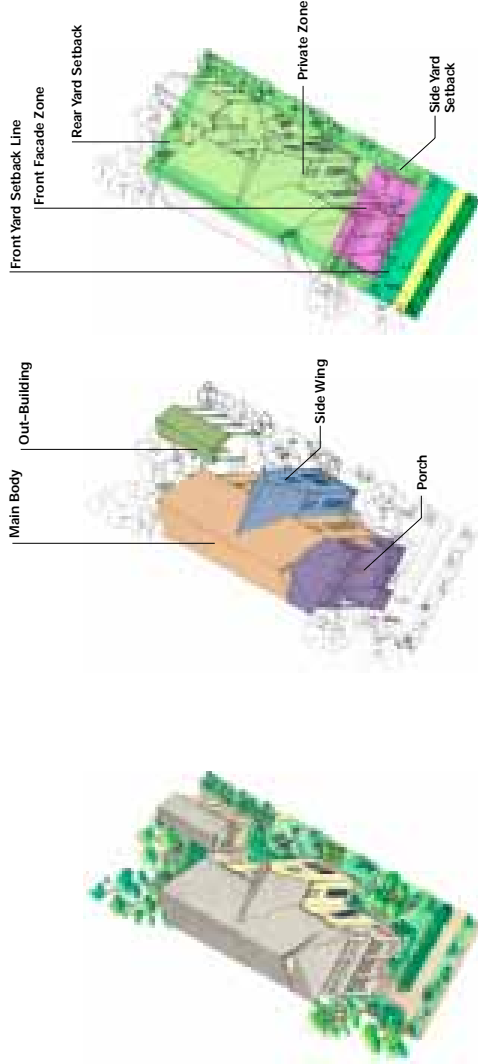
The WaterColor House

watercolor houses will create the backdrop for the many distinct addresses within the town. As in traditional Southern towns, the houses define the character of the public space and reflect the individual composition of the private realm behind the porch or front door.

In these traditional neighborhoods, the front portion of the house is the most public and must be responsive to the character of the neighborhood and the adjacent houses. The landscaping of the front yard, the setbacks from the street, the size and placement of the house on the lot and the front porch are all shared elements that form the public realm.

The houses in WaterColor are based on the traditional vernacular architecture of the Florida panhandle, using regional house types. The house types are defined by the character and shape of the Main Body.

Using traditional architectural elements, a type of carport was invented for WaterColor called a 'porch cochère'. This parking structure is to be an extension of a porch; greater detail can be found on the Parking Structures page, C-6.



Elements of a WaterColor House

The Main Body is the largest and most visible element with the most specific design requirements. Side or Rear Wings, Porches, and Out Buildings provide a wide range of options for homebuilders.

Siting a WaterColor House

Houses and other structures are placed on the site within zones set by the Pattern Book. Typically, the front porch is placed as close as possible to the Front Yard Setback, while preserving existing trees. The Front Facade Zone, indicated by the purple area, describes the part of the site that is to present a public facade. The darker green areas represent the front, side, and rear setbacks.

A WaterColor House

Simple, dignified massing with large porches and overhanging roofs

WaterColor House Types



Principal Elements

The WaterColor House includes these principal elements:

The Main Body of the house, which is the principal mass and includes the front door.

Side or Rear Wings, which are one or two stories connected to the Main Body. These optional additions have smaller massing than the Main Body and are set back behind the Front Facade Zone.

Porches are required to be added to the Main Body. These include full-facade front porches, wraparound porches and side porches. Some architectural styles have porches that are inset into the Main Body.

Out Buildings are optional structures that include carports, garages, storage buildings and work studios. Typically, Out Buildings must be placed behind the Front Facade Zone, with the exception of 'porch cochères'—carports that are designed and detailed as a continuation of the front porch.

Towers, Cupolas and Widow's Watches are optional elements that allow distant views from certain lots. See page C-7 for requirements.

The WaterColor House



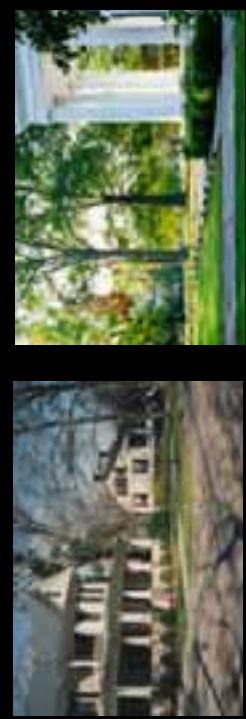
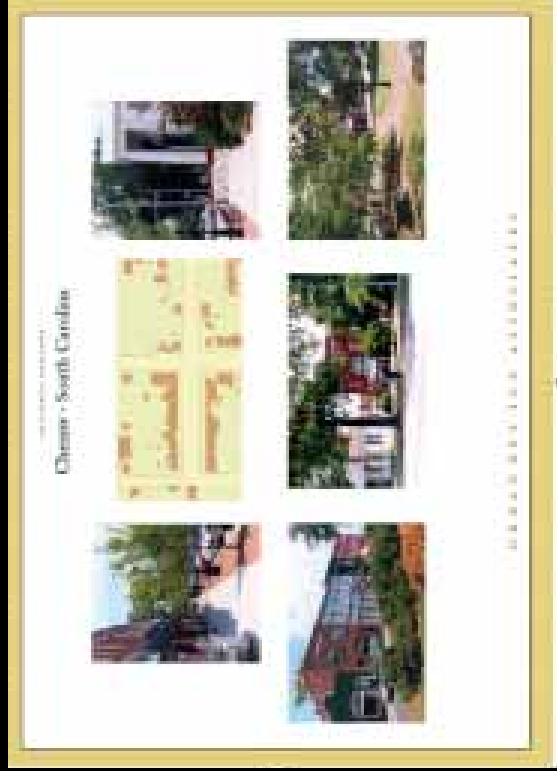
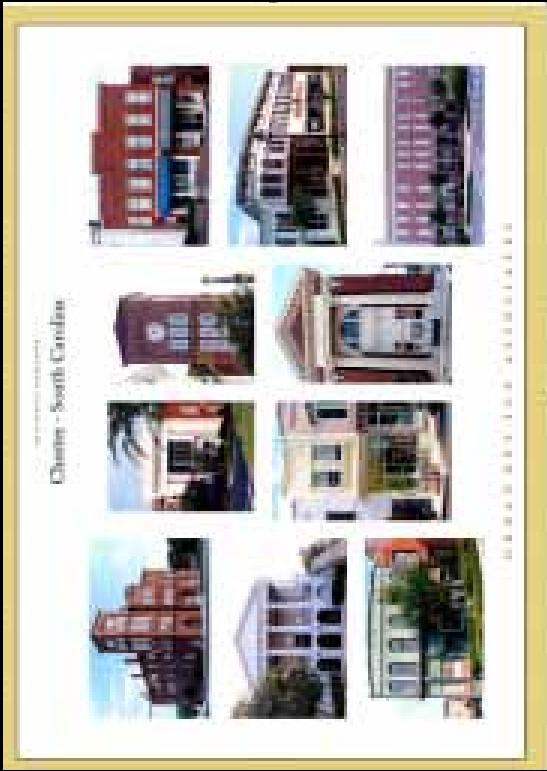
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Baxter



an upcountry village
fort mill, sc





The Baxter Pattern Book

ARCHITECTURAL GUIDELINES FOR RESIDENTIAL NEIGHBORHOODS



First Edition
February 1999

A UDA PATTERN BOOK™



Introduction



Community Patterns



General Conditions



Architectural Patterns



1. The Buxtor Houses, Building 1000
2. The Buxtor Houses, Building 1000
3. The Buxtor Houses, Building 1000

Buxtor Houses

Building 1000 is a 100-unit residential building located at the intersection of the Buxtor Highway and the Buxtor Highway. The building is a 10-story structure with a modern design and a central courtyard. The building is surrounded by a landscaped area with trees and walkways. The building is located on a corner lot and is a prominent feature of the Buxtor Houses development.

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Master plan of Buxtor

Introduction - Buxtor

A-5

Buxtor Houses



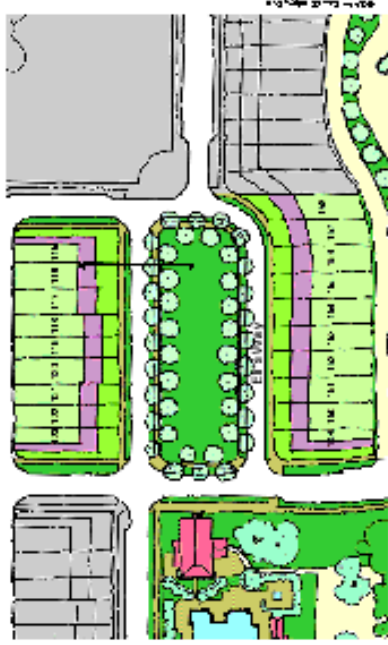


View of Baxter Square

Baxter Square

For lots 115 - 117, the minimum front yard setback is 25 feet. For lot 118, the minimum front setback is 15 feet minimum for the main body of the house and 10 feet for the side and rear porches. The minimum side setback is 10 feet for lots 115, 116, 117 and 118. The minimum front yard setback for lot 121 and 123 is 25 feet and for lot 122 the minimum front yard setback is 10 feet. For corner lot 123, the side setback is 17 feet for the main body of the house and 10 feet for the detached garage.

For lots 160 & 161, the minimum front yard setback is 25 feet. For corner lot 160, the minimum side setback is 10 feet. The maximum finished height for houses is 30 feet for all lots.



Community Patterns · Baxter

B-8





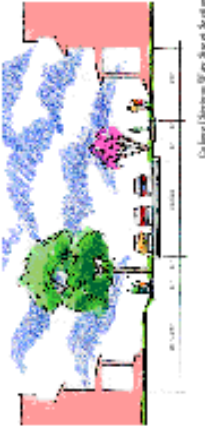
View of Long Colonel Springs Way

Colonel Springs Way

For typical lots on Colonel Springs Way, lots 108 to 114, 112 to 134, 132 to 134, and 137, the Front Yard Setback is 20 feet. On lots 106, 104, 132, and 137, the front setbacks of the houses shall be built to this line. The Rear Yard Setback is 25 feet for lots 135 and 136, and 30 feet for lot 133. For lots 99 to 97 and lots 88 and 89, the Front Yard Setback is 15 feet.

For corner lot 99, the Side Setback shall be 2.00 feet. For lot 79 facing Sonny's Way and lot 75 facing Club Way, the Side Setback shall be from Colonel Springs Way is 40 feet, and the Side Setback for the side 200s is 40 feet deep.

The Front Yard Setback for lot 148 is 35 feet. For lot 146-148, the minimum Front Yard Setback is 45 feet.



Colonel Springs Way Street Section

Community Patterns · Baxter

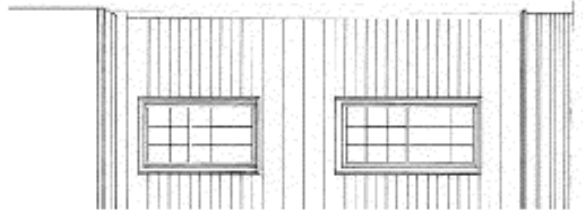
B-11



History and Character

The Farmington has a significant inventory of Colonial houses designed in the Federal style as well as the Palladian and Greek Revival styles. The downtown Federal style was primarily built by wealthy Americans who lived in such as 99 Elm St., the James L. Smith, Fisher Mill, John W. Miller, Larabee in Philadelphia, Charles H. Smith and others from 1780 to the 1820s.

Much of this country's early architectural history is recorded by builders using pattern books in the design and construction. Books such as John Joseph's *Builder's Companion* (1793) and *Crown Point* (1796) were among the most popular pattern books of the time, used by carpenters and other tradesmen to construct their buildings. The *Crown Point* book, in particular, was a key influence on the design of many of the early buildings in the downtown area.



Typical Section



Essential Elements include:

- Single, well-proportioned chimneys with a hood or roof pediment.
- Well-defined lines of mass and articulation.
- Multiple windows that are either 6 over 6, 6 over 9, or 9 over 6. First floor windows are taller than second floor windows.
- One- or two-story porches, often with gabled, hipped roof pediments.
- Classical columns and details on porches in the Tuscan or Doric Order.
- An orderly relationship among windows, doors, porches, and roof forms.

Urban Design Associates

Baxter Upcountry Classical

C-1

Character & Essential Elements

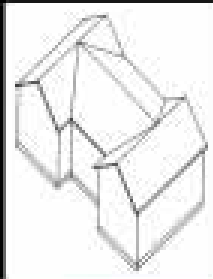




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Celebration



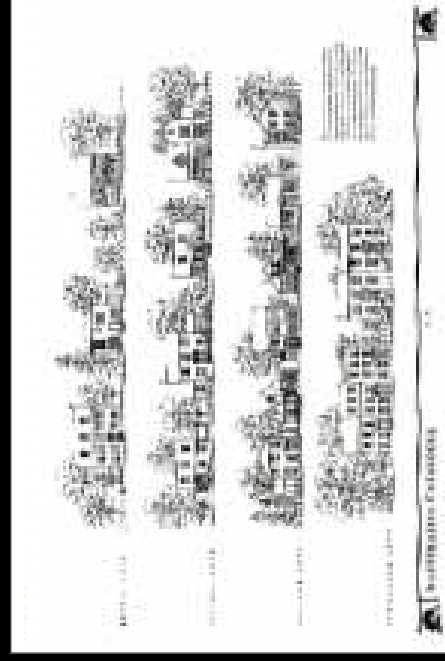
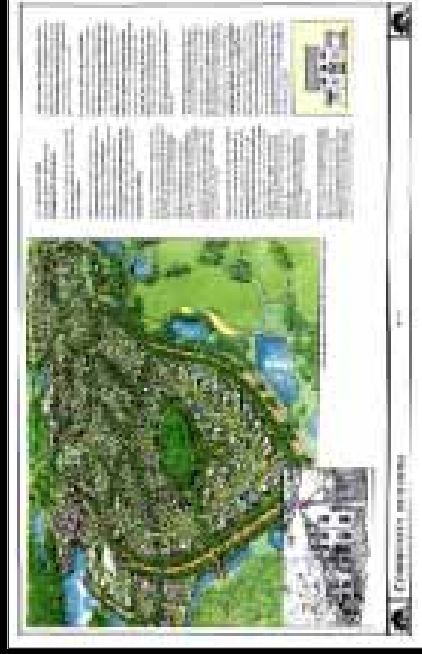
a traditional southern town





The Pattern Book

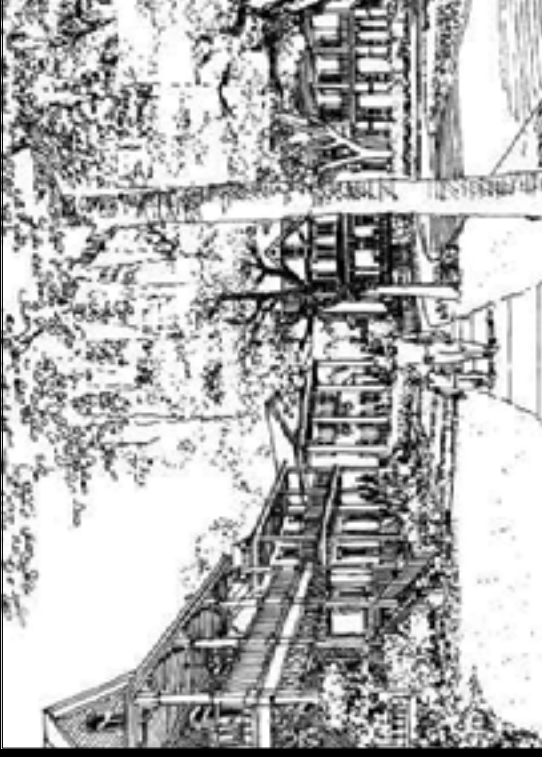
Design Guidelines for the



Community Patterns: Estate Lot Districts.



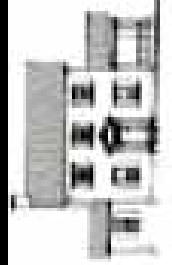
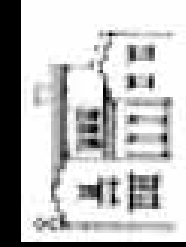
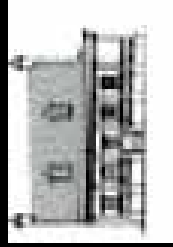
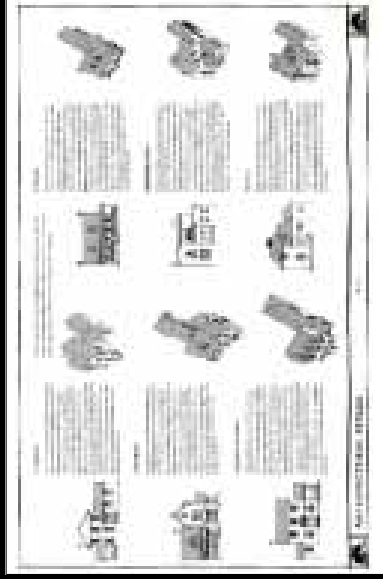
Community Patterns: Cottage Lot Districts.

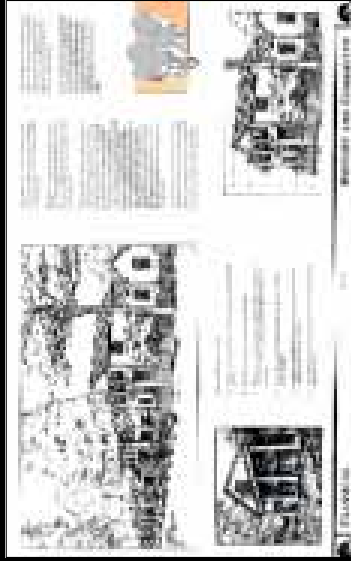


Community Patterns: Townhouse Lot Districts.

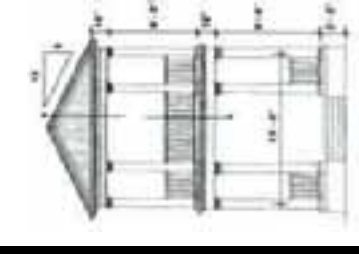
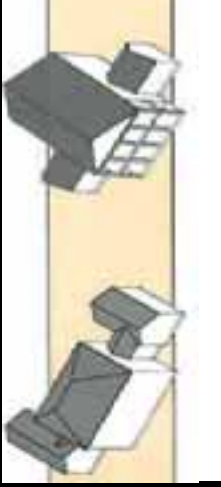


Architectural Patterns Styles

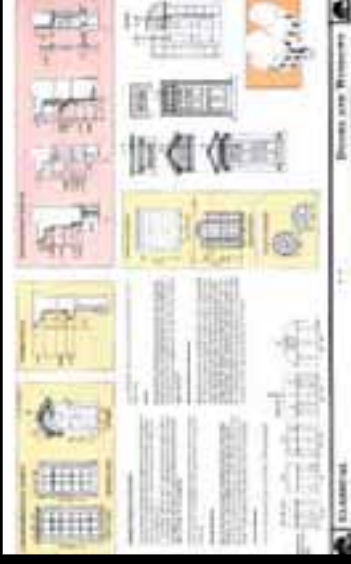
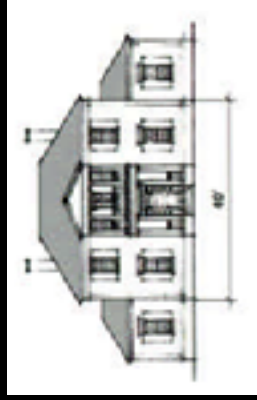
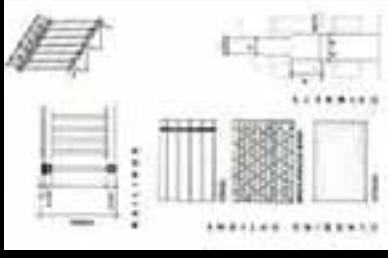




Architectural Patterns Key Elements



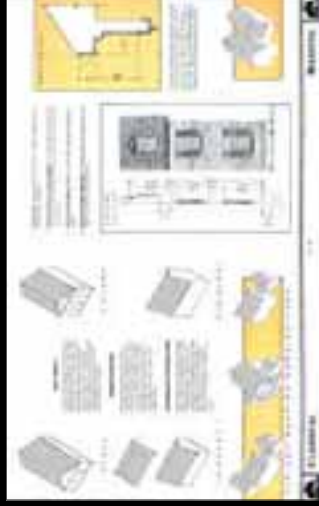
Architectural Patterns Key Elements



Architectural Patterns History & Character



Architectural Patterns Massing



Architectural Patterns Porches

