

## ARCHITECTURAL STYLES

Included in this section are preferred architectural styles for NorthWest Crossing. The styles outlined in this section are not intended to be a complete list of permitted styles. Builders may submit for review alternate ("Other") styles and variations that respond appropriately to a particular building opportunity.



### ***The NWXCraftsman Style***

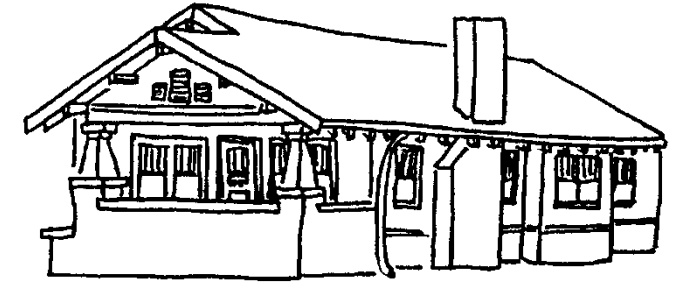
#### **History and Character**

The NorthWest Crossing "Craftsman style" home takes its cues from the traditions embodied in a distinctive architectural style used by builders in the early part of the 20th century. The classic Craftsman style house is simple, informal, and efficient. Exteriors make use of natural materials. The Craftsman style emphasizes horizontal planes, with large entrance porches and low large overhang eaves. True to the nature of the design, exteriors were painted to blend in with the natural surroundings.

#### **Essential elements include:**

- ☐ Exposed rafter tails
- ☐ Large entrance porch with tongue and groove ceiling
- ☐ Low-pitched roofs with large over-hanging eaves (generally greater than 24"), emphasizing horizontal planes
- ☐ Exterior walls clad with horizontal clapboard, brick, shingle or stucco and unique coordinated details, such as, beam-end details, knee braces, window and door trims, etc.
- ☐ Honest use of natural, local materials for chimneys, foundations, and porch piers
- ☐ Simple massing of one to one-and-a-half stories

- ☐ Clear interpretation of inner and outer spaces



#### **Exterior Colors**

Most Craftsman style homes are painted natural earth tones of brown, green, burgundy or yellow. The main body of the house is typically the darker tone, while a lighter trim color acts as an accent. Craftsman style homes should always be painted at least two tones. Numerous accent colors may occur in small amounts. Most local paint stores have a designated Craftsman style or historic palette of colors from which to choose.

**Roofs and Massing**

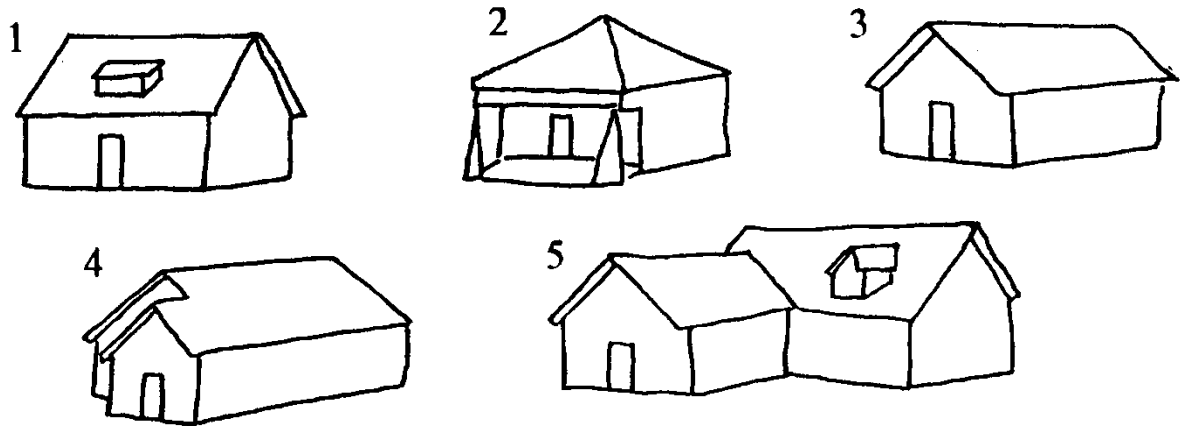
There are five basic Craftsman style houses: (1) the simple side-gable with a front porch, (2) the simple hipped or pyramidal with attached porch, (3) the simple front gable with a front porch, (4) a more complex double-front-gable plan with the house and the porch roofs both creating front-facing gables, and (5) the cross gable plan in which the house is side-gabled and the porch or wing forms the cross gable. Variations on these designs can occur.

Craftsman style houses are typically one to one-and-a-half stories tall and can have hipped or gabled roofs. Shed, gable and hipped roof dormers elaborate the style. They can be functional to allow additional head-room on the second floor or can be merely decorative and add light to an attic space.

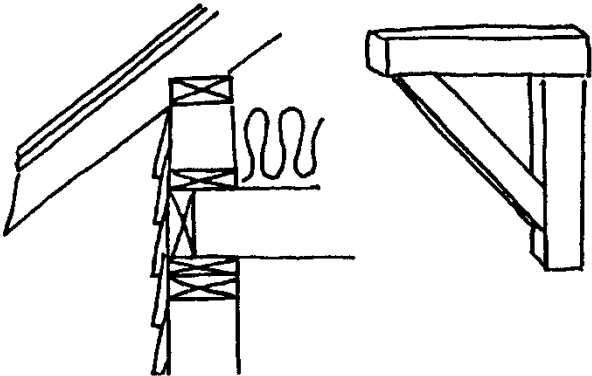
Among the most distinctive features of the style are junctions where the roof joins the walls. This eave area always has exposed rafter tails. The tails may be cut in many different shapes and patterns unique to a particular residence. The roof typically has wide overhanging eaves on all sides of the house which support in turn by large triangular knee braces, also known as “A” frame brackets.



**Typical Massing**



**Eave Details**



**Porches**

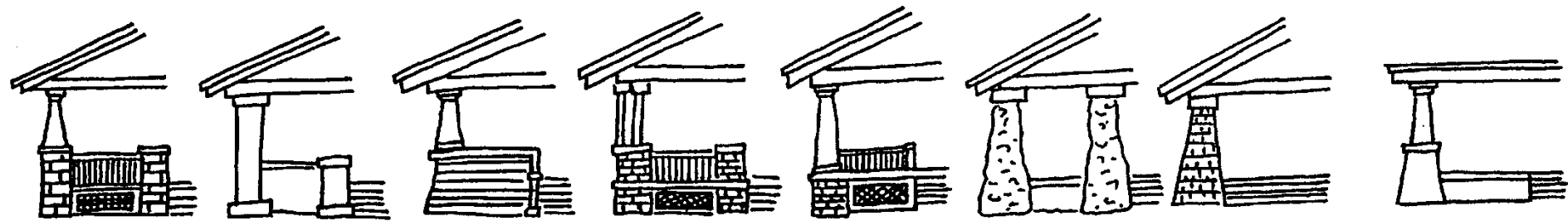
Large, functional porches are an integral part of the transition from exterior to interior space and are essential on Craftsman style homes. As the perfect place to watch the neighborhood go by, or to catch a late afternoon nap, you can easily imagine yourself in a cozy rocker watching a summer sunset.

Porches themselves vary in composition but have certain similarities. Columns are usually square and can be full height. More commonly, however, columns are half-size and placed on large bases of stone, stuccoed block or brick. A typical design is to have full

tapered columns, in which the neck is smaller than the base, or to have merely a tapered base and a square column. The desired effect is to have a porch column that appears to be able to hold the weight of the house, and may often even look largely over-scaled. Open trelliswork, or Pergolas, are often found as an additional or extension of a porch. The location of the porch should be at the front of the house. A porch can stand-alone or be incorporated into the main body of the house.



**Typical Porch Supports and Porch Railings**



**Porch Supports Variants**

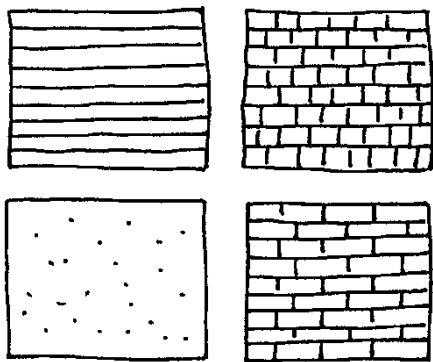


**Materials**

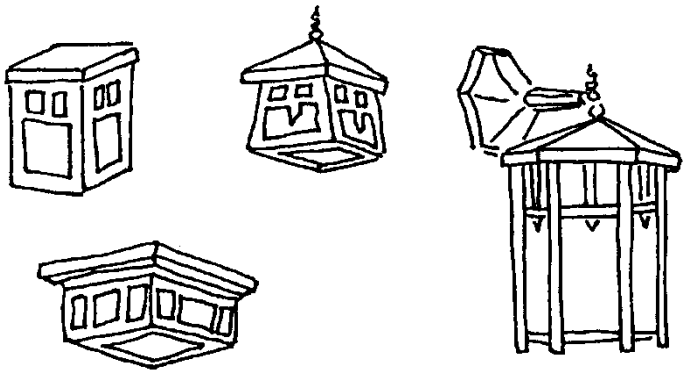
Perhaps the most distinctive feature of a Craftsman style home is the use of natural materials that are native to a region. Here in Central Oregon, you can find exterior cladding of brick, stucco, clapboard, shingle and lava rock. Chimneys, porch posts and foundations are usually left exposed. Roofing material can be asphalt, wood shingle, or tile. Due to the use of exposed rafter tails, gutters are generally non-existent on Craftsman style homes. Decorative wood patterns are often found above the porch area in the pediment. Open framing, vertical siding and a lattice-like trim are common features. Exterior lighting should be what most catalogues refer to as “Mission Style”. These rectangular lights are made of dark, anodized metal and often have translucent glass panes. They can be attached directly to the ceiling or can hang down on a short chain.



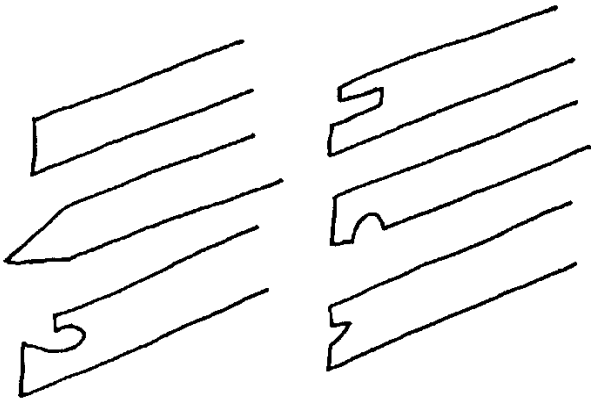
**Cladding Details**



**Lighting**



**Rafter Tail Details**



**Windows and Doors**

Craftsman style doors and windows are simple in design. They are typically surrounded by large 4" to 6" molding which set them apart from the plane of the wall. Locations of doors and windows are usually asymmetrical. Doors are often natural in color and always are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may find sidelights on a single door, but rarely encounter them on

double doors. Windows are usually double hung with various patterns of glazing. Common are one-over-ones, six-over-ones, four-over-ones, and three-over-ones. Special windows may include small square windows on either side of the chimney or boxed bay windows that may or may not extend to the ground. Windows are often found in-groups of two or three.



**Typical Window and Door Styles**

