



CITY OF SPRINGFIELD
RESIDENTIAL DESIGN

PRESENTATION

DIETZ & COMPANY

The Value of Good Design

Higher Market Value: the asking price is potentially higher when a confluence of good design features are present

Competition: good design can differentiate your work from others

Selling Fees: less need for “staging” the home in order to sell it; mature landscape increases market value

Design and Psychology: buyers are enticed when they recognize good design and quality construction

Quality of Life: homeowners/renters appreciate their dwelling in the community

Community Image: homes which are architecturally related to older homes in Springfield enhance the neighborhood identity

Building Strategies

Site-Specific Building Orientation: lower energy cost, better ventilation, more yard space=fewer resources used up

Windows: solar gain during winter=lower heating bill

solar reflectance during summer= lower cooling bill

windows on all sides increases “eyes on the street”

Public Front Porch: helps foster community connectivity = better neighborhood security

Good Proportions: taps people’s perception of beauty = increased market value

Trim & Details: can increase the warmth and character of a home = increased market value

Quality Building Details: safeguards the building investment

Cement Board Siding: reduces fire insurance cost (considered masonry material), increases paint lifespan

Roof Pitch: potential for improved attic ventilation; potential storage or growth area; potential longer roofing lifespan

Site Strategies

Private Backyard Fence: provides secure space for private gatherings, pets and families with small children

Parking: garage-fronted houses reduce the potential for front windows which increases electrical energy needs; additional costs incurred for house with integral garage

Walkway Material: a concrete walk can withstand the freeze/thaw cycle in New England better than asphalt

Separate Driveway from walkway: less hazardous to children

Landscape Design: potential to reduce “on-site” drainage cost + looks beautiful!

Native Plant Species: will survive more “naturally” in Springfield

Shade Trees: reduces summer cooling cost of building

Fences: chain-link fosters a feeling of community insecurity and threat; wood and vinyl fences are friendlier yet provide security

Overview: Buildings Give Physical Shape and Value to the Community

Across North America, and around the world, the value of a community is associated with the quality of its built environment.



Building Classification: Architectural Types and Styles

Is it a townhouse?

A duplex?

A house?

An apartment building?

*...Then you are asking about
the building “TYPE”*

Building Classification: Architectural Types and Styles

Is it a Colonial?

A Victorian?

A Contemporary?

A Craftsman?



...then you are asking about the "STYLE"



Architectural Types and Styles in Springfield

Type: Bungalow

Style: Craftsman (subset of Arts and Crafts)



Type: Large single-family

Style: Arts and Crafts



Architectural Types and Styles in Springfield



Type: Gable-Front Vernacular

Style: National/Queen Anne Details

Architectural Types and Styles in Springfield



Type: Duplex

Style: (not defined)



Type: Duplex

Style: National

Architectural Types and Styles in Springfield

Type: Rowhouse

Styles: Victorian-Second



Type: Rowhouse

Styles: Colonial-Georgian

Architectural Types, Styles and Details

Some Common Problems

Architectural Types and Styles

Neo-Eclectic Style at Infill Sites

Without community design standards and controls the same designs that have been used in suburban developments are often imported to infill lots.



This new house with an overhanging second floor and staggered openings is inappropriate for Springfield's older neighborhoods.

Architectural Types and Styles

Neo-Eclectic Style at Infill Sites

Without community design standards and controls the same designs that have been used in suburban developments are often imported to infill lots.



This garage-dominant, neo-eclectic design does not relate to the adjacent historic buildings.

Architectural Types and Styles



Consistent Styles and Details

Architectural Detail Standards for Springfield

Entrances at Single-Family Homes



Asphalt is reserved for drives, but is inappropriate for walks



Pavers and planting create a welcoming entrance



Private concrete walks connect to the public sidewalk

Entrances at Single-Family Homes



Minimal Landscaping with no sizeable porch leads to a barren feeling



Front Porches should be large enough to provide a comfortable sitting space to talk with passers by. Elevated porches feel safe.



Entry/Porch landscaping heightens the perceived value of the home

Entrances at Two-Family Homes



Utilities should not dominate the entrance view



Utilities discreetly located at front corner

Entrances at Two-Family Homes



Front Porch details should be in scale with the main building

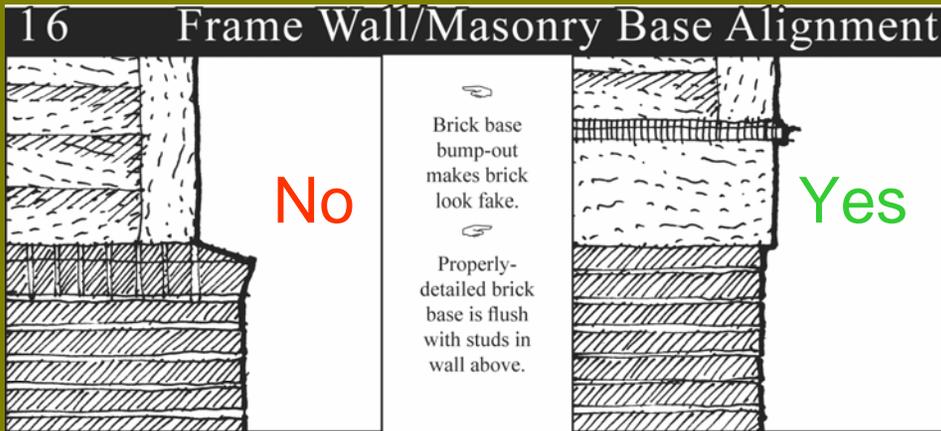


Front Porch columns and details are in scale with the window trims



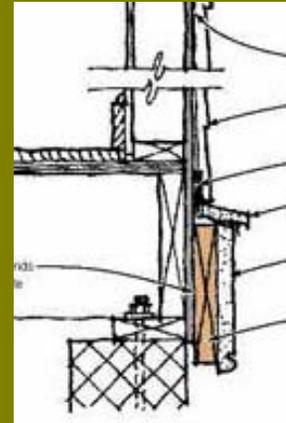
No Front Porch is inappropriate for Springfield's older neighborhoods

Building Base Details



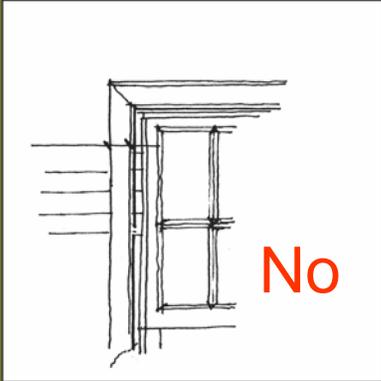
The face of stud of frame walls should align with face of masonry of foundation walls below. Architects and builders once aligned the outside face of foundation wall, floor framing, stud wall above. Today, the face of floor and face of stud wall align with the face of foundation wall. The brick veneer is set out 5" or so from the face of the block, forming an ugly horizontal ledge all around the house at the bottom of the siding. This ledge is normally capped with a brick rowlock. Brick should be laid as a part of the foundation wall structure. It should be pulled tight to the block wall, with only a 3/8" space between brick and block. This space should be filled with mortar. Use horizontal truss-type joint reinforcement every other block course. Finally, use a 2x12 sill plate and set it flush with the outside of the brick and then align the face of the floor system with the outside face of brick. This is simpler, less expensive and more authentic than the normal way of detailing this condition.

**Bump-out
looks fake**



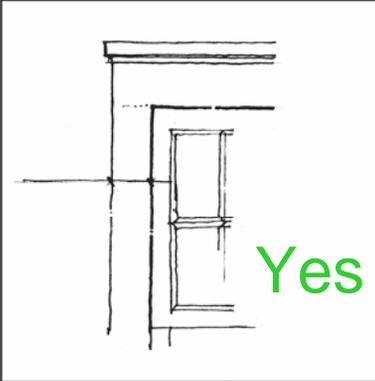
Window & Door Details

35 Casing Principles

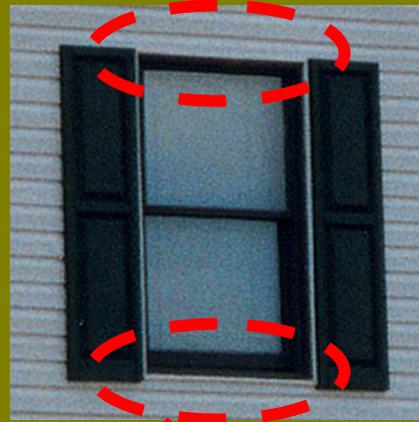


A sliver of brick makes a too narrow casing look like cheap applique

Casin of proper width



Door & window casing on all except brick walls shall never be narrower than 3 1/2". Mullion casing shall never be narrower than 3 1/2" regardless of location. Brick shall never be visible between a door or window and its casing.



MISSING TRIM & SILL



42 Sill Casing



Picture frame sill.

Sill as window base.



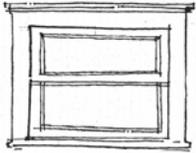
The sill should act as a visual base to a window. Casing shall never be picture framed at the sill.



CORRECT

Window & Door Details

29 Window Proportions



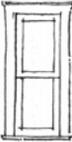
No

Horizontally-proportioned windows look unnatural.

There are many possible designs of vertical windows.

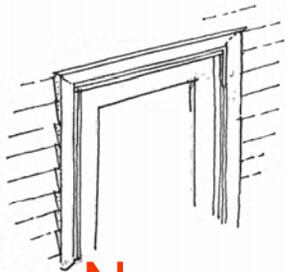


Yes



Windows should be vertically-proportioned or square. Windows have been called the eyes of a building. There are actually a number of correlations between window proportions and the human form in traditional architectural languages. Square, round or semi-circular windows are sometimes used high on a wall or on a roof. These are similar both in proportion and in location within the building to the human eye. Most languages employ windows with the proportion of either the human face or the entire human body. Generally, the more relaxed or informal languages seem to use windows of a human face proportion (3:2). The more formal languages seem to favor windows proportioned more like the entire human body (2:1 to 3:1 or sometimes a little taller). One might say that face-proportioned windows represent a closer, face-to-face type of conversation whereas full-body windows represent a more formal and distant conversation.

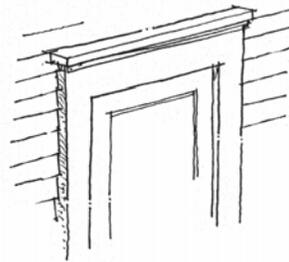
24 Brick Mold



No

Casings that are too thin make the entire building look cheap.

Appropriate casings are almost always wider than brick mold.

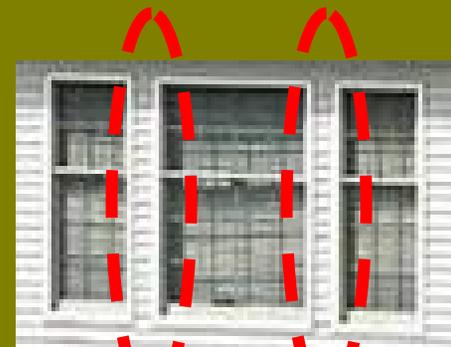


Yes

Brick mold should usually be much wider than the 2" shape that is commonly used. The only style where thin brick mold is appropriate is the Federal (Adam) Style, and then only in more modest buildings. All other traditional styles found in the United States use casing that is wider than a typical brick mold. Many styles use flat casing, whereas the typical brick mold is shaped. Casing should always be appropriate to the style of the building.



CORRECT



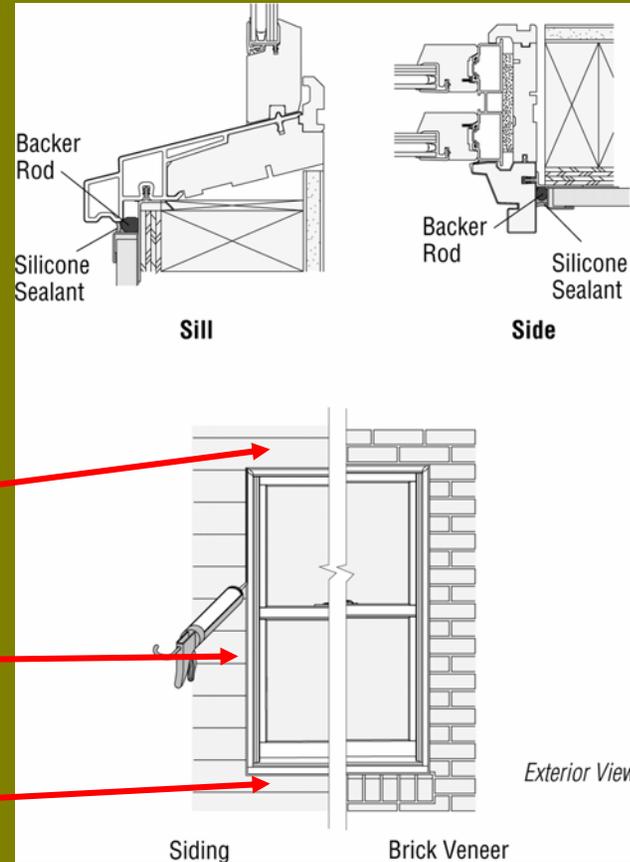
MISSING TRIM

Window Installation Details



Traditional Wood Window

“6 over 6” describes the glazing divided by window muntins, also known as lights



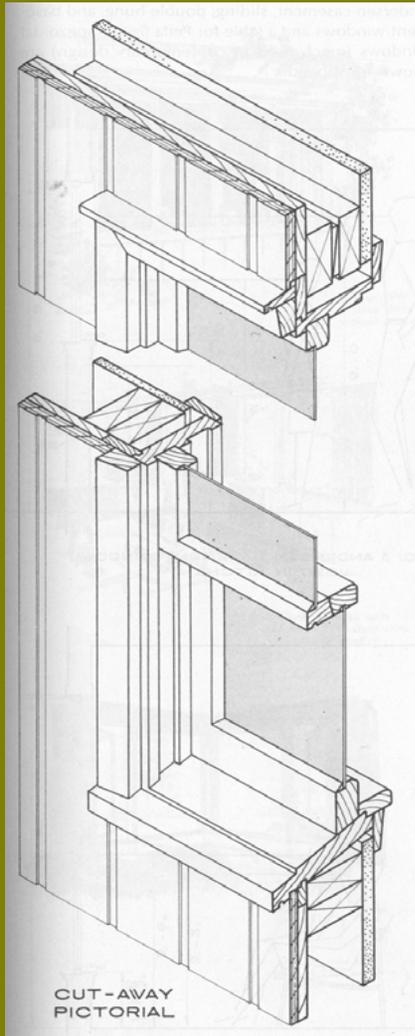
Missing Head Trim

Missing Jamb Trim

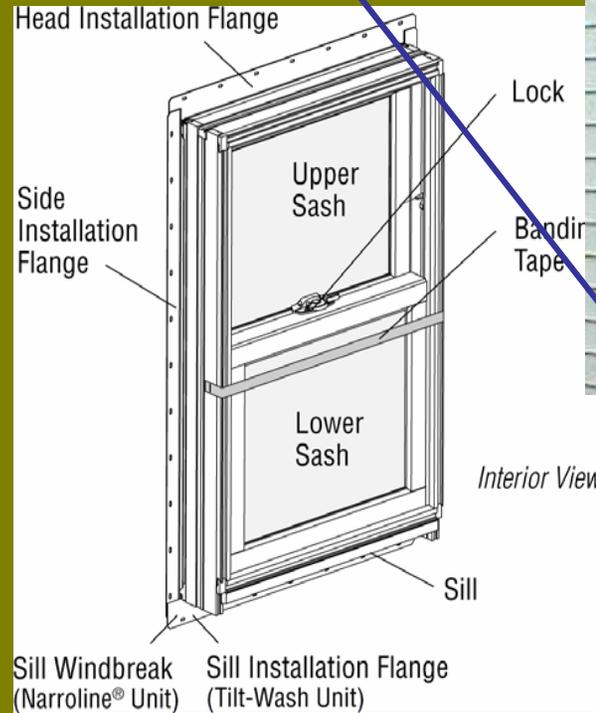
Missing Sill Trim

Contemporary Clad Window

Window Installation Details



New window units *can* be trimmed with traditional elements: **jamb & head trim, sloped sill**



Traditional Wood Window

Contemporary Window Unit

Roof/ Eave Details

65 Eave Return



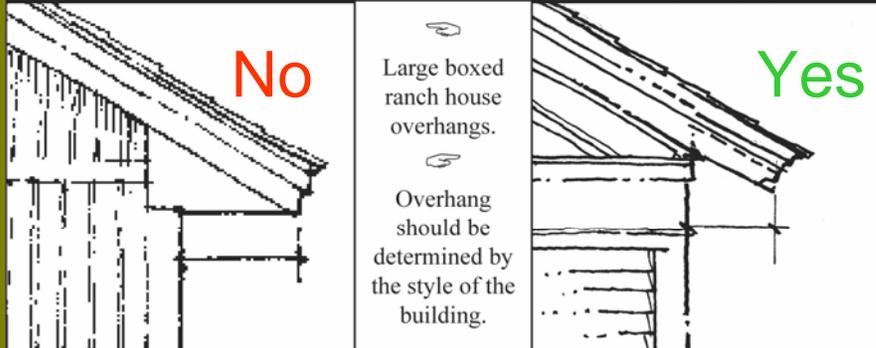
The infamous “pork chop eave” is the flagship of cheap tract house construction. Eaves should always be trimmed in such a manner that the corona, or fascia, returns around the corner and dies into the wall without the excess triangle attached to the raking cornice. The slope of the eave return cap should ideally be 1/12; in no case should it be greater than 2/12. The corona, or fascia of the raking and bottom cornices should occur in the same plane. The cymatium, or crown, should occur only on the raking cornice.



INCORRECT



64 Eave Overhang & Enclosure



Eave overhangs should be appropriate to the style of the building. In most cases, this will be significantly less than the 18” to 24” overhangs commonly used in tract houses. Rigorously specific styles may have closed eaves if appropriate to the style of the building, but vernacular buildings should have open eaves. Exposed rafter tails should not exceed 6” in height.



CORRECT

Springfield Residential Design Guidelines: In Progress...

A Pattern Book for the Residential Architecture of
SPRINGFIELD



SPRINGFIELD RESIDENTIAL DESIGN GUIDELINES



A symmetrically composed Gable Front Vernacular house with modest Queen Anne details vividly articulated in a historic color palette.



A newly constructed Gable Front Vernacular house with a full front porch.



A simple, L-shape Gable House with a wrap-around porch and classically derived details and proportions.



The double-decker porch is a common feature on Springfield Gable Vernacular homes and duplexes.



Rendering of a Gable Vernacular home from the 1920's.



Typical Gable Front Vernacular illustration

Essential Elements of the Gable Vernacular

- 1 Simple, straightforward gable end typically faces the street.
- 2 Wide trim bands define the main volumes.
- 3 A symmetrical and balanced composition of windows and doors on the front façade.
- 4 Porch columns, roof and details are derived from classical proportions.

History and Character

THE GABLE FRONT VERNACULAR (also referred to as gable-Front Family or Gable-Front-and-Wing Family) is among one of the styles included in a category known as National Folk Housing. It is a simple style, with its roots in the Greek Revival Movement and was common throughout New England during the pre-railroad era between 1830-1850. Interest in this style began again in the early 20th century, inspired by the popular Craftsman style houses, which were often stylized versions of this form. After that period, the style continued to be constructed and continues today throughout the Northeast and can be found in many of the neighborhoods in Springfield.

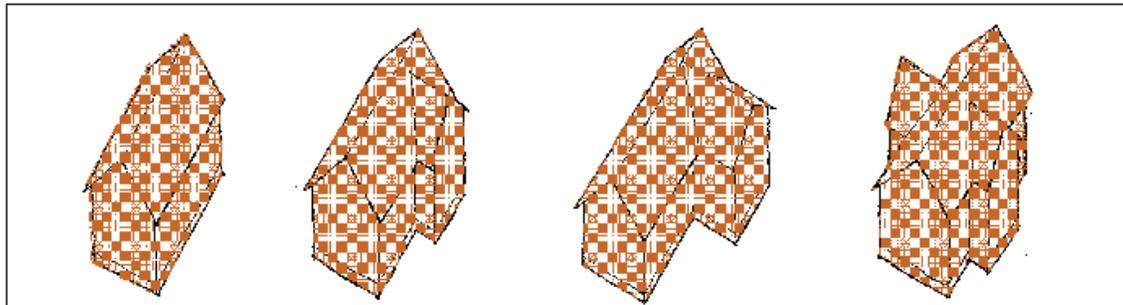
Gable-Front homes were typically added with a cross-gabled wing off the main rectangular form. A shed-roofed porch was typically located at the junction of the two forms. Gable Front homes without wings often had a shed-roofed porch spanning the length of the house with a dormered peak over the entry steps.

Typical characteristics of the Gable-Front Vernacular Style are as follows: narrow, two to two and a half story structure; steep roof with the gable end facing the street, often with a cross-gabled wing off on one side; roof overhangs with boxed rafter ends or flat soffited returns; tall, narrow windows; front porch with shed roof and pedimented dormer over entrance.



Gable Front Vernacular

ARCHITECTURAL PATTERNS

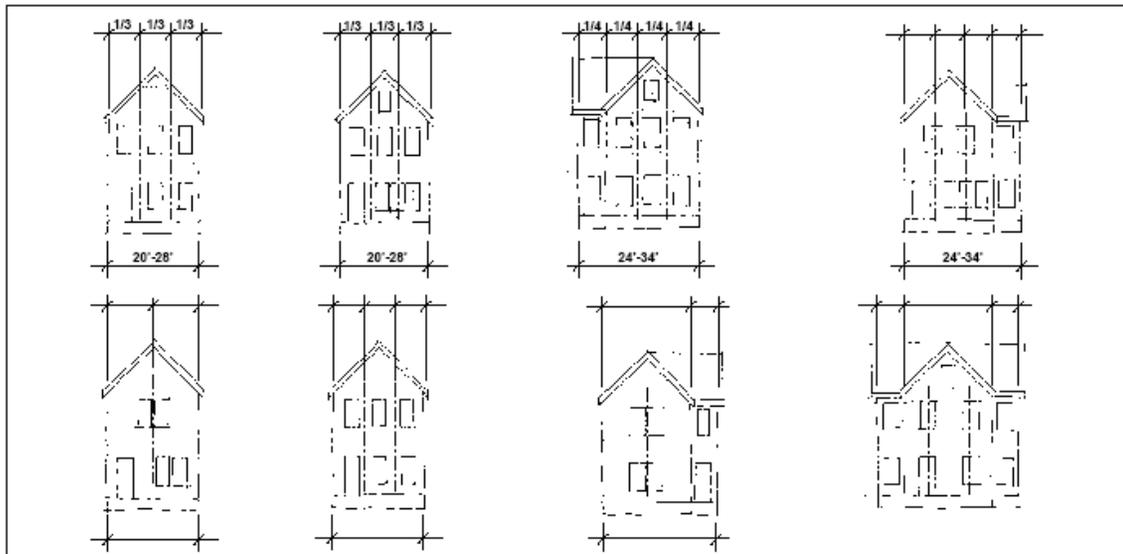


A Two-story basic

B Two-story basic with bay projection

C Two-story basic with wing

D Two-story basic with double bay projection



Massing and Composition

Massing Diagrams

A Two-story basic

Simple gable roof with minimum 8:12 pitch. Front porch is hip roof and may have gable accent on axis with the front door and stair.

B Two-story basic with bay projection

Simple gable roof with minimum 8:12 pitch. Front porch is hip roof and may have gable accent on axis with the front door and stair.

Porch may wrap around front façade and extend back to the projecting bay. Two-story porch not allowed.

C Two-story basic with wing

Simple gable roof with minimum 8:12 pitch. Front porch is hip roof and may have gable accent on axis with the front door and stair.

Porch may wrap around front façade and extend back to the projecting wing. Two-story porch allowed only behind the front façade.

D Two-story basic with double bay projection

Simple gable roof with minimum 8:12 pitch. Front porch is hip roof and may have gable accent on axis with the front door and stair. Wrap around porch not allowed.

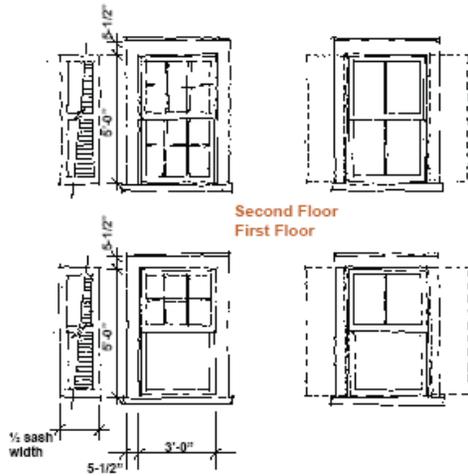
Façade Composition

Façade composition is characterized by a symmetrical composition of windows and doors. Typically, the openings on the first floor align vertically with the second. In cases where the window opening number is different between floors, there is a local symmetry. For example, a group of 3 windows on the first floor will be centered on a single window on the second floor (see above left illustration).

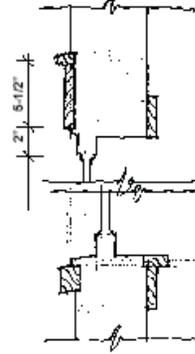


Gable Front Vernacular

Standard Windows



Typical Window Details



Windows and Doors

Standard Windows

Windows are typically vertical in proportion. Window patterns include muntins that are 6 over 1 on the first floor and 6 over 6 on the upper floors. The double line at the head casing (see sketch) indicates optional drip mold. Another option includes a profiled backband, no greater than 1-1/2" wide at the edge of the jamb and head casings. The sill casing is 1-1/2" to 2" tall and slopes to drain. The sill casing never has an apron at the bottom.

Special Windows

Special windows include triple windows (see sketch) and paired windows. In general the casing principles are the same as for the standard windows.

Trim

Windows and doors typically have 5-1/2" jamb casing and head casing. Drip mold at the head, backband at the head and jambs and cap molding at the head are an option.

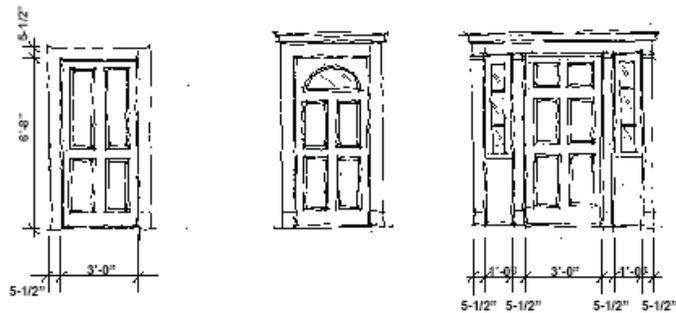
Standard Doors

Doors include 4 and 6-panel patterns. Sidelights are an option and would be on both sides. Half-round glazing is an option.

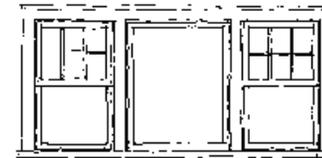
Shutters

Shutters are an option for single windows. Operable shutters are encouraged when used. Shutter styles can be paneled or louvered.

Standard Doors



Special Windows and Doors

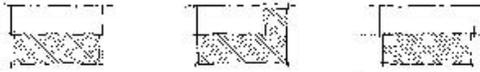


Gable Front Vernacular

ARCHITECTURAL PATTERNS



One-Story Porches



Two-story house with full front porch.

Two-story house with wrap around porch.

Two-story house with full front porch.

Two-Story Porches



Two-story house with 2-story full front porch.

Two-story house with 2-story wrap around porch.

One-Story Porch Elevations



Gable Front Vernacular

ARCHITECTURAL PATTERNS

Porches



Typical wrap around porch with hip roof and gable accent over the stairway



Front portico with a gable facing the street. Note that the porch, though not full front is still large enough to accommodate a chair and small table.

Porches can be one or two stories with low-slope hip or shed roofs. A gable accent over the stairs or at the top of a second story porch is also an option. Columns can be 10-12 inch diameter doric or tuscan style columns. Box style columns can be 12-16 inch square. Handrails can be flat or profiled and balusters can be flat, square or rectangular stock.

Column height is typically 8-9 feet for the first story of a porch. The height of the guardrail is 30" above the porch for porches less than 24" above grade, but never taller than 36" above the porch where allowed by the building code.

Porch depth is 6 feet minimum and 8 feet maximum. Eight feet is encouraged to allow for a more spacious furniture configuration.

