

## **DESIGN GUIDELINES FOR SINGLE FAMILY INFILL HOUSING**

### **PURPOSE:**

These guidelines supplement the Shaker Heights Zoning Code, and The Architectural Board of Review Design Guidelines and Standards, the Shaker Heights Fences Guide, and the Shaker Village Colors Guide. New housing construction designs are also subject to review by the Shaker Heights Architectural Board of Review, and the City Planning Commission.

The intent of these guidelines is to direct new housing construction such that:

1. New homes must be designed with forms, shapes, textures, and functions that are compatible with the general character and design styles of the existing neighborhood.
2. The primary architectural styles that exist in Shaker Heights include English Tudor, Colonial Revival, Dutch Colonial, French Eclectic, Prairie, Vernacular Double, Split-Level, and Bungalow. Some neighborhoods have a distinct, overwhelming architectural style and some are a combination. New homes should not aim to directly copy historical styles or existing homes, but should respect and confirm the goals and qualities. Each home does not need to be classifiable as a single historical style, but it is preferred to be able to be identified as “traditional” or “classical”. Modern design and styles can be proposed with quality design and details. The main goal is that the function and form are suited to the site and the neighborhood. Visual style is expected to vary with each site or situation, but should maintain a common theme.
3. Each new home is not just responsible to the context of the street, but must also have an individual appearance that can be held up to a design standard. If several new homes are placed in a single neighborhood, there must be a diversity of quality designs among them.
4. The materials, products, and finishes should be as lasting as the design. They should be chosen for contextual suitability, and for quality and durability.

### **GENERAL REQUIREMENTS:**

1. Major importance should be placed on maintaining and enhancing the proportions, rhythm, character, and materials of the neighboring houses that define the streetscape.
  - a. The new construction should be an average height of the other buildings on the street. It should be no taller than the tallest building and no shorter than the shortest.
  - b. The horizontal or vertical emphasis of the building and the main elements should be the same as the neighboring houses.

## **2. NEIGHBORHOOD SPECIFICS**

Each neighborhood contains a diverse range of architectural styles, but also has one or more dominant types. Infill housing designs should be based on the corresponding historical precedents of the immediate community to maintain consistency and uniformity throughout.

### *a. Moreland*

Dominant architectural styles include Vernacular Doubles, Prairies, and Bungalows. Front porches are common to this neighborhood and first floor masters are encouraged in the bungalows.

### *b. Lomond*

Dominant architectural styles include Tudor, Colonial, and French. Distinctive front entries are significant in the Lomond neighborhood.

### *c. Sussex*

Dominant architectural styles include Colonial, Tudor, and French. Distinctive front entries are significant in the Sussex neighborhood.

## **3. FACADES**

- a. The orientation of the house should be such that the front façade faces the street.
- b. All elevations of the house should be detailed and treated as important, including the side and rear elevations.
- c. All elevations of the house should be fenestrated.
- d. Architectural details present on other neighborhood homes should be incorporated into the design of a new house to add interest to the design and coherence within the streetscape. These details include, but are not limited to:
  - i. Rake boards
  - ii. Cornice lines
  - iii. Corner boards
  - iv. Columns, of appropriate proportion and detailing
  - v. Pilasters
  - vi. Pediments or other decorative entranceways.Details should be used as appropriate to the neighborhood style and to the building construction type. See specific neighborhood instructions and illustrations for guidance.
- e. If siding is used, it should be wood or fiber cement siding. Aluminum and vinyl siding are prohibited.
- f. If brick is used, it should be no larger than a standard modular unit size.

## **4. FRONT ELEVATIONS/ PORCHES**

- a. A front porch or covered stoop is preferred on all new homes. Depending on the surrounding neighborhood, the front porch may extend the entire width of the house, or it may be an extension of the front door to differentiate the entrance. Please refer to attached illustrations and neighborhood specifics in Part 11 of these guidelines.

- b. Many neighborhoods have homes where full-length single or double story front porches are a significant part of the architectural identity and the street definition. A new house in such a neighborhood should include, or be in some alternate way sympathetic to, this important design and historical element.
- c. Any supporting or decorative columns should follow the dimensions of neighborhood columns. For example, Bungalows or Vernacular homes usually have massive, sometimes tapered, columns, while Colonial Revivals or Dutch Colonials usually have columns of a more slender proportion. The column will usually be a larger width than the structurally necessary size. Please refer to attached illustrations.
- d. Columns must have a stylistically distinguished capital and base.
- e. Columns may be smooth or textured (fluted) according to the detail of the house and the style.

## **5. WINDOWS**

- a. All window casings should be built out to give dimensionality to the façade. They should not be flush with the plane of the façade.
- b. Windows should contain muntins in a general proportion that is appropriate to give scale to the house and to follow the other homes in the neighborhood. Muntins should be either true divided lights, or simulated, dimensional representations. Internal muntins are not preferred.
- c. Wood windows, with interior and exterior wood frames and muntins, are preferred. Wood windows, with the exterior clad in either aluminum or vinyl, are also preferred. Vinyl and aluminum are not allowed.
- d. If shutters are used, shutter sizes must be proportionally correct. They should each be half the width of the window opening such that the entire window is covered when they are closed.

## **6. DOORS**

- a. Front doors should be of wood and of a traditional style with simple ornamentation.
- b. Any windows should be of simple, clear glass and not ornately decorated.
- c. Flush doors are not preferred.

## **7. ROOFS**

- a. Interest should be added to the roofline with height and plane changes.
- b. There should be a cornice line and it should be of a wide proportion and built out to give dimension to the transition from the roof to the facade.
- c. Shingles must conform to the Architectural Board of Review approved color list.
- d. Skylights are not preferred anywhere that they will be visible from the street. They are permitted on the rear of the home as long as they cannot be seen

from the street. If the area can be seen from the front, dormers should be used instead.

## **8. GARAGES**

- a. Detached garages are preferred in most neighborhoods to fit in more appropriately with the majority of existing homes.
  - i. Detached garages should be located at the rear of the house.
  - ii. Detached garages should be simple and designed to read very clearly as a secondary structure, complimentary to but subordinate to the main house.
- b. Attached garages are also preferred when appropriate to the neighborhood or when designed such that a garage of a different type will not adversely affect the neighboring properties.
- c. All garages should conform to the Zoning Code.
- d. All garages should match the color scheme of the house. The roof shingle must match the house.
- e. If siding is used, the siding on the garage should be the same dimension and color as the siding on the house.
- f. The roof pitch and gable orientation should match the house.

## **9. LANDSCAPING AND EXTERIOR ELEMENTS**

- a. Landscaping should be planted to buffer views of the foundation on all sides of the house.
- b. Trees
  - i. There should be a minimum of one shade tree or one ornamental tree in the front yard.
  - ii. If a shade tree (such as hardwood maple, oak, elm, ash, or similar) is used, it should have a minimum trunk size of three and one half (3 ½) inches in diameter upon installation, as measured six (6) inches above the established ground level.
  - iii. An ornamental tree (such as pear, cherry, plum, dogwood, crabapple, lilac or similar) may be substituted for a shade tree.
- c. If there is a walkway or path on the front lawn, the materials should be brick, stone, or tinted concrete. Gravel is not preferred.
- d. Exterior stairs and stoops should have a brick rise, sandstone treads, and be topped with a sandstone slab.
- e. Acceptable fence styles (refer to the Shaker Heights Fences: A Guide Fence Styles and Regulations for Residential Architecture publication):
  - i. Picket- wood pickets are usually appropriate for Colonial or Craftsman styles and metal pickets can be typical for English or French styles.
  - ii. Lattice- usually appropriate for Colonials, French, Craftsman, or Modern styles and should be of wood.
  - iii. Board- usually appropriate for English, Colonial, Craftsman, Modern, or hybrid styles.
  - iv. Masonry walls- usually appropriate for all styles and neighborhoods if the construction method and materials match the house.

- v. Natural wood basket weave fences, open decorative concrete block walls, aluminum weaves for chain link, split rail fences, and snow fencing are not preferred.
- f. Railings
  - i. All railings must be of cedar, redwood, or cypress. Pressure-treated wood is not permitted.
  - ii. The maximum spacing between spindles is four (4) inches.
  - iii. All railings must be a minimum of thirty-six (36) inches tall.
  - iv. All posts must be finished with a cap detail.
- g. Through the wall heating units are preferred. Handicapped ramps may be included on the rear elevation.

## **10. MATERIALS**

- a. Brick, wood siding, fiber cement siding, wood shingle, stucco, stone, or other natural materials accepted by the Architectural Board of Review are acceptable on the front, rear, and side elevations. Vinyl and aluminum siding are prohibited.
- b. Roofs:
  - i. Preference is given to wood shingles or shakes, clay tile, and slate roof materials.
  - ii. Shingles should be dimensional, architectural grade fiberglass shingles, wood shingles, wood shakes, slate, or tile.
  - iii. Shingles must have a minimum forty (40) year warranty.
- c. Porches, decks, and ramps:

Pressure-treated wood may be used only on the structural members. Cedar, redwood, or cypress must be used for all finish elements, such as posts, railings, fascia and trim, stair risers and treads, and any other visible features.

## **11. COLORS**

- a. Colors should be chosen in accordance with the guidelines set forth in the Shaker Village Colors publication.
- b. Depending on the style of the house, colors should be selected for the trim boards, window sash, shutters, doors, and railings that complement, but are distinct from, the wall color. A total of no less than two (2) and no more than four (4) colors should be used in the overall composition.
- c. Stains on unpainted wood or shingles should be natural subdued tones in the weathered gray, weathered brown, gray-brown, and moss green ranges so that the materials will weather to a natural color.

# SUPPLEMENT TO SHAKER HEIGHTS SINGLE FAMILY INFILL DESIGN GUIDELINES

