

TOWN OF CALEDON
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Architectural Design Guideline

Mount Pleasant Estates
Town of Caledon

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1. Design Vision & Objectives

1.1 Purpose

This Architectural Design Guideline (ADG) is prepared for the Mount Pleasant Estates development, which is a 21 lot estate residential subdivision located within the Town of Caledon. It augments the Urban Design Brief for the subdivision, prepared by RPD Studio, and which precedes this guideline, by providing additional and more detailed guidance for the design of all new houses within the development. The architectural control process, which will ensure that the design vision described here will be seen in the built form and landscape features within the community, is also described herein.

Please note that images provided within the document are examples only; intended to provide the guidance that is difficult to express with words only; they should be understood as complementary to the text; and do not represent specific or additional requirements per se.

There is a hierarchy of meaning to specific words used here:

- Where a design feature, or quality, is suggested only, the words 'may, could, or might', are used. The design will not be rejected simply because it does not exhibit that specified feature or quality.
- The use of the word 'should' means that the design may be rejected for not exhibiting the specified features or qualities.
- The words 'must, will, or shall' indicate that the described feature or quality is required; and the design will be rejected if it is not clearly exhibited in the design documents.

1.2 Architectural Control Process

Each builder is required to submit the working drawings, including siting plans, intended for the application for Building Permit for each of their proposed houses, to the Control Architect (CA). This shall be done prior to submitting the application for a building permit. All drawings shall be sent, via email, to the CA in electronic file, PDF format.

The drawings will not be approved for application unless the CA is satisfied that they accurately, and completely, describe a house that

meets the spirit of the ADG. If satisfied, the CA will annotate and sign each drawing as having been reviewed and certified for compliance with the ADG.

The Town of Caledon shall not accept drawings submitted for the purpose of an application for a building permit unless certified for compliance by the CA; and signed by the CA on each page of the working drawings as testimony for compliance.

A 'Schedule of Exterior Finishes' (SEF) shall be provided to the CA for review and approval prior to any working drawings; along with actual product samples corresponding to all finishes listed in the SEF. These shall be delivered to the CA by appointment. Each set of working drawings must clearly identify which of the listed finishes are to be applied to each of the exterior surfaces of the building described.

At the completion of the exterior finishes of any house, the builder shall notify the CA; and make arrangements for a field review site visit. The CA, or representative, will verify if the house complies with the ADG; and then notify the Chief Building Official (CBO), in writing, as to whether compliance is certified, or not.

In the case where compliance is certified, the CBO may permit the building permit file to be closed. If compliance is not certified by the CA, the CBO will issue an Order to Comply.

1.3 Objectives

The objectives of these guidelines are to:

- Establish a vision for a distinctive and consistent neighbourhood character;
- Promote building design that blends in well with the natural landscape;
- Ensure sufficient variety between designs and styles of houses;
- Discourage designs that dominate important views into and within the neighbourhood;
- Minimize the visibility of car garages and parking spaces;
- Promote a consistent and high level of design quality;

Ensure that the principles of Crime Prevention Through Environmental Design (CPTED) are implemented.

1.4 Design Vision

Mount Pleasant Estates will be a designed community that blends well into the surrounding rural setting. Buildings will not dominate the landscape; but the reverse: the landscape shall be the dominant feature.

The styles, and proportioning, of the houses are to convey a sense of timeless continuity with local and regional historical building types and styles. Creating the impression of a small scale village that has emerged slowly, over a long period, is the goal. The houses should, therefore, display the full variety of architectural styles dating from the early 1800's through to the 1950's: Georgian through to mid-century modern, including all styles in between, should be included, with roughly equal representation.

The roadway should also convey a rural character; including gravel road shoulders and open drainage swales instead of concrete curbs and sidewalks

2. Built Form

2.1 Architectural Character

The architecture of the houses will be reminiscent of local and regional historical building types and styles; and should display the full variety of architectural styles dating from the early 1800's through to the 1950's. The following recognized architectural styles should be included, in approximately equal proportion:

- Georgian
- French Provincial
- Victorian
- Edwardian
- Arts & Crafts
- Prairie Style
- Mid-Century Modern

The style of any individual house will be decided by the builder; however, no two adjacent houses will be of the same style. Whichever style is selected by the builder for a house, it must be clearly expressed in the massing, detailing and colouring; so that the style is recognizable, consistent over the entire building, and distinguishable from the styling of adjacent houses. Rear, and/or side elevations that are not visible from the street need not exhibit the same high level of detailing as the visible elevations do.

The materials and construction methods used need not be historically accurate to the period of the selected style; the use of modern materials and production methods are acceptable. For example, Victorian style gable decorations could be made of prefabricated plastic or fiberglass, instead of painted wood. The level and density of detailing, typical of the historic style, shall be fully provided.

2.2 Massing of Houses

The overall shape and massing of the houses shall be typical of the style chosen. For example: a Georgian house is virtually always a two storey rectangular shape, with a central entry, a symmetrical arrangement of windows, and a simple gable roof. An Arts & Crafts style house, meanwhile, generally features a full width front porch with

a roof that rises over half second level, and has one, or two, dormers.

There is a massing formula that is typical to each style; and that should be followed. Roof slopes should also be consistent with the style chosen. For example, the roof slope for a Victorian style building is generally higher than 12:12; while that of a Prairie Style house would never be more than 8:12; often less. Mid-Century Modern will sometimes feature flat roofs.

Please refer to Appendix A for a description of the various styles; and for guidance about the massing and roof slopes that should be used.

2.3 Architectural Detailing

The details that are characteristic of the chosen style for the house shall be used. Suitable approximations of detailing may be permitted, if the original detailing methods are too onerous to implement. Please refer to Appendix A for a description of the various styles that should be used.

2.4 Exterior Materials & Colours

The materials and colours that are characteristic of the chosen style for the house shall be used. Suitable substitutions of materials, may be permitted, if the original materials are too difficult, or too expensive, to obtain. Please refer to Appendix A for a description of the materials and colours that should be used with the various styles.

Vinyl siding, metal siding, and prefinished stucco boards shall not be used except in small and less visible areas; and where the primary materials are difficult to use. Brick, if used, shall be of the fired clay type. Asphalt shingles, if used, shall have a minimum 30 year warranty. Stucco, if used, shall be an approved back-drained system. Metal flashing and caulking, where visible, shall be colour-matched to adjacent materials to avoid drawing attention.

All materials proposed for use shall be included in the Schedule of Exterior Finishes, and approved for use by the CA prior to obtaining the building permit.

Vertical junctions of different cladding materials, in a continuous

Plane shall not be used. They may be used, however, where distinct massing components meet; such as where a smaller extension to the main building mass, such as a garage wing, may join the larger mass of the house. The vertical inside corners may feature a change in cladding materials.

2.5 Windows

Window styles, and proportions, that are characteristic of the chosen style for the house shall be used. For example, double hung windows that are twice as tall as they are wide, and that feature a grid of muntins, are typical for a Victorian house. Please refer to Appendix A for a description of the window types and proportions that should be used with the various architectural styles.

It is not necessary to replicate the historically accurate materials for windows; however, the historical proportions of window frame to glass should be respected. For example, substituting aluminum clad wood, or fiberglass, where wood frames would be more accurate can result in a satisfactory set of proportions; while it is very difficult to achieve that with solid vinyl windows because they typically have relatively bulky frames.

Horizontally sliding windows are not permitted, except for basement windows that are not more than two feet high. Taped muntin bars shall not be used.

2.6 Primary Entrances

The front door will be designed in accordance with the chosen style for the house. For example, a Georgian house will have a centred entry stoop, without a covered porch; it will feature a large door with sidelites and a transom window. Please refer to Appendix A for a description of the entrance types and that should be used with the various architectural styles.

It is not necessary to replicate the historically accurate materials for front doors; however, the historical proportions of doors and door frames should be respected. For example, substituting aluminum clad wood, or fiberglass, where wood frames would be more accurate can result in a satisfactory set of proportions; while it is very difficult to

achieve that with solid vinyl frames. Precast front steps are not permitted.

2.7 Front Porches

A front porch, visible from the street, shall be included if appropriate to the chosen style for the house. For example, an Arts & Crafts style house will always feature a covered front porch; a Victorian style house will also have a front porch, even though, historically, that style did not always feature one. Please refer to Appendix A for a description of the porch types and detailing that should be used, if appropriate, with the various architectural styles.

It is not necessary to replicate the historically accurate materials for the detailing of porches; however, the historical shapes and proportions of columns, architraves, friezeboards, handrails and guards should be respected. For example, turned posts that match the shapes and proportions of typical Victorian posts are available in solid composite plastics, and may be used for that style of house.

Where a porch is included, it must be sufficiently deep to accommodate table seating; a minimum depth of 2.1 m. is sufficient. Edwardian houses often featured even deeper porches that might wrap around the corner of the house; and many would have a rounded turret. Such added features are highly encouraged.

2.8 Exposed Foundations

Most houses in Ontario, prior to the early 1900's, did not use poured concrete for foundations; for many house styles, stone foundations are an important characteristic feature. However, it is impractical today to install stone foundations; and cast-in-place concrete foundations are virtually ubiquitous.

A good way to mitigate this intractable visual problem is to minimize the amount of concrete foundation wall that is exposed to view, where the house style chosen would normally feature a stone, or brick, foundation. Where the top of the foundation is more than 12" above the adjacent finished grade, the concrete wall shall be rebated to permit the cladding material to extend down to within 12" of finished grade. Such foundation wall cladding should be appropriate to the

House style; for example, a Victorian house could have the brick cladding extend down to the top of foundation; a Georgian house would, generally, have a dressed stone foundation with a water table trim at the ground floor level, below any brick cladding.

It is best to avoid grading solutions that require stepped foundations; where they are necessary, however, the exterior cladding shall be extended to within 12" of the finished grade.

Please refer to Appendix A for a description of the foundation detailing that should be used with the various architectural styles.

2.9 Utilities and Mechanical Equipment

Today, virtually all houses are serviced by a number of utilities; many of the metering devices are required to be located near the front wall; and to be easily accessible. These contemporary mechanical devices detract from the visual effect that this ADG is striving to achieve; and an effort must be made to hide them from view from the street.

Natural gas and electric service meters, as well as telephone and cable TV connections, shall not be located at the front wall, unless they are effectively screened from view by the shaping of the building, or by the placement of hard landscaping elements, such as garden walls and/or fences.

Satellite dishes are to be located at the sides, or the rear, of the building; and screened from view by landscaping and/or fencing.

2.10 Accessory Buildings

Accessory buildings shall match the quality of construction, as well as the style and level of detailing, of the associated primary building, if they are visible from the street. Furthermore they should be stylistically compatible with the primary building no matter where they are located on the site.

2.11 Signage

Signage shall be provided to show the street number, and, if desired by the owner of the house, it may include a house name and/or family

name. This signage shall be clearly visible, and legible, from the street; and well illuminated.

All other signage, such as commercial advertising, or signs that prohibit trespassing, are not permitted.

2.12 Garages and Driveways

Overhead doors of a garage should be oriented to the side of the property; and not prominently visible from the street. Where this recommendation is shown to be impractical, the doors may be oriented to the front, provided that they are located well behind the front wall plane of the house; at least 15 feet. If more than 3 overhead doors are required, they should be located in a detached accessory building, or in a separate wing of the building, and oriented away from the street.

With the exception of the Mid-Century Modern style, attached garages are not typically found in the range of house styles specified; and detached garages would be, stylistically, the best option. However, strong demand for attached garages requires that all houses could offer this design option. A design that makes the attached garage a discreet element, especially one that looks like it could be an addition to the principal house, would be recommended for the majority of the styles.

Garage doors shall be of the sectional, roll up, type. Paneled styles, with or without glazing, are preferred. Highly ornate, curvilinear, window treatments on garage doors are not a feature that is typical to any of the styles listed herein; and are therefore not permitted.

Permeable surface treatments, such as interlocking pavers, are recommended for driveways. The minimum level of finish shall be crushed stone, on a 10" deep layer of compacted Granular A, with a 24" wide perimeter border of interlocking pavers.

Blacktop asphalt paving is discouraged.

Outside parking spaces, for a minimum of 2 cars, shall be provided; and located so that they are screened from views from the street. This may be accomplished by the placement of landscaping elements.

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3. Site Planning

3.1 Relationship of Houses to the Landscape

The houses shall not be visually dominant; but will blend into the landscape, as much as possible. The following design techniques are recommended to help achieve this requirement:

- The existing grading should be respected, as much as possible; position the house to minimize the need for re-grading the site; and to help preserve existing, healthy trees;
- Allow for generous gaps between houses and tree clusters, to permit view corridors to the surrounding landscape beyond the houses of the community;
- Anticipate the eventual full size of tree species; so that, when they are fully grown, they do not ruin the intended functioning of view corridors from the street. This is especially important for the creation of hedgerows, which should be oriented perpendicular to the street;
- Site houses on the side slopes of rises, if possible, instead of at the top.

3.2 Relationship of Houses to the Street

The lots within Mount Pleasant Estates are relatively large; so that there is a high degree of freedom for the ways in which the houses are placed. There should, therefore, be a wide variety of siting strategies and configurations. The following design techniques are recommended to help achieve this requirement:

- Provide generous and varied setbacks to houses and to fencing from the street line; adjacent houses will have different setback distances to the street line, which should vary by at least 3.0 m.;
- With the exception of Lots 1 & 2, which contain slopes greater than ten percent, the Official Plan generally requires dwellings to be situated in locations with existing slopes less than ten percent.
- The front door must be visible from the street; however, wherever possible, orient buildings on an angle to the street line. These angles should vary; but a minimum angle of 15

degrees, and a maximum of 45 degrees, between the front wall of the building and the street line is recommended. Georgian style houses are an exception to this rule and should be oriented parallel to the street. No two adjacent houses should be sited so as to be parallel with each other.

- The corner lot on the north side of Street A should address Mt. Pleasant Road, as the primary frontage.
- Visibility from the street of garage doors and parking areas should be minimized; however, there should be visibility at some angle from the street to enhance safety. The most effective device is to ensure adequate distance from the street; a minimum of 18 m. is suggested.

3.3 Community Safety

The principles of Crime Prevention Through Environmental Design (CPTED) should be incorporated into the design of the site, landscaping and houses. The following design techniques are recommended to help achieve this requirement:

- Encourage natural surveillance of the street and property by providing relatively large windows on all sides of the house;
- Provide sufficient outdoor lighting so that areas adjacent to the house can be sufficiently illuminated at nighttime. This is best accomplished with downward directed light standards that are placed well within the areas to be illuminated. Shining lights on the house itself will do little to make these areas more visible; and will actually make it more difficult to see into them. Avoid casting light outwards, especially onto neighbouring properties.
- Do not locate extensive planting immediately adjacent to the house; shrubs and trees should be confined to discreet clusters that are separated by open areas.
- Provide natural access control by providing full height fencing at the rear and side property lines.
- At the front of the house, pedestrian and vehicle access should be directed to one, or two, relatively small access points through the placement of low fencing and/or hedges. Where the natural grading permits, retaining walls and rock gardens can also help to control access, as well as to

demarcate the boundary between public and private property, in a more naturalistic fashion.

3.4 Placement of House Types and Styles

Achieving a wide variety of house types and styles for Mount Pleasant Estates is an important goal of this ADG. Each of the historically recognized styles that are to be used provides a stylistic formula that is well understood and distinctive; and by limiting the number of houses that can be designed in any one of the defined styles, we can be assured of clearly visible and sufficient variety. The following rules and recommendations shall guide the placement of types and styles of houses:

- There are 8 house styles available and 21 houses in the development. It is not required that all house styles be used; but a maximum of 5 houses shall be done in any one style. Therefore, at least 5 of the styles will be implemented.
- No two adjacent houses shall be of the same style; and identical designs must be separated by a minimum of 4 lots. Houses facing each other across the street are to be considered as adjacent; and the separation rules apply to houses that are across the street.
- Of the 5 possible instances of the same house style and type, not more than 2 of them shall have the same colour package.

3.5 Fences

In addition to enhancing safety and security, fencing is an important component of the overall aesthetic of a community. While a primary goal of this guideline is to ensure variety in appearance of the houses, it is also important to strike a balance between the variety and the continuity of visual elements. When designed with care, fences can be used to create a unifying visual theme for the neighbourhood. The following rules and recommendations shall guide the placement and design of fences:

- Fences that define the property lines between houses shall be the same height: 6' above the adjacent finished grade; and be made of 1"x 6" horizontal wood slats spaced 1" apart. They shall be supported by 6" x 6" wood posts at 8 feet on centre;

and shall be shaped to a four-sided pyramid at the top. All components are to be pressure-treated, tinted brown. Please see Fig. 1.

- At the rear property lines where the houses back onto reforestation areas, simple post and wire fencing shall be used to allow views into the natural landscape. Please see Fig. 2.
- Fencing at the front yard should be minimized. Low hedges, flower beds and rock gardens should be used as much as possible. Where fencing is used it must be black metal with thin vertical pickets – max. 1" x 2" - and not higher than 30" to keep good visibility to and from the street

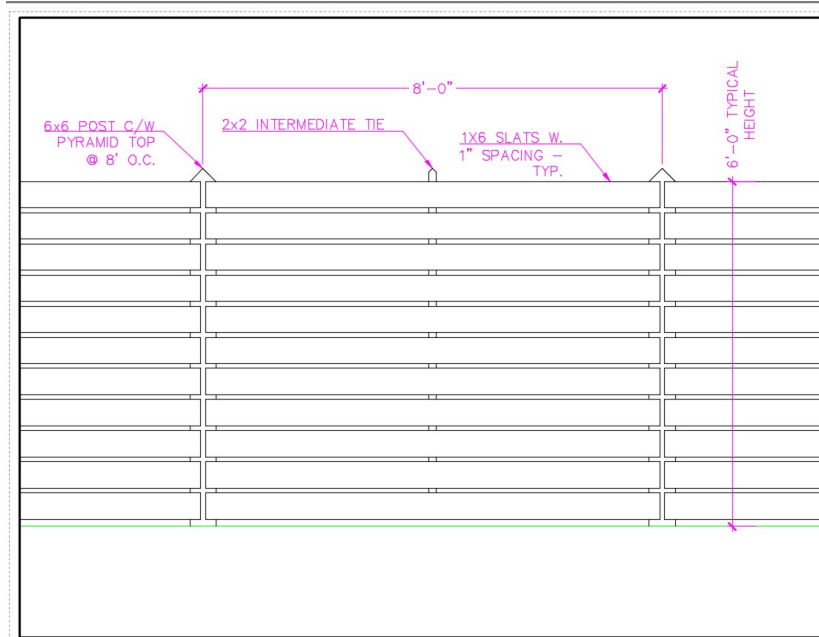


Figure 1 – Typical Side Fence

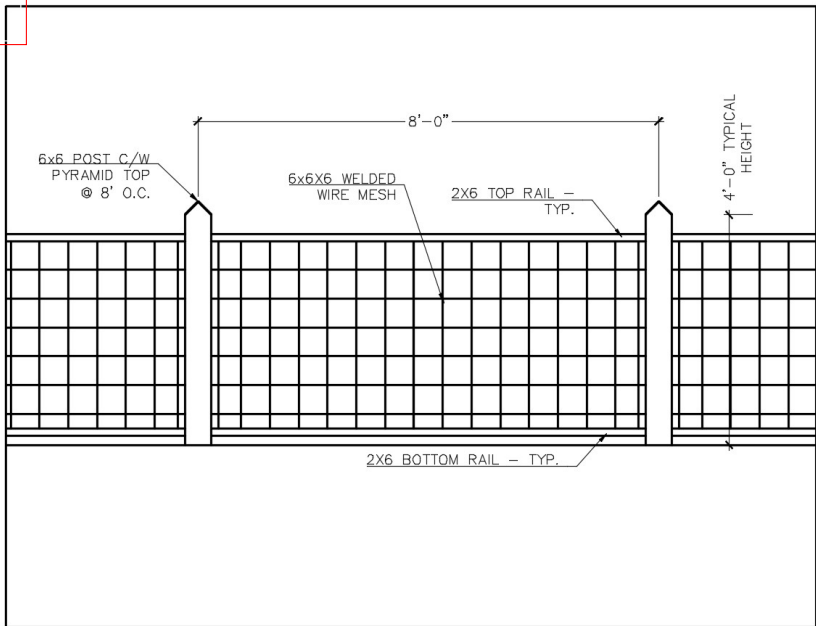


Figure 2 – Typical Rear Fence

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Architectural Design Guideline – Mount Pleasant Estates - Appendix A – Permitted House Styles

Architectural Design Guideline – Appendix A

Mount Pleasant
Estates Town
of Caledon

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Introduction

1. How to use this set of descriptions of permitted house styles:

This is a collection of recognized historical house styles found in Southern Ontario. It is not intended to be a complete list of styles that are found; only some of the most common ones. The idea is that the builder should look through this collection of descriptions of the design qualities that are posited for each of the styles, along with the associated photographs, and choose the styles that he, or she, would like to use to guide their own house designs.

These descriptions of the qualities are not definitive, or exclusive: other design qualities, not mentioned herein, are found in each of the styles; and not all the qualities mentioned, for a particular style, will be found in every valid example of that style. The photos of the sample buildings associated with the various styles, are similarly not definitive either; and the differences between them only illustrate how much variety there can be between the designs of houses that can still be considered to belong within a particular design style definition. The builder's design team will have freedom to interpret the requirements of the chosen style; but the Control Architect will be looking for designs that clearly express the general design themes – both general massing and details - that

are typically present in the style chosen by the builder for the individual house in question.

The builder may ask the Control Architect to consider adding other house styles to the collection of permitted styles found here. The Control Architect may agree to add a style provided that it is a recognized historic house style commonly found in Southern Ontario prior to 1960. To do this, the Builder must provide a written list of design qualities typical of the style he, or she, wishes to add; along with a few photographs of buildings, in existence in Southern Ontario prior to 1960, that illustrate the added permitted style under consideration.

It is recommended that the builder ask for the approval of an added permitted style prior to embarking on the actual design of a house that would not be considered as belonging to one of the permitted styles listed herein. The Control Architect may charge an extra fee for the additional services required to evaluate the permissibility of the Builder's proposed added house style, which must be agreed to, in writing, prior to any such additional evaluation work by the Control Architect being performed.

APPENDIX A – The Permitted House Styles

A.1 Georgian Style

The following qualities should be exhibited in the design for a house to be considered as a Georgian style house:

- The building is 2 or 3 storeys high, with a simple rectangular shape;
- It has a symmetrical arrangement of windows in a gridded pattern, either 3, 5 or 7 across;
- Windows are vertical sliders and are twice as high as they are wide;
- The entrance is in the middle of the front façade, with large solid door complete with sidelights and transom window;
- The house is situated to face squarely to the street;
- The roof will be relatively low pitched: not greater than 8 in 12; and shall usually be a simple gable roof;
- Ornamentation shall be restrained and classical in motif;
- Exterior cladding may be brick, stone, or rough-cast stucco.



Photo Credit: Open Source



Photo Credit: Jared Brashier



Photo The Grange House, Toronto ON

A.2

French Provincial Style

The following qualities should be exhibited in the design for a house to be considered as a French Provincial style house:

- The building is two or three storeys high with a rectangular shape;
- It often has a symmetrical arrangement of windows either 3, 5 or 7 across, in a gridded pattern, and which are twice as high as they are wide, complete with painted shutters;
- In a two storey building, the upper windows should be higher than the roof eaves and with an arched header;
- In a three storey building, there shall be small dormer windows, often with arched headers, on the third level; which windows should line up with the windows below, at the 1st and 2nd storeys;
- The entrance is in the middle of the front façade, with large solid door complete with sidelights;
- The roof is steeply pitched: not less than 12 in 12; and is, usually, a hipped roof, which may feature a 'Bellcast' shape at the eaves;
- There may be a rounded, or square, turret at the entrance;
- Exterior cladding may be brick or stone;
- The roof cladding should be pseudo slate, or pseudo copper.



Photo Credit: Getty Images



Photo Credit: J. Remus

Victorian Style

The following qualities should be exhibited in the design for a house to be considered as a Victorian style house:

- The building is two or three storeys high with an irregular plan;
- It has windows which are two or three times as high as they are wide;
- It will feature full height bay windows, or hanging bays, with especially steep gable roofs, minimum of 14:12 pitch;
- Gables on the front façade will have ornamental barge boards, verge boards, and or, triangular gable panels;
- The entrance is through a porch, which is highly decorated with barge-boards and turned columns;
- The primary roof will be steeply pitched: not less than 12 in 12;
- There will often be a rounded, or square, turret at a corner of the building;
- Exterior cladding will be two-tone brick with stone foundations, featuring brick patterning at the corners and at the upper parts of the wall;
- The roof cladding should be pseudo slate, or pseudo copper.



Photo Credit: Nicola Johnny



Photo Credit: Ibrahim Refath

A.4 Edwardian Style

The following qualities should be exhibited in the design for a house to be considered as a Edwardian style house:

- The building is two or two and a half storeys high with an irregular shape;
- The proportions tend to be sturdy, even somewhat squat;
- It often has ganged windows which can be quite wide;
- It will feature two storey bay windows, or turrets under deep overhangs;
- Decoration is understated, with classical references;
- The entrance is through a large and deep porch, which feature turned, or tapered, columns with base pediments;
- The primary roof will be moderately pitched: not more than 12 in 12;
- There will often be a rounded porches, especially at a corner of the building;
- Exterior cladding will be smooth brick, or stone, with no brick patterning;
- The roof cladding should be pseudo slate.



Photo Credit: J. Remus

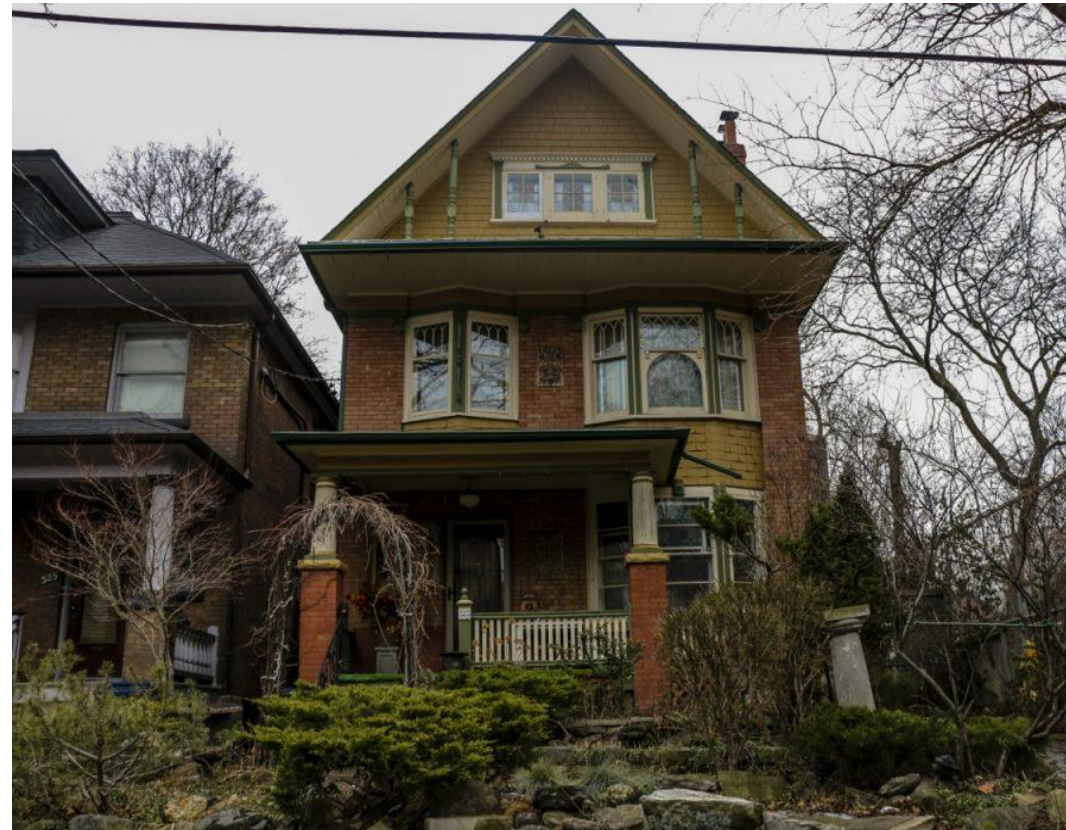


Photo Credit: Ibrahim Refath

A.5 Arts & Crafts Style

The following qualities should be exhibited in the design for a house to be considered as an Arts & Crafts style house:

- The building is two or two and a half storeys high with an irregular shape;
- It will often have a medieval farmhouse feel to it;
- The proportions tend to be sturdy, even somewhat squat;
- The primary roof is steep, at least 12:12, and a very prominent element with highly textured shingles, usually extending down to the lowest floor level eaves;
- Decoration is sparse, emphasizing structural brackets and columns ;
- The entrance is hidden and understated;
- There will often be masonry garden walls that extend out from the corners of the building;
- Exterior cladding will be range brick, or stucco;



Photo Credit: Thuong Do



A.6 Prairie Style

The following qualities should be exhibited in the design for a house to be considered as a Prairie Style house:

- The building is one or two storeys high with an irregular shape;
- The proportions tend to emphasize the horizontal;
- The primary roof is flat or very low-sloped, not more than 4:12, and a very prominent element with very deep cantilevered eaves, usually at least 4 feet;
- Decoration is abstract and geometrical, with coffered ceilings and soffits and stained glass ribbon windows being quite common;
- The entrance is hidden and understated;
- There will often be masonry garden walls that extend out from the corners of the building;
- Exterior cladding will usually be Roman brick, or rustic stone;



Photo Credit: Taylor Simpson



Photo Credit: Taylor Simpson

A.7 Mid-Century Modern Style

The following qualities should be exhibited in the design for a house to be considered as a Mid-Century Modern Style house:

- The building is usually one storey high with an irregular shape;
- The massing tends to emphasize the horizontal lines and simple rectangular planes of the building, whether horizontal or vertical;
- The primary roof is flat or very low-sloped, not more than 4:12, and not featured;
- Decoration is minimal and where used is only to celebrate the structure of the building;
- Large horizontal windows are required;
- The entrance is normally discrete and understated;
- There will often be masonry garden walls that extend out from the corners of the building;
- Exterior cladding will usually be Roman brick with deeply tooled joints, rustic stone, or smooth stucco.



Photo Credit: Not available



Photo Credit: Taylor Simpson