



LANDFALL

RAISED COTTAGE DISTRICT

Architectural Guidelines

July 2010

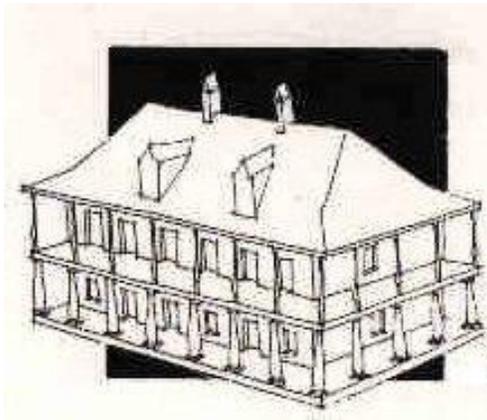


RAISED COTTAGE DISTRICT

Welcome

to a special part of Landfall. It is the Raised Cottage District, a planned collection of houses that recognizes the strength, beauty, and appropriateness of Gulf Coast vernacular architecture. The vernacular style, deeply rooted in function and tradition, originated when French, Spanish, and British settlers new to the West Indies and Gulf Coast area developed solutions that were climatically responsive to the region. Houses were built with off grade galleries in order to catch the breezes and protect homes from intense sunlight and frequent rains. Rooms opened onto galleries through tall windows or French doors that facilitate cross ventilation. The settlers also built their houses high above the ground on masonry piers to minimize loss against flooding.

And while the climatic and practical benefits of Gulf Coast vernacular solutions remain today, there is another level of appreciation for some of these essential vernacular elements. The raised gallery that offered shaded comfort before the advent of air conditioning today serves as a wonderful place for residents to gather and interact with neighbors as they walk by. The elevated porch and house also help to visually separate the resident from the street pavement and passing automobile. The wooden houses that stood as testimonies to our ample lumber supply and fine craftsmanship, today offer a sense of warmth and permanence. With this in mind, the following guidelines have been developed for District residents and will insure the renaissance of neighborliness amidst narrow streets lined with adaptations of the High Cottage, Folk Victorian Cottage, and the Creole American Cottage.



HIGH COTTAGE

Raised

on masonry columns, the high cottage made its way to our region via the West Indies and displays a blending of Spanish and French influences. While this typically rectangular structure was constructed as a plantation house from the early 1700's to the early 1800's, it is still the most common type of West Indies country house built today.

The simple rectangular volume resulted in simple roof forms such as a pure gable, standard hipped, or double hipped in which the roof slope changed at the galleries. Roofs were generally pierced by gabled dormers (Illustration 1). The front facade was symmetrical with emphasis placed on a central stairway and entrance door at a raised level (Illustration 2). The main living level was elevated in order to take advantage of breezes, while the lower floor was used for service and storage. Masonry columns or piers supported wrap-around, shady galleries and served as a necessary foundation system to keep owners dry during floods (Illustration 3). Another customary application along the coast was the use of masonry at the ground level and the use of wood clapboard siding above (Illustration 4).

Local example:

Barkley House
410 South Florida
Pensacola, Florida

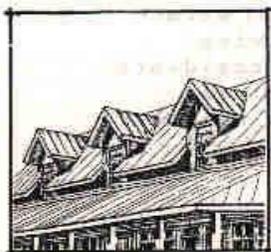
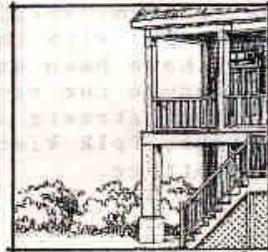


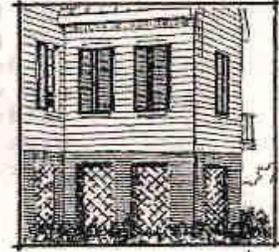
illustration 1



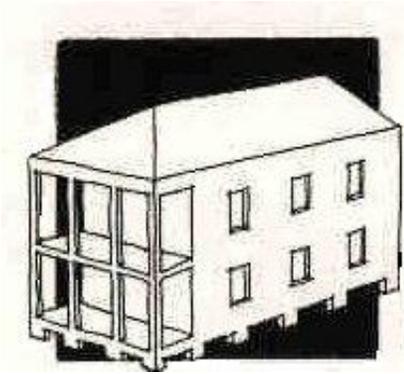
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FOLK VICTORIAN COTTAGE

Distinctive

in its detailing and stylistic statements, the Victorian style's popularity grew with the expansion of our country's railroad system and development of heavy woodworking machinery. The late 1800's marked the advent of the Victorian Age. Even pre-period dwellings were not immune from the addition of Victorian porches with abundant wooden trim work. Classic Revival structures throughout the South, including Key West, were soon embellished with wooden ornamentation. Many still stand today as examples of superior wood craftsmanship and elegance. While symmetrical facades were common, but not the rule in this style, it was the spindle work and flat jigsaw cut detailing that most clearly signaled Folk Victorian architecture (Illustration 5). Roof forms varied from simple to complex. Various sized pyramidal roof forms were not prevalent throughout the country, but often punctuated the roof lines of coastal residences, serving as lookout spaces (Illustration 6). The precursor to enclosed cupolas was the small square platform on the top of roofs in Key West homes. Ship salvagers made their living from wrecked ships and used the rooftop perches to spot "new" inventory as it ran aground at sea. Monuments to classicism, the Victorian homes stood side by side along streets, displaying their strength with simple forms such as pedimented gables (Illustration 7), detailed porch columns, corner pilasters, and detailed cornices (Illustration 8).

Local example:

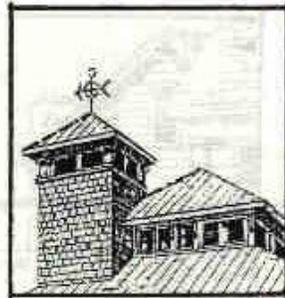
Dorr House

311 South Adams Street

Pensacola, Florida



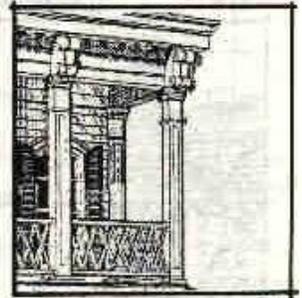
illustration 5



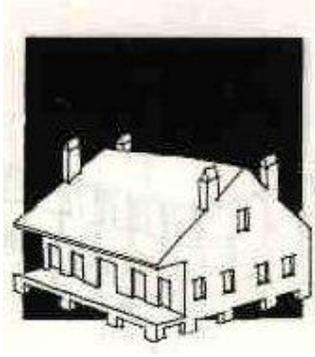
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CREOLE AMERICAN COTTAGE

Straightforward

and unornamented, the Creole cottage developed in the West Indies and immigrated to this region via the New Orleans area. The house reflected both French and Spanish influence and was modified for better livability in the subtropical climate of southern Louisiana. A practical residential solution for the area, it remained the most common housing type during the early 1800's.

Square or rectangular in shape, the cottage originally fronted directly on the sidewalk and was always raised above ground level. Gable or hip roofs were the common roof forms, sometimes with the insertion of symmetrically placed gabled dormers (Illustration 9). The front overhang originally extended four feet over the sidewalk, thus creating an early model for today's quintessential front porch (Illustration 12). The unique Gulf Coast house type survived the American adaptation and served families equally as well outside the city environment. The once overextended front roof line reached beyond the wall planes at two, three, sometimes all four sides; therefore creating comfortable wrap-around galleries (Illustration 10). Illustration eleven shows the modernized version (garage) of the once typical two story Creole outbuilding.

Local example:

Lavalle House

205 East Church Street

Pensacola, Florida



illustration 9



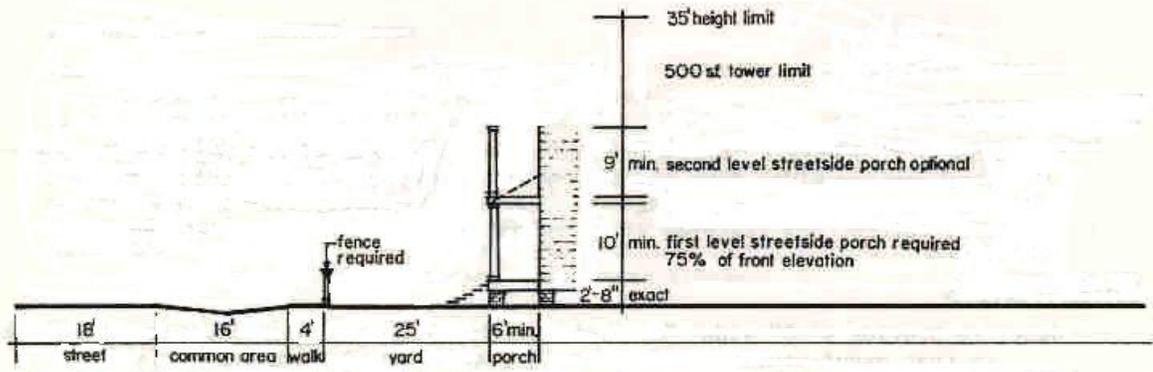
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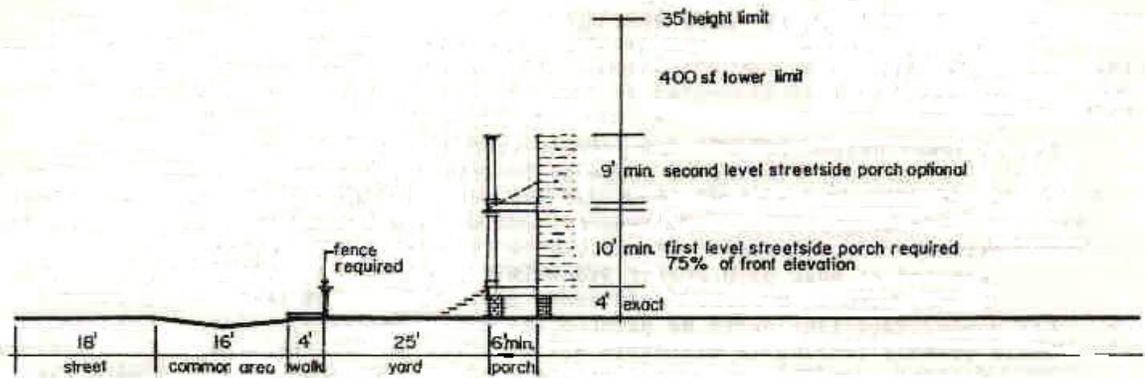
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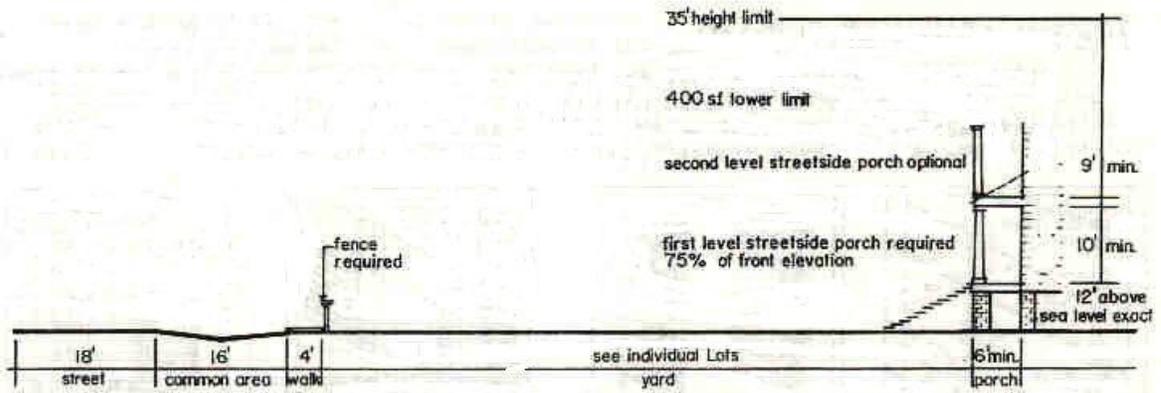
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STREETSCAPE · A ·



STREETSCAPE · B ·



STREETSCAPE · C ·

Clarifications and Modifications to Streetscapes diagram on previous page:

Clarification to Streetscapes

Streetscape “C” will consist of lots positioned on the South side of Landfall Drive.

Streetscape “B” will consist of lots positioned on the North side of Landfall Drive, all of Moonraker Drive and Lot 11C.

Streetscape “A” will consist of all other lots in the Raised Cottage District.

All Streetscapes will have a maximum structure height of 35' measured from the floor of the first level.

Modification to Streetscapes

Change Streetscape C illustration on Page 5 to read 12' above grade or in line with County requirements.

Driveways

Patterned or "rock-salt" finish concrete required from street edge to car shelter; maximum width from street edge to front/side property line to be 11'. Ribbon Drive (ILLUS. 1) encouraged for use from property line to car shelter. The distance between the ribbons is 2'-4" (28") – ILLUS. 1 shows incorrect dimensions. The allowable materials between the ribbons are gravel, "Lava Rocks," grass, paving stones similar to those used for the sidewalks or bricks similar to those used for the piers.

Sidewalks

Owner to provide 4'-0" wide "District Sidewalk" made of paving stones similar to that manufactured by "Con-Pave"; pattern may be diagonal or square; installation must allow adjoining property owner to abut sidewalk at the same finished level.

Entrance Sidewalk may optionally connect District Sidewalk to street.

Front edge of District Sidewalk to align with Front Property Line and extend four (4) feet away from Common Area into Owner's property.

One "Entrance Sidewalk" must link to "District Sidewalk and lead to entrance steps at primary residence; tree removal for all sidewalks must be approved by the ACC.

Fencing

Use of lower height (3'- 0" or 4'-0") non-privacy fencing is allowed in lieu of 6'-0" privacy fencing on property lines. 3'-0" or 4'-0" non-privacy fencing is permitted along side property lines to connect to front sidewalk fence. Connecting fence must match height of sidewalk fence.

Non-privacy fences, (3'-0" min., 4'-0" max. height), are required to be erected at edge of District Sidewalk; intermediate posts must terminate at top with trim work; blunt ended posts are not allowed (ILLUS. 2).

Entrance gates are encouraged at Entrance Sidewalk; overhead trellis structures are permitted.

All non-privacy fencing must be white and the finished side faced toward the outside.

Wood fencing is preferred. The ACC will consider the use of high quality vinyl fencing in lieu of wood. Samples or brochures of the vinyl must be provided to the ACC.

Wood privacy fencing up to 6'-0" in height may occur in the rear yard under these conditions: For properties backing up to the County roads, privacy fences will be allowed near the rear property line up to, but not on or passed the one foot non-access easement. For all other properties, privacy fences may enclose a maximum of 900 sq. ft.

For properties backing up to Bertha St., wood privacy fencing will consist of the "shadow box" design with 1" X 6" dog eared boards spaced 4" apart affixed to three 2" X 4" horizontal boards with 4" X 4" posts cemented in the ground. Stockade fencing is allowed for Indigo Dr. properties.

Foundation - structure

All habitable structures with siding other than brick must appear to be above natural grade and should appear to be supported by solid masonry foundation piers. Structures with brick siding must have front porches that appear to be supported by solid masonry foundation piers. The sides of brick structures not appearing to be supported by foundation piers must be covered with sufficient landscaping to break up the appearance of the solid brick foundation.

Construction methods that do not utilize an above grade floor framing system are permitted; a "false" pier /raised floor appearance is allowed (ILLUS. 3).

Infill space between foundation piers must be properly screened with painted diagonal or grid lattice or brick screening.

Streetscape type "A" and "B" structures require an actual or perceived masonry pier size of 18" x 18" minimum; Streetscape type "C" pier size requirement is 24" x 24" minimum; it is recommended that all porch construction be elevated wood framing supported by actual masonry piers (ILLUS. 4).

Required regulations within A-11 Zone and V-14 Zone properties must be met.

Allowable "masonry-like" finishes include authentic brick (Old Chicago, red clay, painted), plain stucco and scored stucco.

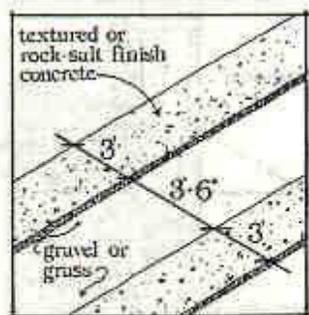
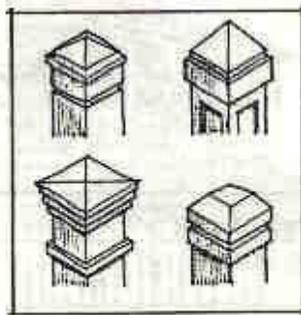
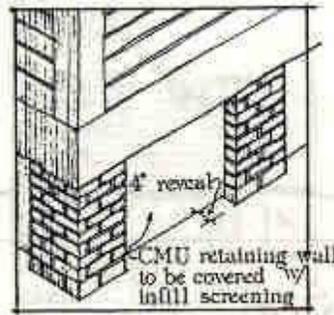


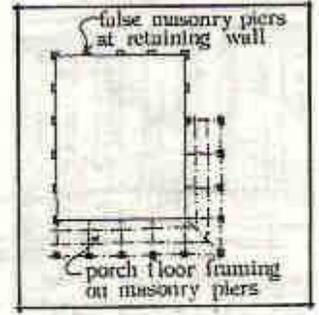
illustration 1



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Porches

Covered porches or galleries are an essential element in the District. Their incorporation into completed residences is required; climatic, social, and visual benefits are numerous. The ACC will be extremely thorough in its review of porch design and submissions for columns, guardrails, handrails and porch decking. Covered porches beyond the mandated minimums are encouraged.

No covered porch shall be less than 6' in depth.

First level streetside porches will incorporate columns with a height no less than 10'; plain square "4x4" columns with no carpentry detailing at base and top are prohibited; use column as opportunity for architectural expression, (ILLUS. 5). Plain "2x4" top handrails are prohibited.

Covered porches must be brick, tile, wood or composite material. If wood is chosen, decking boards must be tongue and groove or butt joint; nominal 2x lumber for decking at covered porches is disallowed. All wood decks on covered porches must be painted.

Streetside porches must remain unscreened unless porch elements are rich enough in architectural detailing to accommodate screen infill.

Second level streetside porches are optional. (See STREETScape diagram)

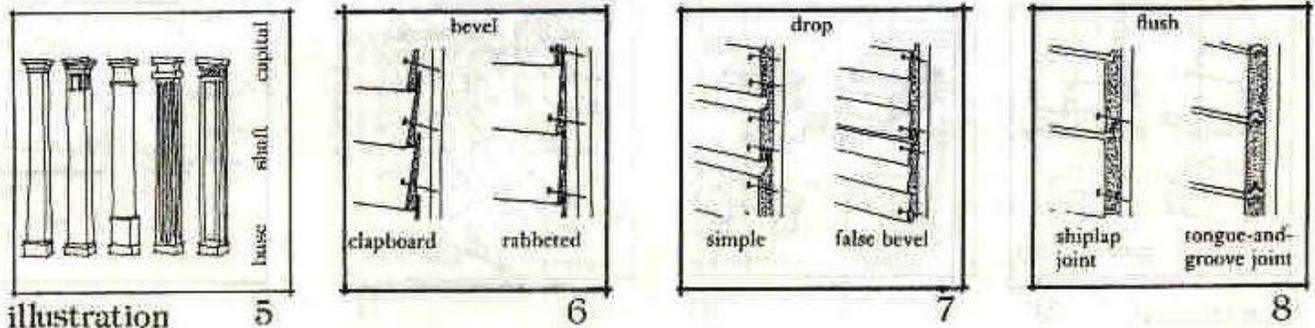
Required length of streetside covered porches is 75% of total length of building frontage; equal credit is given for wrap-around streetside porches (that is, a 25' front porch connected to a 25' side porch is equal to a continuous 50' porch); a 22' porch elevation facing the street is the required minimum.

Exterior Siding

Wood siding is the prevalent siding material for the three residential building types introduced at the beginning of the guidelines; for that reason, wood and wood by-products are recommended for exterior siding applications.

Approved profiles are horizontal only (ILLUS. 6, 7, & 8); siding must be painted.

Wood, masonite, pressed wood and superior quality vinyl are acceptable; monochromatic (one-color) brick and stucco will be considered. Siding material samples must be provided to the ACC for approval.



Roofs

Roof forms and roof elements should maintain a configuration and profile that are appropriate for the particular building type and style; review descriptions of roofing solutions for the High Cottage, Creole-American Cottage, and Folk Victorian Cottage.

Acceptable roof forms include the gable roof, hip (with ridge) roof, hip (pyramidal roof, double hip (bonnet) roof, shed roof, and various combinations thereof; (ILLUS. 9,10) Minimum slope to be 6/12; maximum slope to be 12/12; roofs providing covering for porches may be constructed at a 4/12 slope minimum.

Roof materials greatly contribute to the overall imagery of the District; while superior roofing products represent a greater expense, their visual appeal and durability contribute to an attractive District.

Acceptable materials are: shingles, metal with V-crimp profile and tile. Metal roofing materials must be of rust resistant qualities. District guidelines require immediate replacement of visibly rusting elements. Roof material samples must be submitted to the ACC for approval.

An open eave with exposed rafters and a 2'-0" overhang in the direction of slope is the preferred style in most cases (ILLUS. 11). Eaves with at least 18" of overhang (open or closed) will be considered if a molding strip is incorporated at the junction of the wall and the eave. Closed eaves with little or no overhang will be considered for limited conditions given the solution incorporates essential cornice elements (ILLUS. 12).

Use of dormers as natural light and/or ventilation sources is encouraged; roof type and slope are restricted to primary roof guidelines.

Chimneys should appear to be constructed of masonry; stucco finishes over wood construction are permitted; metal flues must be concealed from view.

Appropriate overhang and eave detailing should adequately shed rainwater away from the structure; eave metal and flashing shall be naturally weathered copper, galvanized steel, or painted metal; gutters and downspouts are permitted provided that they are not visually obtrusive. If gutters and downspouts are proposed, complete details must be presented for review.

Passive Solar Heating Panels are permitted. No panels will be permitted on the front, streetside of a residence. Close ACC scrutiny will be given to all requests in view of the esthetic implications of these products.

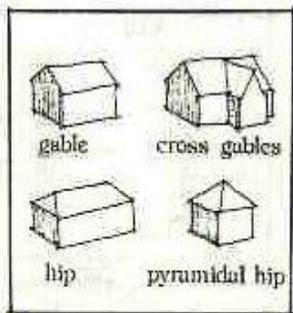
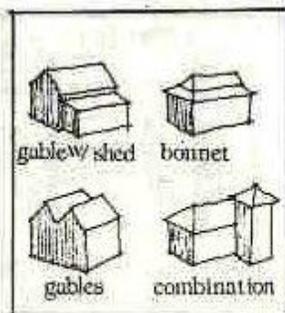
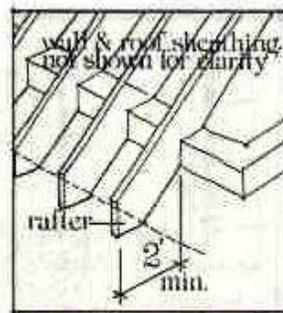


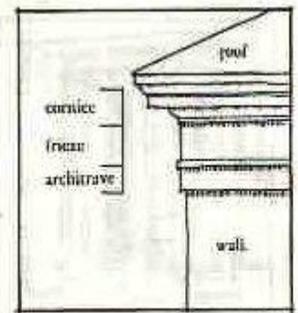
illustration 9



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Doors

Entrance doors shall appear to be constructed of solid wood framing with an infill of glazed or wood panels below, and glazed panels above; front entrance doors or front entrance doors with transoms above must be 8'-0" in height from bottom of door to underside of trim above door or trim above door and transom.

Sidelights are permitted, however should be compatible with entrance door design; incorporation of sidelights shall require special attention to insure that completed installation does not appear to be a "ready-made, pre-manufactured" product; oval shapes at sidelights and/or doors are unacceptable.

Wood (not vinyl) trim or casing shall be used at all door, sidelight, and transom conditions; entrance door trim minimum width shall be 5 ½"; remaining doors shall have 4" (actual) minimum trim; trim thickness shall provide for the exposed face of trim to extend ½" beyond face of siding. (ILLUS.13) .

Trim color shall be coordinated with adjacent window and building trim colors; the ACC recommends white as the dominant trim color for the District.

Sliding glass doors are prohibited at exterior applications.

Wood frame screened doors are acceptable.

Full view security doors with moldings that match the color of the door casing are acceptable.

Windows

Windows shall be fabricated of wood, vinyl clad wood, vinyl clad aluminum, aluminum clad wood or steel or pvc/vinyl window frames. Clear or tinted glazing is permitted with ACC approval.

Windows located at streetside porches must conform to minimum widths and heights; width of window shall range from 32" to 36", height shall range from 5½' to 7'; the distance from porch deck to top of window unit (underside of window trim) shall be a minimum of 8'-0".

All individual windows shall conform to vertical proportions: height is 2 to 2 ½ x window width; this does not prevent the assemblage of several complying window units in order to create larger window masses; kitchen and bathroom windows are considered exception windows and are not regulated by dimension requirements.

Vinyl, composite or wood trim or casing shall be used at all window conditions; window trim minimum width shall be 4" (actual); trim thickness shall provide for the exposed face of trim to extend ½' beyond face of exterior siding, (ILLUS.13); wood or metal, not vinyl, shutters may be installed only if operable.

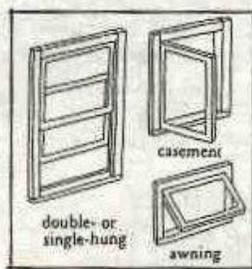
Trim color shall be coordinated with adjacent door and building trim colors; the ACC recommends white as the dominant trim color for the District.

Acceptable window types are double or single hung, casement and awning; sliding window units are prohibited; fixed glass is permitted only in transom applications (ILLUS.14).

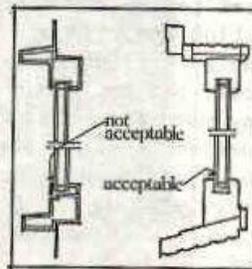
Window sash framework should have enough thickness in order to appear as though it is fabricated out of wood (ILLUS.15); the ACC reserves the right to reject manufactured windows that deviate from the purpose of the District guidelines; snap-in or fake muntins are prohibited (ILLUS.16).



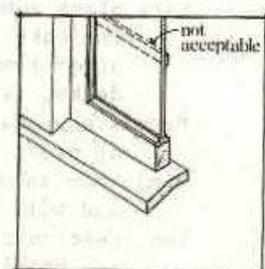
illustration 13



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Accessory Structures

Guidelines for off-street parking, garages and accessory structures have been formulated to insure that the pedestrian quality of the District is created and preserved; the ACC will strictly review garage solutions; it is strongly recommended that property owners within Streetscape Type "A" and "B" areas locate garages in the Rear Yard; Streetscape Type "C" properties will utilize the space under the residences as garages and include appropriate garage type overhead doors. Multiple garage doors are permitted with ACC approval. Each residence shall provide a minimum of one 1-vehicle enclosed garage and one 1-vehicle unenclosed covered structure; a maximum of one 2-vehicle enclosed garage and one 1-vehicle unenclosed covered structure is permitted.

Maximum single car garage or carport building footprint is 375 s.f.; maximum double car garage building footprint is 575 s.f. If a single structure is used in-lieu-of multiple structures, the building footprint size limitations may be waived. Over sized accessory structures will receive an extremely thorough review to assure that they can be sited on the lot without being obtrusive or detracting from the overall appearance of the neighborhood.

Any portion of an enclosed garage shall not occur within 55' of the front yard property line.

Detached garages and Carports must incorporate design elements, materials, and colors in keeping with the primary structure; all vehicle storage structures and accessory structures must conform to the building guidelines for the District

Single garage doors shall be 8'-0" min. – 9'-0" max. in width; 7'-0" min. – 8'-0" max. height; Double garage doors shall have a maximum 18'-0" width and a maximum 8'-0" height; door operation shall be upward acting track-guided.

Garages located within the F.R.I.M. V-14 Zone may not use "break-away" walls as infill between structural supports according to county regulations, however screening devices are permitted.

Accessory structure setbacks for side and rear property lines and accessory structure height limits are in accordance with Escambia Ordinances.

Residents' vehicles must be parked off-street and beyond the front building setback line.

Satellite dishes are permitted with ACC approval. The ACC recommends ground based installations because of the esthetic implications of these dishes.

Exterior Lighting

Exterior lighting should consist mainly of post mounted lights and “Coach Lamp” type fixtures adjacent to doorways; general illumination lights (floodlights) mounted at corner locations of buildings visible from the street are prohibited. However, general illumination lights are permitted at the rear of residences provided they are indented from the corners of the structures.

In-ground site lighting for purposes of illuminating building exteriors and landscaping is prohibited.

Low-voltage lighting used for illuminating walkways and driveways is permitted with ACC approval.

Post mounted lighting is permitted with ACC approval.

Fluorescent and high pressure sodium bulbs are prohibited in exterior applications and may not be used in accessory structures, garages, and Carports.

Landscaping

Site plans submitted to the ACC for review must include landscaping plans that indicate location and type of existing and proposed vegetation, and all other landscaping elements including walkways, fountains, pools, detached decks, terraces, patios, arbors, and mailboxes.

Provisions shall be made for screening mechanical equipment and waste receptacles in order to prevent their visibility from the street.

A minimum amount of planting will be required within the 50' street/common area and will be regulated by the District ACC.

The creation of artificial berms (mounds) is prohibited.

As a minimum, sodding will be required between the District Sidewalk and the street.

Non-indigenous plants must be approved by the ACC