

OAKDALE NEIGHBORHOOD



Oakdale Neighborhood - Existing



Oakdale Neighborhood - Concept A



Oakdale Neighborhood - Concept B

The Oakdale Neighborhood is ideally located to provide much-desired housing in downtown. The existing fabric of the mill village vernacular can be enhanced with new development that respects the scale of the neighborhood while interjecting new styles of architecture that are complementary to the mill vernacular. The following pages illustrate guidelines for new construction in the mill vernacular.

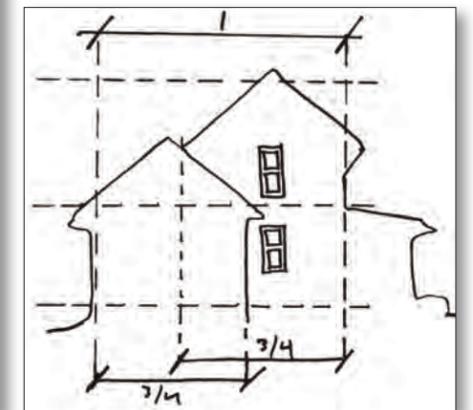
By completing the street grid in the neighborhood, several additional lots can be created. These will provide nice, market rate lots for new homes. These homes will nicely terminate the views from each road. The new street will create a few small lots, which can become small neighborhood parks or gardens.



Oakdale Neighborhood - Concept C

Vernacular: Arts and Crafts Two-Story Cottage (1,800 - 3,200 SF)

This two-story single family house is based on a symmetrical plan and elevation with a central entry. The footprint and plan can be expanded by maintaining the symmetry, scale and proportions of the design. The number of windows can be increased, but should honor the symmetrical precedent.



Design Elements

Key Element:
Brackets at eave



1 Porches

- Porches 8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12
- Materials**
- Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
- Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

- Windows**
- Double hung, 6 over 6 lights
 - 2:1 overall proportions
 - Windows: Painted wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")
- Doors**
- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained.

Walls

- Smooth-finish wood or fiber-cement lap siding.
- Foundations & Chimneys: Brick veneer.
- Trim: Wood

4 Yard

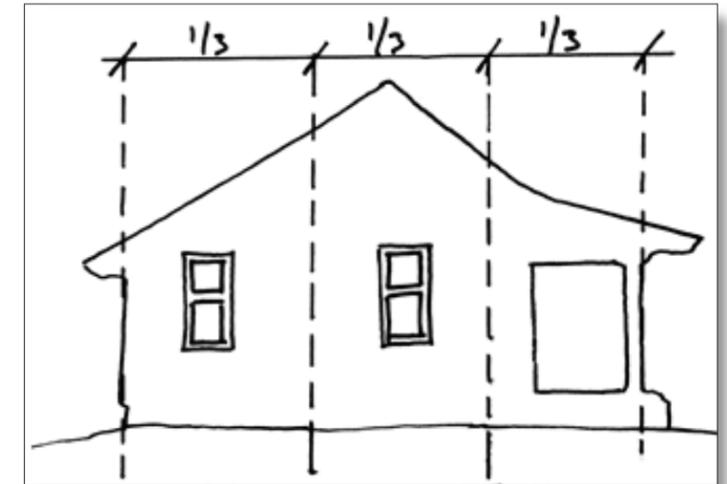
- Setback is consistent with other houses on the street.
- House is set back from street allows for front yard.
 - Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.



Vernacular: Arts and Crafts Two-Story Cottage (1,200 - 1,800 SF)



The Mill Cottage originally housed two families and had a shared, central foyer and front porch. This style could serve as a small, single-family home or a duplex with two studio apartments. The footprint can be expanded by maintaining the existing buildings proportions, utilizing the same door and window proportions, and tying into the existing roof condition.



Design Elements

Key Element:
Symmetrical Plan



1 Porches

- Porches 8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12
- Materials
 - Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
 - Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

- Windows**
 - Double hung, 6 over 6 lights
 - 2:1 overall proportions
 - Windows: Painted wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")
- Doors**
 - Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained.

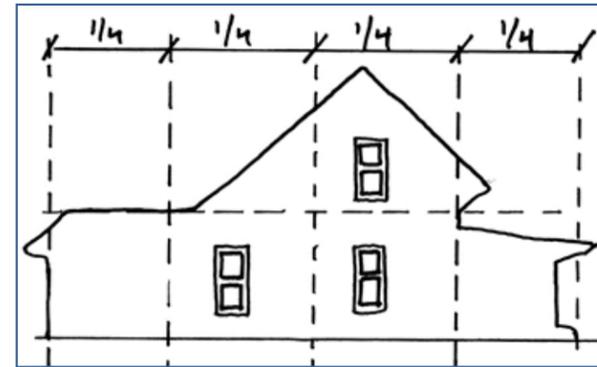
Walls

- Smooth-finish wood or fiber-cement lap siding.
- Foundations & Chimneys: Brick veneer.
- Trim: Wood

4 Yard

- Setback is consistent with other houses on the street.
- House is set back from street allows for front yard.
- Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.

Vernacular saltbox and cottage style combination (1,200–1,800 SF)



This style utilizes the same basic proportions of the second style while raising the roof to allow for a single bay of rooms and storage space. This house in particular utilizes a Saltbox style roofline, which creates a high eave line to the street, and low eave to the back yard.



Design Elements

Key Element:

Craftsman porch columns



1 Porches

- Porches >8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12

Materials

- Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
- Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

Windows

- Double hung, 6 over 6 lights
- 2:1 overall proportions
- Windows: Painted wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained.

Walls

- Smooth-finish wood or fiber-cement lap siding.
- Foundations & Chimneys: Brick veneer.
- Trim: Wood

4 Yard

Setback is consistent with other houses on the street.

- House is set back from street allows for front yard.
- Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.