

Design Services Program

SINGLE-FAMILY NEW CONSTRUCTION DESIGN STANDARDS (GENERAL INFILL PROPERTIES) 06/2006

The Design Standards specify certain basic required elements of construction, which will apply to all housing types and styles. These standards are intended to establish a minimum benchmark in design quality for new housing while allowing for the architectural diversity that is a Norfolk tradition. Exception to a standard may be granted on the basis of architectural merit where consistency with architectural language overrides, or improvement to the standard is achieved.

Architectural style & massing to be in context with the existing streetscape

House & Guest Cottages

- Crawl space construction
- 2' High brick, tabby or stucco foundation skirt
- Gutters & downspouts w/ splash blocks
- Ample windows on all levels
- 9' Main floor ceiling height preferred
- Corner lots require façades of equal importance to each street

Preferred Exterior Finish Materials

Siding

- Wood
- Machine-cut shingles (hand-split shakes are not acceptable)
- Brick
- Stucco (heavy textures discouraged; EIFS not allowed)
- Fiber-cement siding (embossed wood grain finish discouraged)

Alternative Siding Materials

- Vinyl siding: .044-gauge minimum thickness (smooth finish preferred)
- Vinyl shingle: Wolverine "Perfection" or equivalent

Roofing

- Asphalt shingle, 25-year minimum warranty, anti-fungal
- Standing seam prefinished metal
- Galvanized metal; painted metal
- Pre-finished aluminum or vinyl drip edge at roof sheathing perimeters required

Site Plan

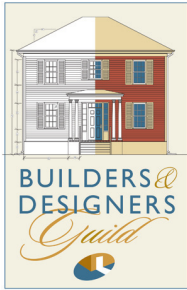
- House width to provide 55% minimum lot-width coverage (not including attached garage)
- Two off-street parking spaces
- Single-apron driveway curb cut
- Set backs per city zoning ordinance or NRHA special district permission

Proportion & Detailing

- Massing to be architecturally correct as appropriate-to-style
- Dormers to be proportioned and detailed consistent with style period of house
- Window and door trim, corner boards, frieze and fascia, cornice, column capitol & base, etc. to be complete, consistent, and generous in scale

Detailing For General Traditional Styles Includes:

- 4" Minimum width corner boards & window trim
- 6" Minimum width door trim
- 6" -wide solid trim between paired windows ("twins" not acceptable)
- 10"-14"-high beam element @ porch
- Windows @ 1st floor to be 6" minimum taller than upper floor(s) windows
- Frieze & raking frieze boards 2" wider than fascia board
- 9/12 minimum roof pitch @ main house mass
- Cornice flashing to be prefinished metal @ 2/12 maximum pitch, colored as fascia board (Roofing shingles not acceptable)
- Stacked windows alignment
- Chimney element to be from grade w/ 2' skirt as house



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Porches

One or more usable, covered porches visible from public right-of-way preferred

- Minimum 6' deep front-to-back from house to back of handrail
- May be screened or partially screened
- If brick or cement floor surface, then brick rowlock @ perimeter
- Brick entry steps
- Railing system to have milled top and bottom rails; newel posts at entry step
- 8" Minimum column width w/ appropriate base and capitol detailing
- Porch ceilings to be bead board (painted or vinyl) or other appropriate-to-style surface material
- Exposed joists or rafters to be painted or stained white
- All porch and deck elements visible from public R.O.W. to be painted or stained appropriate color
- Ground floor porch and deck to be under-penned (lattice-in-frame or other material as appropriate)
- Brick or concrete walkway from steps to public right-of-way (4' width)
- Light fixture(s)

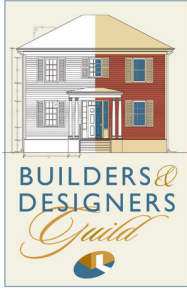
Garages

A garage or storage shed (6' x 8' min.) is required.

- Garage may be attached, detached, or integral
- Front-loaded attached garages to be minimum 20' behind front facade
or
Entry significantly subordinated by recessing behind architectural Element such as a pergola, balcony, upper floor porch, colonnade, etc.
- Separate entry door for each bay, 2-bay maximum if front-loaded
- Attached garages to have 2' high skirt continuous with house
- Detached garage design to coordinate with house in style, detailing, & materials
- Separate personnel door
- Interior & exterior light fixtures

Discouraged Styles, Elements, Details, Materials:

- High victorian; victorian bay window facades
- Suburban tract styles (lack of definitive architectural period or character).
- 2-story entry facades
- Motor court drive/garage arrangement
- Jalousy windows; sliding windows; glass block on street elevations
- Overuse, mixing of specialty windows on street elevations
- "Pork chop" or boxed cornice returns
- Totally perforated soffit material
- Soffit material @ underside of porch beam element
- Inappropriate shutter sizes & applications
- Open risers @ wood porch steps
- Generic, minimal porch railing systems; exposed attachments
- False chimneys; chimneys clad in siding; cantilevered chimneys; chimneys lower than the roof ridge line
- Stone; faux stone
- Commercial or oversize exterior materials
- Exposed concrete block
- Attic, plumbing, heating, fireplace, appliance vents visible from the public right-of-way
- Inappropriate or overuse of trim coil cladding; "oil-canning"
- "Breaking" of trim coil to approximate mouldings, details
- Carpenter corruptions:
 - "Window header heights must be same as door header height"
 - Shingled "pigeon walks" on neo-classical pediments



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Design Note

Traditional architectural patterns fit easily into Norfolk's established streetscapes and make for attractive, inviting new urban housing developments as well. Developers and builders are encouraged to resource house plans from catalogs, such as the TND Series available from www.newurbanist.com or Homestore, Inc. (888-505-1001), or from the House Plans Library at www.nrha.us.

Architects developing house plans for NRHA neighborhoods are encouraged to reference published architectural patterns resources and to select a specific traditional style for design development. Then, reference to these resources will assure massing, fenestration, detailing, and materials that are consistent with the architectural language of the style selected.

- One such resource is *A Field Guide To American Houses*, by Mcalester, available at local bookstores.
- Another resource is *A Pattern Book For Norfolk Neighborhoods*, available from NRHA.

(NRHA does not accept for review copies, derivatives, or "knock-offs" of copyrighted designs.)

As of April 2005.