BUCKROE BAYFRONT
PATTERN BOOK

A Pattern Book for a Chesapeake Bay Community

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BUCKROE BAYFRONT

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Master Planning Consultants
Urban Design Associates
Pittsburgh, Pennsylvania

A Pattern Book for a Chesapeake Bay Community

An Addendum to the Buckroe Master Plan

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The best qualities of historic towns are those that provide connections between the elements most meaningful to both past and future, whether those are connections between people and a sense of community, between places and buildings, or between heritage and growth. The Buckroe Pattern Book describes Buckroe’s unique character and the essential characteristics of its built form that citizens know and cherish. The Pattern Book also presents the public vision for perpetuating those characteristics along with strategies, applicable to both revitalization and new development projects, for achieving that goal.

What emerged clearly through the process of the Pattern Book was the idea that future development in Buckroe should be harmonious with the community’s historic traditions. New buildings and public spaces should reflect the cherished characteristics of the region’s existing beachfront neighborhood. By defining the feel of Buckroe as a community, in tandem with the mechanics by which it will evolve, the Pattern Book demonstrates how to create a future for the beachfront in keeping with its citizens’ aspirations.

Because Buckroe is at an important crossroads in its evolution, the Pattern Book is particularly timely. Like many beachfront communities, Buckroe is experiencing intense development pressure, both infill and full residential blocks. The Pattern Book illustrates how to properly plan and design for that growth. The qualitative design measures contained in the Pattern Book augment the requirements defined in zoning and other development-related requirements.
Images of built work resulting from the revival of the Pattern Book tradition
contents

Introduction
  Overview 10
  Regional Precedents 12
  The Architecture of Buckroe 14
  The Buckroe Pattern Book 16

Community Patterns
  Overview 20
  Buckroe Alleys and Parking 22
  Buckroe Lot Types and Setbacks 24

Lot Types
  Village Lots (30-39') 26
  Neighborhood Lots (40-49') 28
  Estate Lots (50-59') 30
  Duplex Lots (55-60') 32
  Multi-family building (60-80') 34
  Mixed-use building (60-80') 36
  Special building (60-80') 38
  Lot Landscape Patterns 40

Architecture Patterns
  Buckroe Colonial Revival
    History and Character 44
    Massing and Composition 46
    Eave Details and Wall Section 48
    Windows and Doors 50
    Porches 52
    Materials and Applications 53
Buckroe Romantic

History and Character  54
Massing and Composition  56
Eave Details and Wall Section  58
Windows and Doors  60
Porches  62
Materials and Applications  63

Buckroe Arts & Crafts

History and Character  64
Massing and Composition  66
Eave Details and Wall Section  68
Windows and Doors  70
Porches  72
Materials and Applications  73
INTRODUCTION
Buckroe is a diverse community rich in history and natural amenities, situated in a premier location along the Chesapeake Bay. As the only true beachfront community on the Peninsula, Buckroe has become a highly sought-after neighborhood for residential development. The Buckroe Pattern Book was created as a tool to preserve and maintain the unique character that exists in this beachfront community, and to protect the neighborhood from over-development that is typical of many beachfront areas. It also aims to maintain and enhance the architectural traditions found along the Chesapeake Bay.

The Buckroe Pattern Book relates a system of lot sizes that merge seamlessly with the existing neighborhood, as well as details for three architectural styles that represent the local historical context. From this information, design guidelines are established that aim to create sustainable, attractive housing that respects the qualities of the local traditions and landscape. The Pattern Book contains three sections: the Introduction, which describes the architectural inspirations that give Buckroe its sense of place; the Community Patterns, which set standards for how buildings are sited on their lots and in neighborhoods; and the Architectural Patterns, which establish design guidelines for developing true architectural styles in the neighborhood.
The Buckroe Bayfront Initiative of the Buckroe Master Plan establishes a general framework of streets, blocks, sidewalks, pathways, and parks forming connections to the greater neighborhood. (Plan adopted by City Council in March 2005, as amended)
Settlements along the Chesapeake Bay

In order to gain a better understanding of the architecture of Buckroe, historic villages and towns along the Chesapeake Bay were studied. Every town has a unique way of relating to the water which influences the type of housing that developed there. A close neighbor, Norfolk, has two historic neighborhoods known for their relationship to the water. The architecture of both places, Ghent and Freemason Harbor, creates a unique place along the water’s edge. Ghent has a formal public edge along an inlet faced with a mix of houses and civic buildings. Freemason Harbor is characterized by a variety of attached housing as well as formal colonial era houses. East Beach, the newest settlement along the Chesapeake Bay, uses these same patterns.

Other villages such as St. Michael’s and Easton on the coast of Maryland are full of small cottages on narrow lots creating a delicate scale for neighborhood streets. Annapolis has more of a marina setting with a very active and dynamic mix of uses on the waterfront. Historical settlements farther north in Cape Cod and Nantucket, Massachusetts, on the Atlantic, use the natural coastal environment and traditional building styles to create neighborhoods focused on and around the water.

These east coast settlements, primarily those along the Chesapeake Bay, have a variety of housing types and architectural vocabularies that can be used as precedents for new development and neighborhood infill in Buckroe. By taking cues from traditional coastal towns and villages, the Buckroe Bayfront can maintain its neighborhood qualities and strengthen its connection to its greatest natural amenity, the Chesapeake Bay.
In the seventeenth century, Buckroe was settled by English Colonials and a rich variety of architecture evolved along the beachfront. Though few historical buildings remain today, documentation in photographs and postcards illustrate the coastal and cottage architecture that shaped this waterfront community.

One of Buckroe’s most famous and beloved buildings was the Buckroe Beach Hotel, built in 1897, to accommodate the growing popularity of this Chesapeake Bay community and its many visitors. Built in a loose Victorian style, the building took advantage of the natural environment and cool bay breezes with a large front porch and generous balconies spanning the facade.

Both the Victorian and Colonial styles dominated many large houses, as well as cottages, placed along the edge of the Bay. The massing and style of these houses is typical all along the Chesapeake Bay up through northern Virginia and Maryland. Buckroe’s architectural traditions relate to this eastern, coastal architecture with elements such as porches and dormers taking advantage of the waterfront views. Today, quaint cottages and bungalows exist in Buckroe, similar in scale and style to those found on the interior streets throughout several coastal towns and villages. A loose informal interpretation of traditional architectural styles allows the houses in Buckroe to take advantage of their coastal setting, as well as create a unique identity quite unlike any other place in the City of Hampton.
introduction
Using the Pattern Book

The Buckroe Pattern Book will guide development of houses and residential buildings and rehabilitation of existing houses to fulfill the vision described in the Buckroe Master Plan (adopted March 2005, as amended). The Pattern Book has three principal sections: Introduction and Overview; Community Patterns, which illustrate the variety of lot types; and Architectural Patterns, which establish the three architectural vocabularies and typical elements that may be used to compose house facades.

**Step One: Selecting a Buckroe Lot**

The Pattern Book should be used from the very beginning of the development process to select an appropriate lot size for the house or residential building type desired. All lots have setback requirements, as well as particular requirements for the location of porches and composition of publicly-oriented facades.

**Step Two: Shape and Size**

The basic massing of the house or building determines the general location of the programmatic and architectural elements. In the Architectural Patterns section, each architectural style chapter describes the basic massing types found in precedents for a particular style. The layout of rooms should be designed to fit within the massing types for each particular style being designed. The roof types are part of this overall massing description.

**Step Three: Room Layout and Location of Windows and Doors**

Windows and doors relate to both the shape and the style of the house or building. It is important that all sides of houses or buildings have composed facades. The architectural style subsections describe the basic elements for each vocabulary, drawn from regional architectural precedents and in keeping with principles of sound environmental stewardship along the Bay. Typical sections and key components are provided as part of the massing illustrations for each style. Typical window and door proportions, trim details, and special windows or doors are illustrated on pages within each style subsection.
Step Four: Porch Design
Porches are important to the character of neighborhoods, particularly those along the Chesapeake Bay. The massing of the front porch is specific to each house or building type and distinct within a particular vocabulary. The location and design elements of porches are described on the porches page for each vocabulary in the Architectural Patterns section.

Step Five: A Typical Elevation, Wall Section and Eaves
Beyond massing, the overall proportion of the house is fundamental to its relationship to its particular style. A typical elevation and wall section are provided and annotated so builders know where to start with typical floor to ceiling heights, as well as the relationship of interior rooms to exterior expression. In addition, flood levels must be respected at varying heights along the Bay. Dealing with this issue at the ground plane is delineated on these pages.

Step Six: Materials and Applications
The last page of each style in the Architectural Patterns section includes a list of acceptable materials and a collection of elevation possibilities composed using elements described in the Pattern Book.

Step Seven: Landscape
The placement of the garage, parking, location of planting, and general condition of the public realm are all important features regarding how an individual lot meets the sidewalks and streets of the neighborhood. Examples of how to compose and maintain these elements are found at the end of the Community Patterns section.
The Community Patterns section contains specific requirements for placing houses and buildings on lots in the Buckroe Bayfront. These requirements were developed as part of the Pattern Book process and in accordance with the approved Buckroe Master Plan to ensure that the diversity and character illustrated is implemented, as well as the uniqueness of Buckroe maintained.

The Community Patterns section contains:

Lot Types Diagram
This diagram outlines the allowable building types along each block face within the Buckroe Bayfront area.

Streets, Alleys, and Parking Diagram
This diagram illustrates optimum parking lots and alley locations to service both commercial uses and off-street residential parking in each block.

Lot Guidelines
This section presents guidelines for lot zones and setbacks, elements of the house, yard requirements, and general requirements for each lot type.

Lot Landscape Patterns
This section offers guidance in the development of private landscape, as well as garage and driveway placement that fits with the existing character of the Buckroe neighborhood.

A neighborhood block is flexible and can accommodate a range of residential densities. A range of lot types in a block is desirable and contributes to the existing character of Buckroe.
The approach streets to the beach and waterfront areas will be lined with building types that are either single family homes or exhibit the massing and scale of single family homes, complementing the single family character of Buckroe. Multi-family buildings will be located on side streets, selected park areas, and commercial streets. All areas should exhibit a diversity of lot types so that no single block is composed entirely of the same lot type.
Alley and Parking Requirements

The Buckroe Bayfront neighborhood has a connected grid of streets continuing all the way to Buckroe Park. The proposed alley system allows for parking behind buildings as well as some designated areas for mid-block parking lots. By providing parking in the rear of the lot, buildings can sit closer to the street and closer together to create a continuous and delightful street wall. This system of streets, alleys, and mid-block parking helps create a pedestrian-friendly environment in a traditional neighborhood form, befitting Buckroe as it exists. Some additional locations are also provided for public parking in and around the waterfront park, and on-street parking is provided on all streets possible.
The approved framework of streets and parks is coupled with an illustration of an optimum parking and alley network for the neighborhood.
Lot Types

Seven primary lot types were designated for the Buckroe Bayfront neighborhood:

**Village Lots**
Village lots are 30-39' wide by 100' deep. They are ideally located at the entrance to Buckroe Beach along Pembroke Avenue. Their location along the boulevard green creates an intimate entrance into the Bayfront neighborhood.

**Neighborhood Lots**
Neighborhood lots are 40-49' wide by 100' deep. These lots establish a neighborhood fabric along secondary entrances to the Bayfront.

**Estate Lots**
At 50-59' wide by 100' deep, Estate lots allow for larger houses to line the major green spaces and the waterfront for spectacular views across the Chesapeake Bay.

**Duplex Lots**
Duplex lots are 55-59' wide by 100' deep and placed sporadically throughout the neighborhood to create a mix of unit types. The duplex lots should also be sited to transition from smaller single family houses to larger multi-family buildings.

**Multi-family Lots**
At 60-80' wide by 100' deep, these lots are restricted to specific areas of the neighborhood to preserve the delicate neighborhood fabric while allowing for density in house-like forms.

**Mixed-use Lots**
Mixed-use Lots are 60-80' wide by 100' deep and are restricted to specific sites in the Bayfront area such as along Mallory Street, Buckroe Avenue, along the edges of the waterfront park, and where existing land use patterns deem them appropriate.

**Special Lot**
During the Master Plan process, there was interest in bringing back a larger building along Buckroe Avenue at Buckroe Beach, reminiscent of the grand Buckroe hotel that once stood in this area.
Setback Requirements

Each lot has a series of setback lines that define a minimum yard between houses, streets, and rear lanes. There are also zones within which the house should be placed. The Front Facade should be placed within the Front Facade Zone described in the general conditions for the lot type. The Front Facade Zone is set back from the front property line at a distance defined by the Front Yard Setback. The depth of the Front Facade Zone is measured from that line. The Front Yard Setback is the area between the Front Yard Setback Line and the front property line. Porches and bay windows can project into the Front Yard.

On corner lots, a Side Street Facade Zone is established adjacent to the cross street. It is set back from the side street a specific dimension established for each lot type and is defined by the Side Street Setback. The depth of the Side Street Facade Zone is measured from that line. The main body, side wings, garages, and fences are placed within this zone. All facades within this zone must follow the compositional guidelines established by the architectural patterns.

The Rear Alley Setback defines the distance from the rear alley right-of-way to a built structure. The Side Yard Setback defines the minimum distance between the structure and the side yard property line.
Lot types: Village lots (30-39' wide)

Lot Size (approximate)
- Interior lots: 30-39 feet by 100 feet
- Corner lots: 45-54 feet by 100 feet
- Maximum 50% lot coverage

Minimum House Setbacks
- Front Yard: 15 feet
- Side Street: 15 feet to the house and garage
- Side Yard: 5 feet to the house
- Rear Yard: 15 feet to the house; 5 feet to the garage (5 feet is the maximum to the garage on a corner lot)

Facade Zone
- All Zones: 10 feet

Encroachments into Setbacks
- Porches: 5 feet into front yard and side street setbacks
- Balconies: 5 feet into front yard and side street setbacks
- Bay Windows: 2 feet
Lot Types: NeighborhoodLots (40-49' Wide)

Lot Size (approximate)
- Interior lots: 40-49 feet by 100 feet
- Corner lots: 55-64 feet by 100 feet
- Maximum 50% lot coverage

Minimum House Setbacks
- Front Yard: 15 feet
- Side Street: 15 feet to the house and garage
- Side Yard: 5 feet to the house
- Rear Yard: 15 feet to the house; 5 feet to the garage (5 feet is the maximum to the garage on a corner lot)

Facade Zone
- All zones: 10 feet

Encroachments into Setbacks
- Porches: 5 feet into front yard and side street setbacks
- Balconies: 5 feet into front yard and side street setbacks
- Bay Windows: 2 feet
Lot types: estate lots (50-59’ wide)

Lot Size (approximate)

- Interior lots: 50-59 feet by 100 feet
- Corner lots: 65-74 feet by 100 feet
- Maximum 50% lot coverage

Minimum House Setbacks

- Front Yard: 15 feet
- Side Street: 15 feet to the house and garage
- Side Yard: 5 feet to the house
- Rear Yard: 20 feet to the house; 5 feet to the garage (5 feet is the maximum to the garage on a corner lot)

Facade Zone

- All zones: 10 feet

Encroachments into Setbacks

- Porches: 5 feet into front yard and side street setbacks
- Balconies: 5 feet into front yard and side street setbacks
- Bay Windows: 2 feet

Lot Zones and Setbacks
community patterns
Lot Types: Duplex (55-59' wide)

Lot Zones and Setbacks

Lot Size (approximate)
- Interior lots: 55-60 feet by 100 feet
- Corner lots: 65-70 feet by 100 feet
- Maximum 50% lot coverage

Minimum House Setbacks
- Front Yard: 15 feet
- Side Street: 15 feet to the house and garage
- Side Yard: 5 feet between buildings
- Rear Yard: 5 feet to the house and garage (5 feet is the maximum to the garage on a corner lot)

Facade Zone
- All zones: 10 feet

Encroachments into Setbacks
- Porches: 5 feet into front yard and side street setbacks only
- Balconies: 5 feet into front yard and side street setbacks only
- Bay Windows: 2 feet into front yard and side street setbacks only
Lot Types: Multi-Family Building (60-80' wide)

Lot Size (approximate)
- Interior lots: 60-80 feet by 100 feet
- Corner lots: 70-90 feet by 100 feet
- Minimum 75% lot coverage

Minimum House Setbacks
- Front Yard: 15 feet
- Side Street: 15 feet to the building and potential garage
- Side Yard: 10 feet

Facade Zone
- All zones: 10 feet

Encroachments into Setbacks
- Porches: 5 feet into front yard and side street setbacks only
- Balconies: 5 feet into front yard and side street setbacks only
- Bay Windows: 2 feet into front yard and side street setbacks only
- Basements may not encroach into setbacks

Parking
- Parking can occur in a parking lot behind the building or can be tuck-under parking on the ground floor of each unit
- Parking Zone must be screened from street on corner lots
Lot types: mixed-use building (60-80' wide)

Lot Size (approximate)
- Interior lots: 60-80 feet by 100 feet
- Corner lots: 70-90 feet by 100 feet
- Maximum 75% lot coverage

Minimum House Setbacks
- Front Terrace: 15 feet
- Side Street: 15 feet to the building and potential garage
- Side Yard: 10 feet to the building

Facade Zone
- All zones: 10 feet

Encroachments into Setbacks
- Porches: 5 feet into front yard and side street setbacks only
- Balconies: 5 feet into front yard and side street setbacks only
- Bay Windows: 2 feet into front yard and side street setbacks only

Parking
- Parking can occur in a parking lot behind the building or can tuck-under the building on the ground floor of each unit
- Parking Zone must be screened from street on corner lots

Terrace
- A terrace is a predominantly hard surface area permitted in front of shops, restaurants, and other commercial uses intended for outdoor dining areas and other street related activities
Terrace Areas only permitted in front of commercial uses.
Lot Types: Special Buildings

Lot Size (approximate)
» Corner lots: 150 - 170 feet by 100 feet

Minimum House Setbacks
» Front Terrace: 15 feet
» Side Street: 15 feet to the building and potential garage
» Side Yard: 10 feet

Facade Zone
» All zones: 10 feet

Encroachments into Setbacks
» Porches: 5 feet into front yard and side street setbacks only
» Balconies: 5 feet into front yard and side street setbacks only
» Bay Windows: 2 feet into front yard and side street setbacks only

Parking
» Parking can occur in a parking lot behind the building or can tuck-under the building on the ground floor of each unit
» Parking Zone must be screened from street on corner lots

Terrace
» A terrace is a predominantly hard surface area permitted in front of shops, restaurants, and other commercial uses intended for outdoor dining areas and other street related activities

Lot Zones and Setbacks

150 - 170'

Parking Zone

Buildable Zone

Front Facade Zone

Side Street Facade Zone

Terrace Area

Property Line

Lot Zones and Setbacks

Sidewalk

Park Strip

Property Line

» Encroachments into Setbacks

» Terrace Areas only permitted in front of commercial uses

» Parking Zone must be screened from street on corner lots

38 Community Patterns

BUCKROE MASTER PLAN: BUCKROE BAYFRONT PATTERN BOOK    SEPTEMBER 2007
community patterns

Terrace Areas only permitted in front of commercial uses

Illustrative plan detail

Historic postcard of grand Buckroe Beach Hotel

Proposed mixed-use building
General Lot Landscaping

Neighborhoods along the Chesapeake Bay have an excellent mix of trees, hedges, perennials, ornamental grasses, ground covers, sand, and paving materials that give each of the communities a distinct character. Buckroe is no exception. The focus of this page is to provide ideas for the primary landscaping elements that constitute the front yard. This is where the private realm meets public space. Creating a unique and beautiful environment in which the house interfaces with the street is one of the most defining characteristics of a neighborhood, and should be rooted in the informal and authentic manner of Buckroe.

A range of key elements for front yard landscaping are canopy and ornamental trees, foundation plantings, beds of flowering perennials and annuals, groundcover, expanses of grass lawns, and "hardscape" materials such as sidewalks, steps, low walls, fences, and driveways. Being a coastal community located at the mouth of the Chesapeake Bay, plants should be tolerant of saline soils, salt spray and high wind conditions.

A variety of materials can be used for paving such as typical concrete, brick, stone, or terra-cotta tile to create special places of interest within the front yard of a property. Even crushed stone, gravel, and sand are appropriate for a beach community. Fences can be used to provide definition between the public and private realm. Front yard fencing should be no higher than 36 inches with no privacy fences in the front of the house. Decorative fences of wood or wrought iron are recommended. Air conditioning, mechanical equipment, and any trash enclosures should be screened from public view with a combination of shrubs, hedges, walls, or fences.

As the various elements are assembled, the landscape and streetscape should build upon the character of the Buckroe neighborhood as a coastal community.
Garages and Driveways

Garages

The principal concerns with garages are the size, location, door detailing, scale, and character.

For houses on corner lots, the garage should be located in the rear yard facing the side street and set back to match the house setback. It is preferable to locate the garage so that the parking area in front of the garage is at least 18 feet inboard of the side street property line to prevent parked cars from encroaching onto the public sidewalk. Corner lots are also good places for two- or three-car carriage houses or accessory buildings incorporating small apartments above. Single-width garage doors up to 8 feet wide are recommended. Paneled door styles appropriate to the style of the house should be used.

For interior housing, access to the garage is typically from a narrow driveway, usually 8 to 10 feet wide, that slips along one side of the house or from a rear alley.

Driveways

Driveways should be seen as landscape elements within the yard that enhance the beauty and setting of the house and garage, if present. As such, driveways should not be dominant elements on house lots. Whenever possible, porous, natural materials or special materials (stone, brick, crushed stone, oyster shells, or pebbles), should be used to blend in driveways with the surrounding yard or garden space. In particular, using large expanses of cement as a driveway material tends to detract from the character of the house. If cement is used, it should only be poured for the tire tracks, or for a single driveway that slips past the house as unnoticeable as possible.
History and Character

The Buckroe Colonial Revival is based upon late 19th century and early 20th century interpretations of the original Colonial styles found throughout settlements on the eastern seaboard. This period of the architectural interpretation became the most popular style in America and is still evolving today. The Buckroe Colonial Revival style also takes on the form of traditional colonial houses adapted for a coastal environment. Originally local cedar forests provided good exterior cladding materials for coastal houses. The shingles could withstand salt water-laden winds and the harsh sun of the Chesapeake Bay region. The houses are composed of simple forms with well-proportioned windows and door surrounds. Buckroe Colonial Revival houses will emphasize the more horizontal proportions with square or round columns, wide corner boards, pilaster expressions, and robust door and window trim.

Essential Elements

» Steeply pitched, front facing gable roofs
» Cut wood ornamentation
» Clapboard or cut shingle siding
» Vertical proportions for windows and doors
» Octagonal and box bays
architectural patterns 45
Massing and Composition

Massing

A  Front Gable
Front-gabled rectangular volume. Stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

B  Side Gable
Side-gabled rectangular volume. Both stoops and porches are common. Porches usually occupy most of the length of the front facade. Hipped roofs prevail on this massing type. Individual gable windows are encouraged for the upper half story.

C  L-Shape
L-shape volume with a front facing gable roof intersecting either a gable or a cross-gable at the rear. Both stoops and porches are common. Porches may fill the space between the wings of the L. Hipped or shed roofs prevail on front porches.

D  Gambrel
Rectangular, L or T-shape volume with a gambrel roof containing a second or third story. Gambrel roofs have two roof pitches, steeper at the eave, and shallower above the pitch break. Porches or bracketed porticos centered on the front facade are typical. Individual dormer windows as well as windows sharing a longer dormer wall are encouraged.

Combinations

Larger living spaces may be created by adding side wings to the Main Body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the Main Body. Multi-family buildings should appear as two houses glued together that follow one of the four massing types.

Facade Composition

Colonial Revival facade composition is characterized by a symmetrical and balanced placement of doors and windows. Though single window openings are most common, standard windows can be grouped for emphasis. The differing placement of entrance doors on narrow and wide front houses responds to traditional floor plans. Entrance doors are located near the corner in narrow houses and at the center in wide houses.
MASSING DIAGRAMS

A Front Gable  B Side Gable  C L-Shape  D Gambrel

architectural patterns
Eave Details and Wall Section

Roof
The roof pitch on most Buckroe Colonial Revival houses varies from 7 to 10 in 12. Slate, shingles, and metal are appropriate roofing materials.

Eaves
The Buckroe Colonial Revival house has one of three eave profiles:
A. Boxed eave, with a 12- to 18-inch soffit depth; shallow soffit on the rake, the classic Colonial Revival eave detail.
B. Deep boxed eave with heavy brackets, frequently used with hipped roofs, presents a robust image.
C. Boxed eave modified for gambrel roofs.

Eave profiles have an 8- to 12-inch frieze board above the window head trim. This frieze board may either touch the window head trim directly, or rest 8 inches above.

Wall
One-story houses have a minimum floor to ceiling height of 10 feet. Two-story houses have a minimum floor-to-ceiling height of 10 feet on the first floor, and 9 feet on the second floor. Standard window head heights are 8 feet on the first floor, and 7 to 8 feet on the second floor. On clapboard houses, corner boards should be minimum nominal 5/4 by 6 inches. There is frequently a frieze board above the windows.

Base
The first floor of the Buckroe Colonial house is set at 3 feet above finish grade. On brick houses, the water table should project 2 inches from the wall. Clapboard houses should have an 8-inch high skirt board. When foundation vents are used, they should be centered under windows where possible.
PARTIAL ELEVATION AND WALL SECTION
buckroe colonial revival

Windows and Doors

Windows
Windows have broader proportions than many other architectural styles. Window muntin patterns are typically 6 over 1 or 6 over 6 on both floors; window panes are more vertical in proportion than square. Standard windows are double hung. Standard windows are often paired.

Special Windows
Special windows include angled bay windows, triple windows, and dormers with a pediment. Bay windows should extend to the ground whenever possible, otherwise, bay windows supported on heavy brackets are acceptable. Small square, rectangular, or fan light windows are often used as accents in gable ends or on the second floor above the entrance.

Doors
Doors typically have six or eight panels, while surrounds frequently incorporate sidelights and transoms. Doors are typically 6 feet 8 inches tall and 3 feet wide.

Trim
Windows and doors feature a 6-inch wide flat trim with or without a cap molding. The trim can also feature a backband. Brick buildings feature 2-inch brickmold.

Shutters
Louvered or paneled shutters are encouraged. If shutters are installed, they must be sized and mounted as if operable to cover the adjacent window or door. If shutters are used on paired windows, the shutters must also be paired to reflect the window size.
WINDOWS

Standard Second Floor

Special Window

Standard First Floor

Accent Windows

Bay Window
Porches

Porches can be one or two stories tall with either shed or shallow hipped roofs. Shed or hip porches typically have a 3 in 12 to 4 in 12 pitch.

Columns & Railings
Columns include 10- and 12-inch round Doric columns; 12-inch Ionic columns; and 8- to 10-inch square full-height tapered box columns. Single-story porches have 9- to 10-foot tall columns, and columns on two-story porches are 9- to 10-feet tall on the ground floor and 8- to 9-feet tall on the second. For two-story porches with classical or tapered columns, 12-inch wide columns are used on the ground floor, while 10-inch columns are used above. Balusters should be turned or square, and spaced no more than 4 inches on center.

Porch Location & Massing
Full front porches are encouraged on Buckroe Colonial Revival houses with massing type A. Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are filled in with lattice panels. Solid porches should be faced in brick.
Materials and Applications

Cladding: Cladding materials should be consistent on all facades except for special design elements such as gables, dormers, etc.

Smooth, horizontal bevel or lap siding, 4 to 8 inches wide, with 5/4 by 6 inch dimensional corner boards; smooth finish brick in Common, English, or Flemish Bond patterns; cut wood cedar shingles, miter cut corners or with 5/4 by 6 inch dimensional corner boards; vinyl siding is discouraged.

Trim: Stone, or cast stone; wood, fiber cement board, composite, or polymer millwork for built-up sections. Historic reproductions of polymer are also permitted.

Foundations, Piers and Chimneys: Brick on all sides.

Roofing: Metal, narrow standing seam of 5-V panels (painted); Wood shingles/ shakes; Dimensioned architectural grade asphalt or fiberglass shingles; Slate/synthetic slate. Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare with houses, maximum of two skylights per roof plane.

Soffits: Smooth surface composition board, plaster, T & G wood, fiber-cement panels, or polymer historic reproductions.

Gutters and Downspouts: H alf-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal. PVC is also acceptable in a color that matches trim.

Windows: Double-hung; energy-efficient wood, vinyl (solid or clad), aluminum-clad with minimum 3/4 inch wide projecting exterior muntins.

Doors: Painted or stained wood or aesthetic equivalent.

Shutters: Historic wood, polymer, light weight cement or fiberglass reproductions mounted as if operable and sized to match window.

Columns: Historic reproductions of wood, polymer, or fiberglass with classical entasis and proportions.

Railings: Wood milled top and bottom rails with straight or turned balusters; Decorative metal allowed on exposed porch steps.

Porch Flooring and Steps: Brick, wood tongue and groove, or composite boards tongue and groove.

Porch Ceilings: Smooth surface composite board, plaster, T & G wood, or beaded-profile plywood.

Fences and Garden Walls: Wood picket, brick, stucco on block, or combination.

Lighting: Porch pendant or wall-mounted carriage lantern.
History and Character

The Buckroe Romantic style is loosely based on a variety of Victorian houses in the region including the Gothic Victorian cottages abundant in early rail-served coastal resorts, Italianate Victorian houses that were built during the mid-nineteenth century, and the more rural tradition of folk based Victorian farm houses found in the region. Buckroe Romantic is influenced by the historical Buckroe Beach Hotel in its less formal interpretation of various Victorian styles and its focus on a dominant porch.

The Buckroe Romantic style is uncomplicated and elegant, largely focused on proportion and porches. The massing forms are typically simple and have ornamentation mainly on the eaves and in the porch detailing. Window proportions are typically vertical and the roof forms are steeply pitched.
Massing and Composition

Massing

A  Front Gable
Front-gabled rectangular volume with a roof pitch ranging from 8 in 12 to 12 in 12 for the Main Body. One-story shed or hipped front porches from one-third to the full width of the main body are common.

B  Side Gable
Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Roof pitch is typically 8 in 12 to 12 in 12, and one- or two-story front porches typically extend across the full front of the house.

C  Gable L
Square volume with gabled roof from which a front-facing gabled wing extends. Roof pitches range from 8 in 12 to 12 in 12. Front porch extends the full length of the front facade, and wraps the front facade projection.

D  L-Shape
Cross-gabled volume with an 8 in 12 to 10 in 12 gable facing the street. The width of the gable facing the street is typically two-fifths that of the main body. This massing typically accommodates a one- or two-story continuous porch with a shed or hipped roof which ties into the side of the projecting wing.

Combinations
Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the Main Body. Gabled or arched dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the Main Body. Multi-family buildings should appear as two houses glued together that follow one of the four massing types.

Facade Composition
Romantic facade composition is characterized by a symmetrical and balanced placement of doors and windows. Narrow, individual double-hung windows are the most common type. Front doors are generally located in the corner of narrow houses and at the center of wide houses. Paired or bay windows are often used in the forward gable of the gable L massing types. Bay windows may be one or two stories tall.

Illustrative Massing Combinations
MASSING DIAGRAMS

A Front Gable

B Side Gable

C Gable L

D L-Shape
Eave Details and Wall Section

**Roof**
The roof pitch on most Buckroe Romantic houses varies from 8 to 14 in 12. Slate, shingles, and metal are appropriate roofing materials.

**Eaves**
Two eave types define the Buckroe Romantic, one more formal than the other.
A. Boxed eave, with frieze, the more formal option; with or without brackets which are either horizontal or vertical in proportion.
B. Boxed eave with sloped soffit, often hipped; at gables, the rake features an overhang with simple vergeboard.

- Eave profiles have a 12- to 16-inch frieze board either touching/co-planar with, or at least 8-inches above the window head trim. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.

**Wall**
For one-story buildings, the minimum floor to ceiling height is 10 feet. For buildings greater than one story, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Window head heights should be 8 feet 6 inches for the first floor and 8 feet for the second floor. Corner boards should be no less than nominal 5/4 by 6 inches.

**Base**
The first floor of the Buckroe Romantic house is set three feet above the finished grade. Buckroe Romantic houses occasionally have an 8-inch skirt board. When foundation vents are used, they should be centered under windows where possible.
PARTIAL ELEVATION AND WALL SECTION
Windows and Doors

Windows
Windows are typically vertical in proportion and have a 2 over 2 muntin pattern. Panes are always taller than they are wide. Some houses may have windows with rounded upper sashes. Standard windows are double hung.

Special Windows
Buckroe Romantic houses feature round top windows, dormers, and box and angled bay windows. Bay windows must project a minimum of 8 inches from the main structure. Bay windows have a continuous base to the ground, and two-story bays are common.

Doors
Buckroe Romantic doors are vertical in proportion, such as two- and four-panel doors. The maximum width of a pair of double doors is 5 feet for doors at least 8 feet tall, and 4 feet for shorter pairs of double doors.

Trim
Windows and doors have 6-inch trim with a simple backband profile. Victorian window and door trim carries a decorative crown and cap above; windows may feature an ornate hood.

Shutters
The use of paneled or louvered shutters adjacent to single windows and fully glazed doors is encouraged. If shutters are installed, they must be sized and mounted as if operable to cover the adjacent window or door.
WINDOWS

Standard Second Floor

Standard First Floor

Accent Windows

Double Window

Box Bay Window

architectural patterns 61

BUCKROE MASTER PLAN: BUCKROE BAYFRONT PATTERN BOOK  SEPTEMBER 2007
Porches

Porch Roofs & Eaves
Porches can be one or two stories tall with flat, shed, or shallow hipped roofs. Full porches may be integrated under the house’s main roof. Shed or hip porches have a 2 in 12 to 4 in 12 pitch. Entablatures are generally classically proportioned and detailed.

Columns & Railings
Column types include turned columns from 8-inch-square stock, 8-inch-square or chamfered posts, and 8- to 10-inch-diameter Doric columns. First floor columns are 9- to 10-feet tall, while second floor columns are 8- to 9-feet tall. Turned or square balusters are spaced no more than 4 inches apart. Porch bays should be vertically proportioned. Flat cut ornamental balusters are also encouraged, with square or turned columns. Square pattern lattice is used as infill between piers at the foundation.

Brackets
Brackets range from simple designs cut from boards, to more elaborate turned wood or jigsaw-cut openwork. Brackets are a minimum of 2 inches thick.

Porch Location and Massing
Full front porches are encouraged on Buckroe Romantic houses. Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan. The minimum porch depth is 8 feet.
Materials and Applications

Cladding: Cladding materials should be consistent on all facades except for special design elements such as gables and dormers.

Smooth, horizontal bevel or lap wood or fiber-cement siding, 4 to 6 inches wide with 5/4 by 6-inch dimensional corner boards; board and batten siding; cut wood shingles, with 5/4 by 6-inch corner boards; vinyl siding is discouraged.

Trim: Wood, composite, cellular PVC or polymer millwork.

Foundations, Piers, and Chimneys: Brick on all sides.

Roofing: Metal, narrow standing seam of 5-V panels (painted); wood shingles/shakes; dimensioned architectural grade asphalt or fiberglass shingles; slate or synthetic slate.

Roof penetrations and flat skylights may be placed on a roof not facing a public street, maximum of two skylights per roof plane.

Soffits: Smooth surface composition, tongue and groove, or fiber-cement boards.

Gutters and Downspouts: Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted, or prefinished metal. PVC is also acceptable in a color that matches trim.

Windows: Wood, vinyl (solid or clad), or aluminum clad with traditional profiles, minimum 3/4-inch-wide projecting exterior muntins.

Doors: Painted or stained wood or aesthetic equivalent.

Shutters: Operable wood or polyvinyl sized to match opening, with appropriate hardware.

Columns: Wood, fiberglass, or polymer.

Railings: Straight or turned wood balusters; decorative metal allowed on exposed porch steps.

Porch Flooring and Steps: Brick, wood tongue and groove, or composite boards tongue and groove, concrete faced with brick.

Porch Ceilings: Plaster; beaded-profile, tongue and groove, or paneled boards.

Fences and Garden Walls: Wood picket, brick, or combination.

Lighting: Pendant carriage lamp, porch or wall-mounted.

FACADE POSSIBILITIES
History and Character

Buckroe Arts & Crafts houses are based on the popular beach cottages derived from the traditions of bungalow design in the 1920's and 1930's. An eclectic mix of architectural elements and a response to coastal environments drive the composition of Buckroe Arts & Crafts creating comfortable and unique homes. Lighter in color and less ornamented than high style Arts & Crafts, this coastal style flourished in the early 20th century as both quaint beach cottages and large houses. Builders used both Pattern Books and mass-marketed house plans to attract a broad range of home buyers.

The Buckroe Arts & Crafts is characterized by broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetric compositions, oversized first-floor windows, expressive trim, exposed rafters, and bracketed porches.

Essential Elements

- Shallow-pitched roofs with deep overhangs
- Deep, broad porch elements with expressive structural components
- A mixture of materials such as brick, shingles, and siding
- Grouped windows
architectural patterns
Massing and Composition

Massing

A Front Gable
Rectangular volume with a 6 in 12 to 8 in 12 roof pitch and gable facing the street. Symmetrically or asymmetrically placed front and/or shed roofed porches are common and either one- or two-story. An inset, one-story porch may also run the full width of the house.

B Side Gable with Integral Porch
Rectangular one-and-one half story volume with a 6 in 12 to 8 in 12 roof pitch. The integral porch is set under occupiable interior space, made possible by a dormer and high knee wall on the second floor. Integral front porch ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.

C Hipped
Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line, if not pyramidal, runs parallel with the front of the house. Front gabled and shed roofed porches with a 3 in 12 to 5 in 12 pitch are placed both symmetrically and asymmetrically on the front facade or as full-facade elements. Porches are typically one story and may wrap one or both corners.

D Front Gable L
Cross-gabled volume with 6 in 12 to 8 in 12 gable facing the street is typically two-fifths, or less commonly half that of the main body. Often an in-line front gabled porch or wing is added to the front leg of the L. Shed porches may also fill the space between the wings of the L.

Combinations
Complex forms and larger living spaces may be created by combining side and/or rear wings with the Main Body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the Main Body. Multi-family buildings should appear as two houses glued together that follow one of the four massing types.

Facade Composition
Arts & Crafts facade composition is characterized by a balanced placement of doors and windows. Though single window openings are most common, standard windows can be grouped for emphasis. The differing placement of entrance doors on narrow and wide front houses responds to traditional floor plans. Entrance doors are located near the corner in narrow houses and at the center in wide houses.
MASSING DIAGRAMS

A Front Gable
B Side Gable with Integral Porch
C Hipped
D Gable L

architectural patterns
Eave Details and Wall Section

Roof
The roof pitch on Buckroe Arts & Crafts houses varies from 6 in 12 to 8 in 12.

Eaves
Deep eaves are a dominant characteristic of the Buckroe Arts & Crafts style. There are two types of eaves in the style:
A Boxed eave with flat soffit, and shallow profile brackets 6 inches wide and 24 inches on center.
B Exposed 2 x 6 inch shaped rafter tail 16 to 24 inches on center, the most common eave; often hipped, gables feature a vergeboard.
Eave profiles have an 8- to 12-inch frieze board either touching/co-planar with, or no more than 8 inches above the window head trim. The Buckroe Arts & Crafts house may have a Victorian-era character, achieved by using Classical order columns on the porch and broad, flat, boxed eave with shallow brackets on the house and porch.

Wall
For one-story houses, the minimum floor-to-ceiling height is 9 feet. For two-story houses, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Window head heights should be 7 feet to 8 feet above the floor for first-floor windows and 7 feet for second-floor windows.

Base
The first floor of the Buckroe Arts & Crafts house is typically set three feet above the finished grade. Buckroe Arts & Crafts houses have 8- to 10-inch wide skirt boards. Foundation vents are centered under windows when used.
PARTIAL ELEVATION AND WALL SECTION
Windows and Doors

Standard Windows
Windows are vertical in proportion with square sash and may be single, paired, or grouped. Special windows are a hallmark of this style. Windows may be single, paired, or grouped. Window pane patterns include 3 over 1, 6 over 1, and 9 over 1.

Standard Doors
Arts & Crafts doors should be wood with either wood plank design or a panel door with integrated transoms. Fiberglass doors are also permitted. Doors may have divided pane patterns in square proportions or single large glass panels. Transoms in Arts & Crafts patterns are common.

Special Windows
Special windows include picture windows, box bay windows, French casements, and small, square, and rectangular accent windows. Picture windows are typically paired with sidelights and transoms with special pane patterns.

Trim
Trim is typically a straight board, 5½ inches wide. A 1½-inch square cap is sometimes applied above the head trim. Window hoods (6-8” deep) can also be applied for added sun and rain protection.
WINDBOS

Standard Second Floor

Standard First Floor

Special window

Box Bay Window

Accent window

Dormer window

architectural patterns 71

BUCKROE MASTER PLAN: BUCKROE BAYFRONT PATTERN BOOK  SEPTEMBER 2007
Porches

Porch Roofs and Eaves
Porches can be either gable-end porches, shed porches, or combinations of the two forms. Typically the porches have deep eaves often repeating the same rafter treatment as the main roof. Gable-end porches are designed to express the structural elements.

Columns and Railings
Column types include 8- to 10-inch square single posts; 8- to 10-inch square double posts; tapered box columns; and double or single posts on solid rails or piers. Columns are 8 to 9 feet tall. Railing members are robust in size. Balusters are either square posts or boards shaped in a decorative pattern.

Porch Location and Massing
In this style, porches and porch locations vary considerably and are used to create a number of spatial effects, both inset and additive.
Materials and Applications

Cladding: Cladding materials should be consistent on all facades with the exception of special design elements such as gables or dormers.

- Smooth, horizontal bevel or Dutch lap wood or fiber-cement siding, 3 to 8 inches wide; sawn wood or fiber-cement siding; vertical board-and-batten siding in wood or fiber-cement with 5/4 inch wood or cellular PVC battens; horizontal reverse board-and-batten wood or fiber-cement siding; lattice over smooth-finish fiber-cement panels; pebble-dash stucco; painted or pastel coat smooth-finish brick in Common, English, or Flemish Bond patterns.

- Trim: 5/4x wood, composite, or cellular PVC running trim, 5 to 10 inches wide.

- Foundations, Piers, and Chimneys: Brick on all sides; stucco, brick, or stone veneer on all sides.

Roofing: Metal, narrow standing seam or 5-V crimp panels; wood shakes; slate or manufactured slate products; or approved composition shingles.

- Soffits: Open eaves with tongue and groove wood boards, V-groove or beaded wood or composite sheathing, and 2x or 3x rafter tails.

- Gutters and Downspouts: Half round gutters with round downspouts in primed or prefinished metal, copper, or zinc.

- Windows: Wood or cellular PVC with traditional wood window profile, or aluminum-clad wood with brick veneer facades only (with other cladding only with approved trim detail); true divided light or simulated divided light (SDL) sashes with traditional exterior muntin profiles (7/8 inch wide).

- Doors: Painted or stained wood or fiberglass.

- Shutters: Wood or composite sized to match opening and mounted with appropriate hardware, preferably operable.

- Columns: Wood, fiberglass or composite material.

- Railings: Square 2x or 3x wood balusters; 5/4x boards in decorative sawn patterns; or solid rails clad in sawn shingles, siding, stucco, or brick.

- Brackets: Wood, 6x or 8x stock.

- Porch Flooring and Steps: Brick, stone, or terra cotta tile with brick, tongue and groove wood or composite boards.

- Porch Ceilings: Plaster, beaded or V-groove plywood or composite panels; beaded-profile tongue and groove, panelled wood boards or exposed rafters.

- Fences and Garden Walls: Wood picket, black metal, brick, stucco on block, or combination.

FACADE POSSIBILITIES