

E A S T      B E A C H  
P A T T E R N      B O O K



# *Design Guidelines for a Waterfront Neighborhood*

M A R C H 2 0 0 3

# EAST BEACH

*N o r f o l k , V i r g i n i a*

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NORFOLK REDEVELOPMENT  
AND HOUSING AUTHORITY  
*Norfolk, Virginia*

## *in association with*

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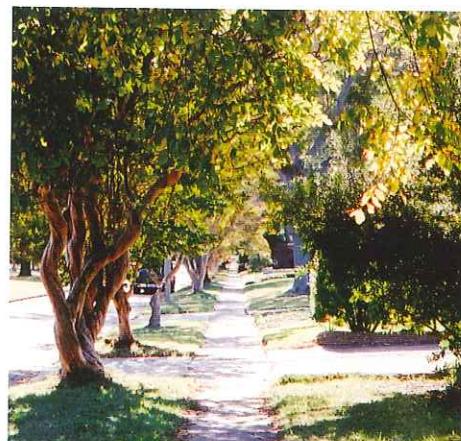
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SECTION

A

## Introduction



EAST BEACH IS A NEW NEIGHBORHOOD on Norfolk's Chesapeake Bay that draws upon southeastern building types and town planning practices to create a unique waterfront village rooted in the traditions of the region. It is intentionally and distinctly *Tidewater* in feeling, from its overall layout and landscape design to the details of its buildings, pathways and parks.

The plan of East Beach is a response to the historic pattern of neighborhood forms and specific natural features and contrasting qualities of the site. Pedestrian-scaled streets, hidden gardens, shuttered porches, narrow alleys and overhanging roofs have been brought together to provide a sense of familiarity, stimulation and ease.

This sense of wholeness is underscored by the interweaving of natural and built elements, each reinforcing an appreciation of the other. Mature shade trees and parks set the address for many intimate neighborhood streets while uses along Pretty Lake to the south provide a delightful contrast and a destination for residents. Residents and guests can walk from these neighborhoods out to the long stretch of preserved dunes and beaches along the Chesapeake Bay. Interspersed among and giving form to this distinctive local landscape are strongly vernacular Southern buildings of varying size, finish and color – all of which underscore the strong regional character of the place. The two pages that follow are samples of the regional precedents that help form the design of East Beach.

## East Beach Character



Norfolk, Virginia



Edenton, North Carolina



Edenton, North Carolina



Nantucket Postcard

## Coastal Precedents

INTRODUCTION

## Neighborhoods

THE CHARACTER AND QUALITY of the historic villages and towns along the East Coast of the United States have been studied carefully as a resource and guide to the planning and building of East Beach. The coastal character is expressed in the architecture which has been modified by local architects and builders over time to respond to the environment in subtle ways. It can be seen in the structure of the town, the street layout and public spaces, and in the landscape elements and materials. Towns and villages along the East Coast have both formal parks and courthouse squares as well as wonderfully landscaped local streets with a surprising variety of character. The green in Edenton, North Carolina is a great example of a public space surrounded by houses from different eras and a courthouse which looks east toward the sea. Many coastal towns have a main street that leads to the water as in Portsmouth, Virginia or Annapolis, Maryland.

Coastal neighborhoods have a variety of house types and architectural vocabularies. The Freemason and Ghent neighborhoods in Norfolk represent two distinct eras of building tradition, both of which are oriented to the water. Ghent is defined by a formal public edge along the inlet fronted by a mix of houses and civic uses such as the museum and opera. Freemason is characterized by narrow, cobblestone streets lined with a variety of attached townhouses and formal Colonial era houses. Many villages such as St. Michaels and Easton on Maryland's Eastern Shore have small cottages on narrow lots that give the village a delicate scale. Annapolis combines attached houses and mixed-use commercial buildings around the harbor to create an active and dynamic sense of place that is unique to the waterfront marina setting.

Historic settlements further north along Cape Cod and Nantucket are characteristic of the refined sense of place that results from the combination of the coastal landscape, neighborhood form and architectural materials.

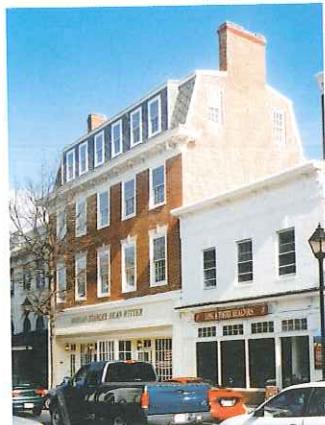
The neighborhoods of East Beach will draw on these images and forms to establish a unique sense of living on two waterfronts in the Tidewater region.



*Looking across the inlet in Annapolis*



*Window shopping in Annapolis*



*Typical Main Street architecture - Easton, Maryland*



*East Dover Street - Easton, Maryland*

## Coastal Precedents

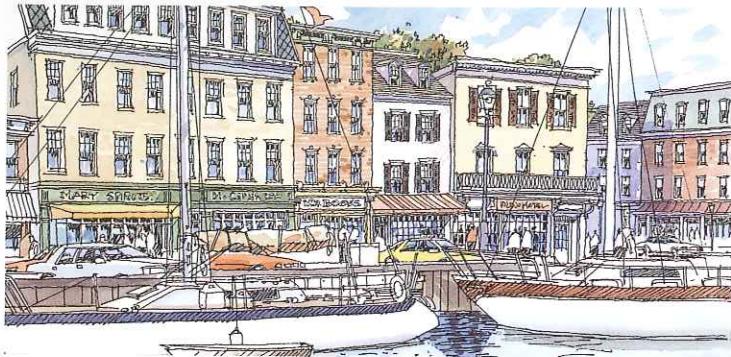
INTRODUCTION

### Marina & Main Street

MARINA PRECINCTS AND MAIN STREETS in towns and villages along the East Coast of the United States have a marvelous quality. They are diverse and exciting places to be. Annapolis sets the standard for a vibrant, mixed-use district tied to the image of sailing and the water. Buildings line the inlet facing the marina so that the activity around the boats and the water becomes a constant form of public theater that has attracted residents, merchants and visitors for over two centuries. The scale of the buildings is often three to four stories, with living units above shops, restaurants and offices. There are many forms of brick and clapboard buildings in Colonial, Federal and Victorian vocabularies. The ground floor is often a collection of diverse shopfronts that communicate the nature of the goods or services within. In total, the environment is dynamic and picturesque.



*Nantucket Postcard*



*The Pretty Lake Marinas*



*Shore Drive Park Address*



*The Bay Front*



*East Beach Neighborhoods*

## The Townscape of East Beach

### The Neighborhood Parks

Towns and villages along the East Coast have both formal parks and courthouse squares as well as wonderfully landscaped local streets with a surprising variety in character. East Beach neighborhoods are designed around a series of organic parks along the streets that take advantage of existing landscape and mature trees. These relaxed neighborhood parks are complemented by more formal civic spaces such as the square on Pleasant Avenue and form a network of open spaces that link to both shorelines.

### The Pretty Lake Marinas

Many coastal towns have a main street that leads to the water as in Edenton, North Carolina or Annapolis, Maryland. East Beach plans to have a marina precinct alive with a mix of residential and commercial uses in mixed-use buildings that add contrast and character to the inland residential neighborhoods. This precinct will have a continuous series of public spaces and thoroughfares that provide access to the waterfront for residents, slip owners and visitors.

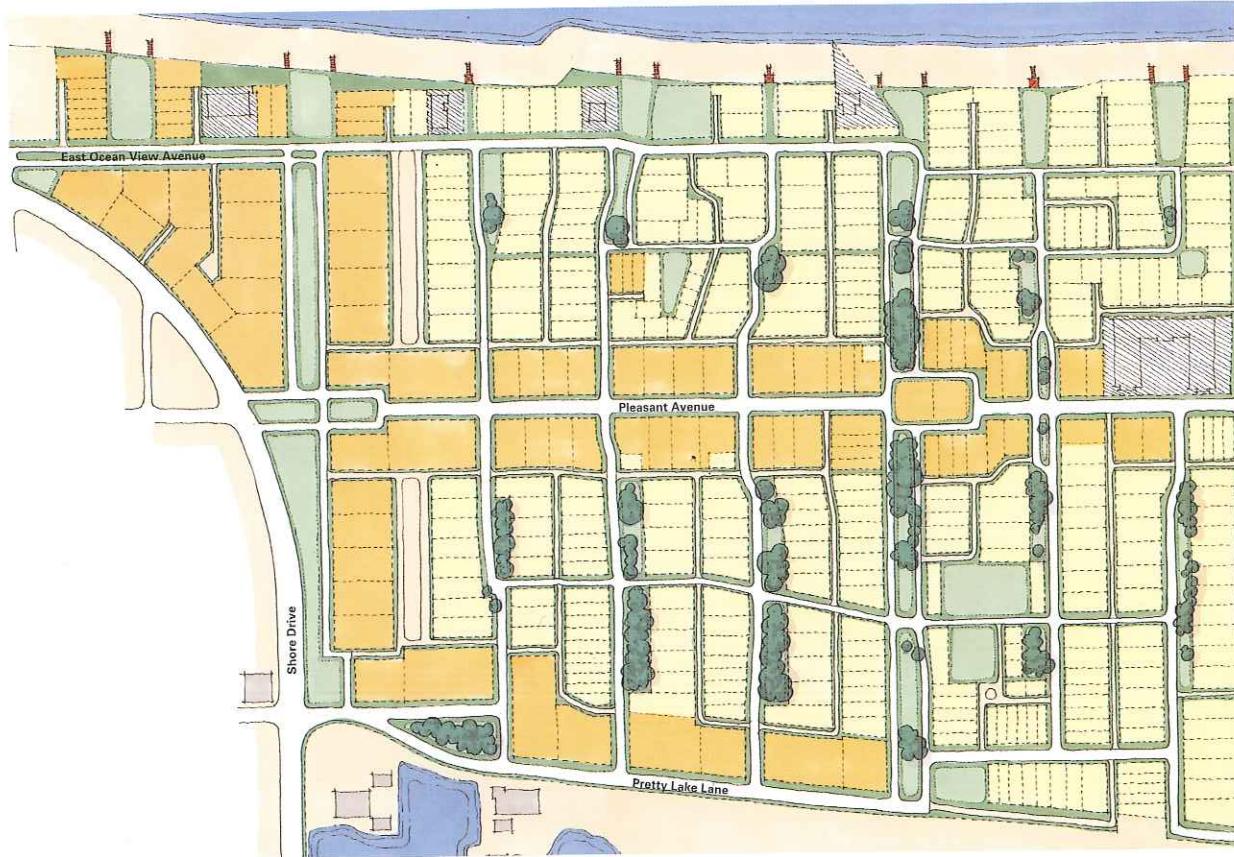
### The Bay Front

The neighborhood streets connect Pretty Lake to the Chesapeake Bay. Residents are never more than two blocks from the water living in East Beach. The Bay front will have a continuous public beach with access points at the ends of streets or through public greens and paths that open up to the spectacular views.

### Shore Drive

The principal gateway into East Beach is along Shore Drive. The waterfront village meets Shore Drive across a continuous park. This park address connects the Pretty Lake mixed-use district overlooking the marinas with the stately housing designed in the tradition of an 'Admiral's Row' and a neighborhood shopping precinct at the entrance with Pleasant Avenue.

# The Townscape of East Beach



# The Plan of East Beach

INTRODUCTION

## The Plan of East Beach

### The Park Streets

The plan for East Beach features a series of unique addresses, each with a distinctive character and mix of houses. A series of informal park streets extends from the Chesapeake Bay to Pretty Lake. Mature trees that exist on the site become the focal points of the park streets and create a sense of a mature neighborhood. Each street has a different form, character and sequence of park spaces to create a rich inventory of neighborhood streets.

### The Bay Front

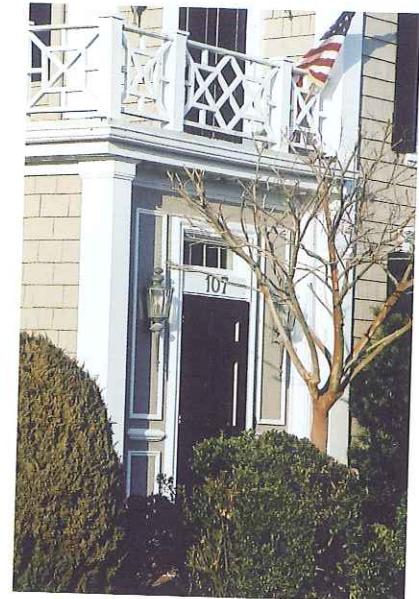
The northernmost address is the Bay address with a mix of large and small houses flanking parks that look out to the Bay. The views from the ends of the park streets are preserved by the bay front parks that also provide public access to the beach. Houses along the Bay will feature deep porches and will build on the tradition of Tidewater Shingle Style waterfront architecture as the dominant image.

### Pleasant Avenue

Pleasant Avenue is the heart of the new neighborhood and provides a strong identity for East Beach. A village square, adjacent to Shore Drive, anchors Pleasant Avenue creating a memorable address. The square will be lined with a mix of residential over shops at Shore Drive, manor houses, and a mix of house sizes in the westernmost blocks.

### Pretty Lake Avenue

Pretty Lake Avenue is the primary address running east-west along the marina precinct. Near the Shore Drive intersection, the intended character of Pretty Lake is that of 'Little Annapolis' – a reference to the scale, character and mix of uses and buildings found in historic marina districts like Annapolis. This location and mix of uses will create a vibrant place to live, work and shop in East Beach.



## Tidewater Vernacular Architecture

INTRODUCTION

### Tidewater Vernacular Architecture

THE TIDEWATER INFLUENCE in East Beach is clear in its architecture. Houses are simple, low-key and defer to one another and to the indigenous qualities of the landscape. The regional building traditions, which over the years have evolved to take advantage of shade and capture breezes, will be seen in the porches, overhanging eaves, shuttered windows, and screened doors, the traditional use of shingle and clapboard siding, and the picket fenced yards and gardens. The architectural goal is a simple elegance derived from well proportioned massing and fenestration, a rich color palette and details that are derived from the building traditions throughout the region.



Tidewater Colonial Style



Tidewater Shingle Style



Tidewater Victorian Style



Tidewater Arts & Crafts Style

## East Beach Architecture

### The Houses of East Beach

EAST BEACH HOUSES WILL DRAW on four primary architectural languages that have a unique regional and coastal character appropriate to this site along the Chesapeake Bay. These four languages include:

#### Tidewater Colonial Houses

These houses have roots in the Colonial and Classical traditions of the region. Later Colonial Revival houses derived their forms from more expressive Classical motifs with Ionic and Doric order columns and entablatures on the porches, deeper eaves and cornices and a wider variety of house massing and window and door elements. The coastal adaptation of Colonial Revival features deep porches and a more relaxed composition of windows and doors.

#### Tidewater Shingle

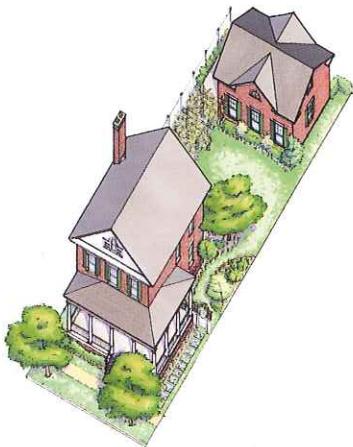
Houses designed in this style have roots in the country's New England coastal villages. Houses are generally simple, elegant forms clad in cut shingles. In the South, many of these houses were built with deep porches and windows under shade to protect from the summer sun. Windows, doors, porches and trim can have either simple colonial trim details or Victorian era proportions and details typically painted in white.

#### Tidewater Victorian

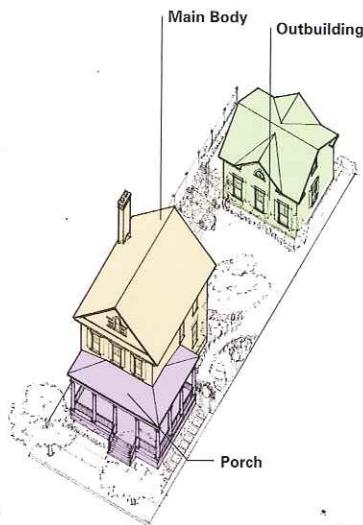
In many towns, these Victorian houses are the principal 'spice' elements in a neighborhood. Steeply pitched gable roofs facing the street, deep porches and decorative trim combine with vertical proportions to create an endearing style. The coastal variations include many full façade, one- and two-story porches as well as deep eaves and ornate porch trim.

#### Tidewater Arts & Crafts

Arts & Crafts houses were based on the English tradition of summer cottages and became popular in this country in the late nineteenth century. Deep eaves, robust porch elements and shaped rafter tails are signature elements of this language. Windows tend to be wide in proportion and combined to take advantage of the light in living areas. An asymmetric composition and massing is part of this vocabulary.



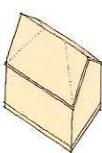
**An East Beach House**  
Simple, dignified massing with large porches and overhanging roofs



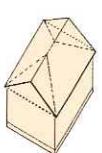
**Elements of an East Beach House**  
The Main Body is the largest and most visible element with the most specific design requirements. Side or Rear Wings, Porches, and Out-buildings provide a wide range of options for homebuilders.



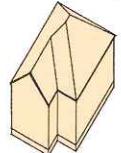
#### East Beach Roof Types



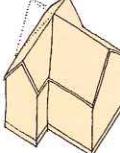
Side Gable House



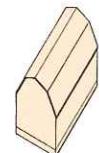
Front Gable House



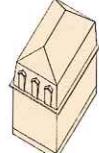
Gable-L House



L-Shaped House



Gambrel House



Mansard House

## The East Beach House

EAST BEACH HOUSES WILL CREATE the backdrop for the many distinct addresses within the neighborhood. As in traditional Southern towns, the houses define the character of the public space and reflect the individual composition of the private realm behind the porch or front door.

In these traditional neighborhoods, the front portion of the house is the most public and must be responsive to the character of the neighborhood and the adjacent houses. The landscaping of the front yard, the setbacks from the street, the size and placement of the house on the lot and the front porch are all shared elements that form the public realm.

The houses in East Beach are based on the traditional vernacular architecture of the East Coast, using regional house types with style elements applied. The house types are defined by the character and shape of the Main Body. Each style uses these six Main Body Types.

#### Principal Elements

The East Beach House includes these principal elements:

The **Main Body** of the house, which is the principal mass and includes the front door.

**Side or Rear Wings**, which are one or two stories connected to the Main Body. These optional additions have smaller massing than the Main Body and are set back.

**Porches** are encouraged on the Main Body of the house. These include full-façade front porches, wraparound porches and side porches. Some architectural styles have inset porches into the Main Body of the house.

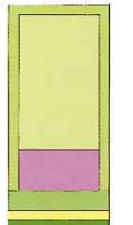
**Out-Buildings** are optional structures that include carports, garages, storage, carriage buildings, and work studios.

Typically, Out-Buildings must be placed behind the Main Body.

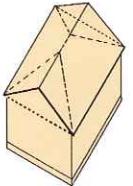
**Towers, Cupolas and Widow's Walks** are optional elements that allow distant views from certain lots.

# The East Beach House

## How To Use This Pattern Book



A typical Cottage lot



Typical Main Body massing for a Single Cottage

**The East Beach Pattern Book** will guide the development of neighborhoods and houses to fulfill the original vision described in the master plan. The Pattern Book has three principal sections: *Community Patterns*, which illustrates neighborhood character; *Architectural Patterns*, which establishes the architectural vocabulary and elements that may be used; and *Landscape Patterns*, which sets palettes and standards for the various lot types within the different ecological zones of East Beach.

### Step 1 Selecting an East Beach Lot

The Pattern Book along with the *Lot-Specific Community Patterns* (separate document) should be used in the very beginning of the process of selecting the lot for your East Beach home. Different lots have different setback requirements. Each lot also has particular requirements for the location of porches and publicly oriented façades. Refer to the *Lot-Specific Community Patterns* to find the lot that best suits the size and layout of the house you plan to build. The *Community Patterns* section in this book will provide a sense of what the different locations within East Beach will be like as places.

### Step 2 Shape and Size

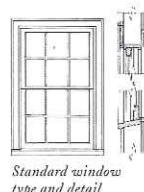
The basic mass of the house will determine the general location of the programmatic elements. *The East Beach House* on page A-8 describes the massing pieces: A Main Body, the Porch, Side or Rear Wings, and Out-Buildings. The *Lot-Specific Community Patterns* determines specific requirements for setbacks, porch locations



A sample Single Cottage plan



Window and door placement diagram



Standard window type and detail

and other special conditions related to specific lots. Each Architectural Style section describes the basic massing types found in the precedents for each vocabulary. The layout of rooms should be designed to fit into the massing types found within the particular style you are designing. The roof types are part of this overall massing description.

### Step 3 Room Layout and Location of Windows and Doors

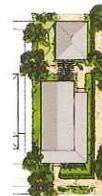
The window and door spacing is related to both the shape and the style of the house. It is important that all sides of the house have correctly composed façades. Each section on architectural vocabularies describes the basic elements for each of the four design vocabularies that are found in traditional Tidewater architecture – Colonial Revival, Arts & Crafts, Victorian, and Shingle. Typical window and door compositions are illustrated as part of the massing illustrations for each style. Typical window and door proportions, trim details and special window or door elements are illustrated on a separate page within each section.

### Step 4 Porch Design

Porches are important to the character of the neighborhoods. The massing of the front porch is specific to each house type and distinct within a particular vocabulary. The location and design elements of porches on the site is described on a designated page for each vocabulary in the Architectural Patterns section. Additional porch requirements for particular lots may be described in the *Lot Specific Community Patterns*.



An example of a traditionally detailed porch



### Step 5 Materials and Possibilities

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

### Step 6 Landscape

East Beach houses will inhabit a remarkable and diverse landscape unique to the coastal location. A range of appropriate landscape elements, such as fences and walls as well as plant types are addressed in a section titled *Landscape Patterns, Section D*. Refer to this section for guidance on the layout of outdoor living spaces, and the selection of plants, fence elements and paving materials.



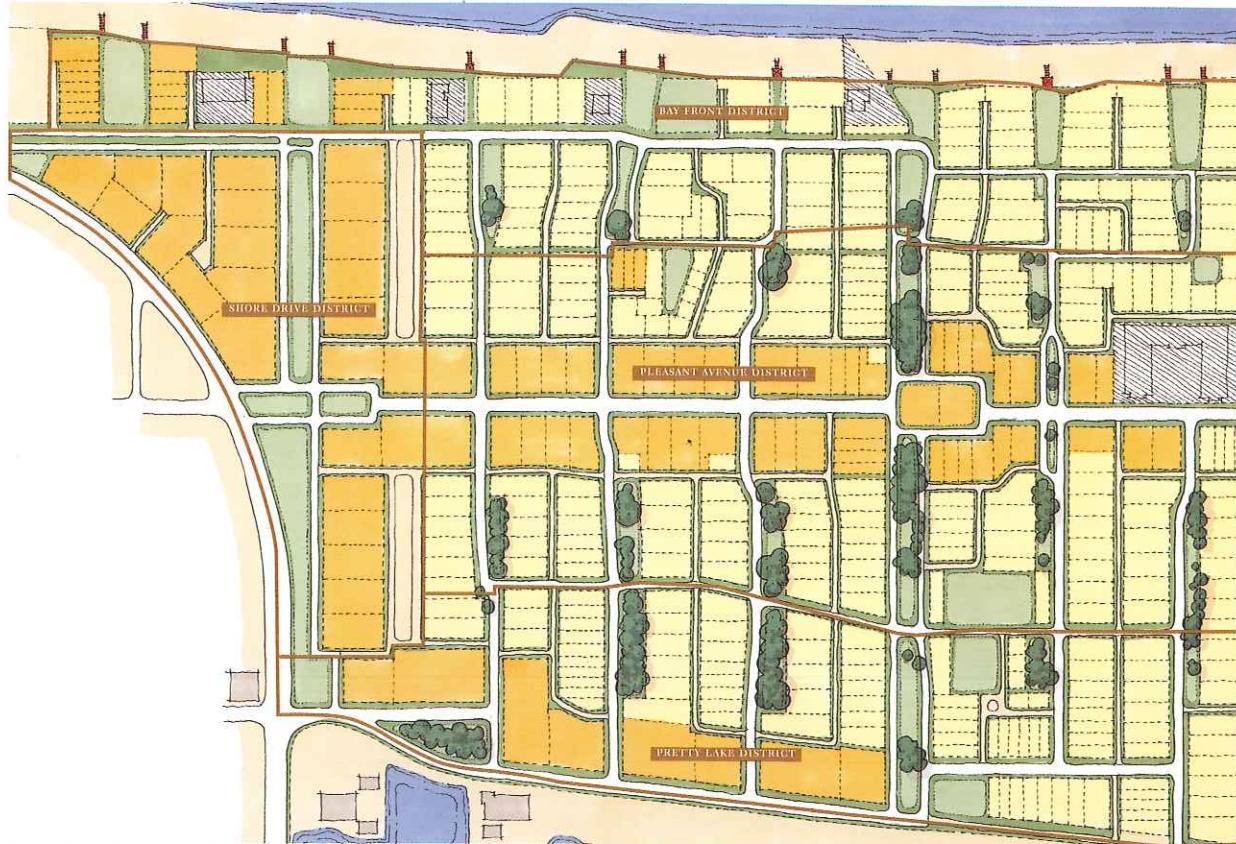
Examples of Possibilities from each of the style vocabularies

## How To Use This Pattern Book

SECTION

B

## Community Patterns



## East Beach Character

THE MASTER PLAN FOR EAST BEACH creates a series of distinct addresses that will be built over time. Each park space or street has a unique sense of place defined by the character of the civic space and the houses or buildings that form the neighborhood. This section of the *Pattern Book - Community Patterns* - illustrates examples of the intended character generated by the setbacks, placement and type of buildings and the architectural vocabularies described in the *Architectural Patterns and Landscape Patterns* sections of the *Pattern Book*.



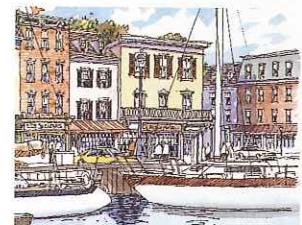
Shore Drive



The Bay Front



Pleasant Avenue



Pretty Lake

## Addresses Within The Plan

## General Community Patterns

### General Setbacks

**A** The minimum set back for all built structures from the property line at the Rear and Side Lanes is 3 feet.

**B** Except where noted in the *Lot-Specific Community Patterns*, the minimum setback to all built structures from an adjacent Side Yard property line is 3 feet.

**C** See the *Lot-Specific Community Patterns* for Front and Side Street setbacks. Houses located on lots at the corners of thoroughfares and lane intersections should address and respond to the Side Street, lane or path in addition to the thoroughfare upon which they front.

**D** Houses on corner lots should be placed and designed so they 'hold' the corner. Building and landscape elements such as building placement, house massing, porch locations, ancillary building placement, façade composition, fences, and garden walls can be used to hold the corners.

**E** Houses on lots that terminate thoroughfares and/or views should be placed on the lots and designed so they respond to and take advantage of the specific site conditions. Care should be taken to make sure all façades are well composed and detailed.

**F** No portion of the house or ancillary structures including porches, steps, chimneys, etc. should be placed within a drainage, utility, foundation and/or sidewalk easement.

### Ancillary Structures

**A** Except where noted in the *Lot-Specific Community Patterns*, garages should be placed in the rear of the lots at either the minimum Lane setback or a minimum of 18 feet back from the Lane property line.

**B** Except where noted in the *Lot-Specific Community Patterns*, the following guidelines should be used in the design and placement of garages accessed from the front of the lot:

- Garages and carports, if desired, should be set back as far from the front property line as possible, but must be set back at least 50 feet from the front property line.
- It is recommended that the front face of the garage be set behind the rear face of the Main Body of the house.
- The garage may be attached to the house, but must read as a separate and distinct structure from the house.

**F** The maximum width for the first 30 feet of the front driveway is 10 feet.

**G** The use of paving strips is encouraged.

**C** Garage doors should be no wider than 9 feet.

**D** Ancillary structures should have a maximum footprint of 700 square feet.

**E** Out-buildings with a footprint greater than 300 square feet shall have a minimum height to the eave of 11 feet.

**F** Out-buildings should be designed and built in a manner consistent with that of the main house.

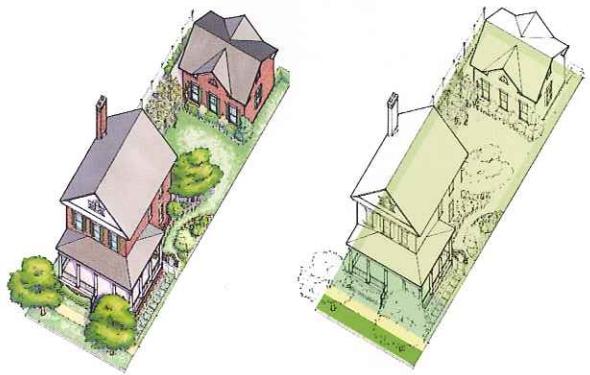
**G** Garage doors, particularly those that face a street or are highly visible, should be designed and built with the same high level of quality used for any other part of the primary façade of the house. Please contact the East Beach Town Architect for specific guidelines relating to the design and construction of garage doors.

### Screening

**A** To define the rear yard and provide privacy, it is recommended that a tall wall and/or hedge (5 to 8 feet) be installed along the rear and/or side street/lane side of the lot. The wall and/or hedge should be integrated with the house and ancillary structure as appropriate. The break in the wall and/or hedge to permit vehicular access to the garage should be as narrow as possible.

**B** To define the street or path side property lines, a linear element such as a planting bed, strip of ground cover, hedge, fence and/or low wall should be placed along the street side property line.

**C** Electrical meters, A/C compressors, garbage cans, and clotheslines should not be visible from a public thoroughfare.



General guidelines for building setbacks, garage and out-building placement and screening are outlined on this page.

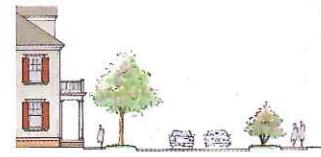
*\*Lot-Specific Community Patterns are under separate cover.*

# General Conditions





Character Sketch of Pretty Lake Waterfront



Typical Section of Pretty Lake Avenue  
(east of Little Annapolis)



Typical Section of Pretty Lake Avenue in Little Annapolis

## East Beach Addresses

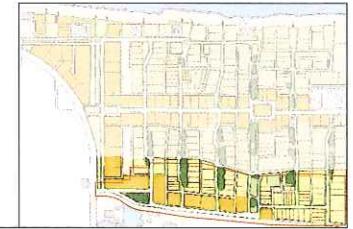
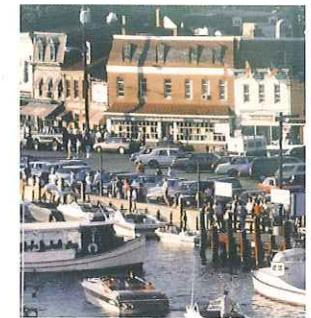
COMMUNITY PATTERNS

### Pretty Lake District

THE MARINAS ALONG PRETTY LAKE AVENUE create the backdrop for the character of a mixed-use waterfront district termed "Little Annapolis". The area adjacent to Shore Drive will have a mix of shops and residential units in the upper stories with broad sidewalks and a direct connection to the marinas along the shore. Further east, Pretty Lake Avenue will have a mix of attached and detached houses that look out to the marinas.



Images from Annapolis, Maryland





Perspective view of Pleasant Avenue



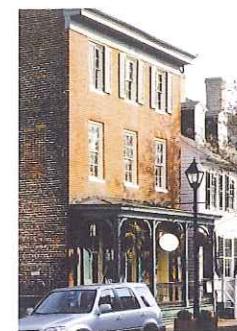
Typical Section of Pleasant Avenue

## East Beach Addresses

COMMUNITY PATTERNS

### Pleasant Avenue District

PLEASANT AVENUE IS THE HEART of the East Beach neighborhood. The street will have a mix of large and small houses, attached and detached to create a varied, rich character along its length. There are two public squares that define addresses along the Avenue. The westernmost square at Shore Drive is flanked by mixed-use buildings and serves as a gateway into the neighborhood. On the eastern end, the Avenue splits around a civic site framed by attached and detached houses. The site provides a prominent terminus for Pleasant Avenue while creating a unique address for this district. A series of parks along the north-south streets connect Pleasant Avenue to both waterfronts – Chesapeake Bay and Pretty Lake.

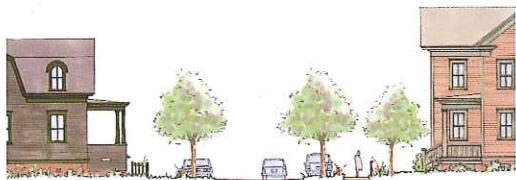


Images from Annapolis, Maryland (left) and Edenton, North Carolina (right)





Perspective view of typical neighborhood street



Typical Section (north of Pleasant Avenue)



Typical Section (south of Pleasant Avenue)

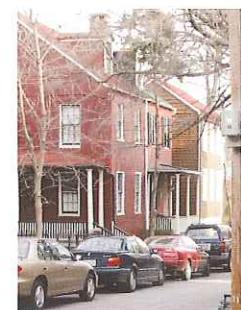
## East Beach Addresses

### North-South Streets

THE NORTH-SOUTH STREETS within East Beach will have a marvelous character, each street different from the next. Many of these streets will have small, informal parks with mature trees and landscape. The character of the streets will also change from north to south. Some sections will have narrow cartways defined by soft edges and meandering walkways. A mix of cottages, attached houses and a variety of lot sizes and types will help create a sense of diversity and interesting character throughout the neighborhoods. These streets connect the Chesapeake Bay to Pretty Lake providing easy walking access to both shores. Porches will be important elements for houses lining these streets.



Neighborhood images from Easton (left) and Annapolis (right) in Maryland





Perspective view along the Bay front

## East Beach Addresses

COMMUNITY PATTERNS



Typical Section (East Ocean View Avenue)

## Bay Front District

THE BAY FRONT DISTRICT, much like the historic villages and towns along the East Coast, is the location that truly exemplifies the Tidewater region. In this district, the coastal character of East Beach comes to life through the interaction of the architectural elements and landscape. It is here where residents and guests come and enjoy the long stretch of beach by way of the many paths and Bay Front greens. This prominent location along the Chesapeake Bay makes the Bay Front District East Beach's front porch address.



Traditional Tidewater house in Virginia Beach



Bayfront house in Willoughby





*Perspective view along Shore Drive*



*Typical Section at Shore Drive*

## East Beach Addresses

COMMUNITY PATTERNS

### Shore Drive

THE ENTRANCE TO EAST BEACH is from Shore Drive, a major route linking all of Ocean View to the surrounding region. The image along this Drive is drawn from the precedent of an Admirals' Row of large houses, similar in character and scale, facing the drive across a linear park. This stately image will set the overall character of East Beach as residents and visitors cross the bridge to the bay front.



*Officers' Housing at the Presidio in San Francisco*



*Captains' Houses in Nantucket*



Architectural Styles	Bay Front	Pleasant Avenue	Pretty Lake
Tidewater Colonial	Permitted	Permitted	Permitted
Tidewater Shingle	Encouraged	Permitted	Discouraged
Tidewater Victorian	Permitted	Permitted	Permitted
Tidewater Arts and Crafts	Discouraged	Permitted	Permitted
Roof/Massing Types			
Gable	Permitted	Permitted	Permitted
Hipped	Permitted	Permitted	Permitted
Gambrel	Permitted	Permitted	Permitted
Mansard	Not Permitted	Permitted	Permitted
Primary Exterior Materials			
Siding	Permitted	Permitted	Permitted
Shingles	Encouraged	Permitted	Discouraged
Brick	Discouraged	Permitted	Encouraged
Painted Brick	Permitted	Permitted	Encouraged
Stucco	Not Permitted	Discouraged	Permitted

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## District Matrix

EAST BEACH CONSISTS OF distinct and overlapping zones and districts which respond to the existing natural and man-made environments of the site. Architectural Styles, Roof/Massing Types and Primary Exterior Materials must be carefully selected. They should respond to and enhance the inherent and intended character of the specific district in which the house is being built. The District Matrix was developed to assist in the selection of these basic architectural elements.

To use the District Matrix, you should first identify the district in which your lot is located: Bay Front District, Pleasant Avenue District or Pretty Lake District. Once the district is identified, you should review which elements are Encouraged, Permitted, Discouraged, or Not Permitted. This information should then be used as your start to select the architectural design elements for your house. If there are specific architectural elements you want to incorporate into the design of your house, you should review the District Matrix to see which district most appropriately incorporates your desired architectural elements.

# East Beach Districts

SECTION

C

Architectural Patterns



Elizabeth City, North Carolina



Portsmouth, Virginia



Edenton, North Carolina



Edenton, North Carolina



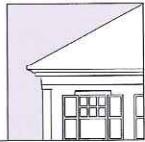
#### Essential Elements of the Tidewater Colonial Revival

- 1 Simple, straightforward volumes with side wings and porches added to make more complex shapes.
- 2 An orderly, symmetrical relationship between windows, doors and building mass.
- 3 Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- 4 Multi-pane windows.

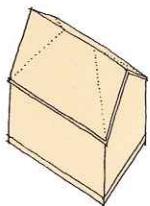
## History and Character

THE TIDEWATER COLONIAL REVIVAL is based on Colonial Revival styles that were prevalent throughout the country in the late nineteenth and early twentieth centuries. During this era, elements from Classical and Colonial houses were combined with and modified to produce a new vocabulary that became popular in the latter part of the nineteenth century. This mixing of influences produced a wide variety of expression and form in the Colonial Revival house. Many of these houses have more elaborate entrances, cornice treatments and window compositions. Dutch Colonial Gambrel forms are also very typical. Windows tend to be tall and narrow in proportion and more free in composition than the original Classical houses. Many of the houses in Mid-Atlantic coastal villages and neighborhoods incorporate deep front porches, running the entire face of the front façade. Accent windows are often used over the central door location.

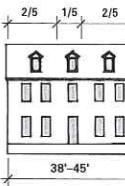
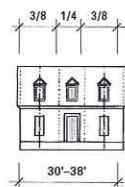
# Tidewater Colonial Revival



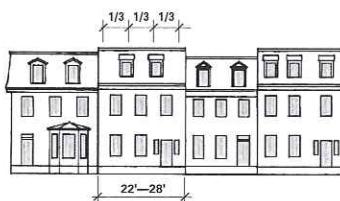
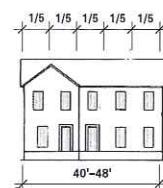
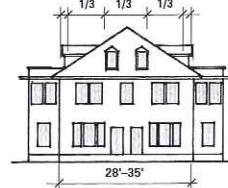
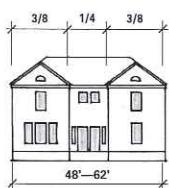
## Massing Diagrams



A Broad Front



## Manor &amp; Attached Houses



## Tidewater Colonial Revival

## Massing and Composition

## Massing

## A Broad Front

Hipped-roof or side-gable rectangular volume with roof pitches ranging from 7 in 12 to 12 in 12. One-story shed or hip roofed porches are often placed symmetrically on the front façade. One-story side wings often occur. Although porches are most often one-third or one-fifth the length of the main body, they may also be three-fifths or the entire length of the front façade.

## B Narrow Front

Hipped-roof or front-gable box with roof pitches ranging from 7 to 12 in 12. Five and three bay compositions are common. Full front porches and one-story side wings are common to this massing type.

## C L-Shape

L-shape volume with a front facing gable roof intersecting either a gable or cross-gable at the rear. Roof pitch ranges from 6 in 12 to 10 in 12. One- and two-story porches often fill the space of the L.

## D Mansard

Simple rectangular volume with steeply pitched mansard. Roof pitch ranges from 48 in 12 to 54 in 12. Though mansards are most frequent on the fronts of attached townhouses, mansard roofs can also wrap around a building. Three-bay compositions, symmetrically arranged with full front porches are most common.

## Combinations

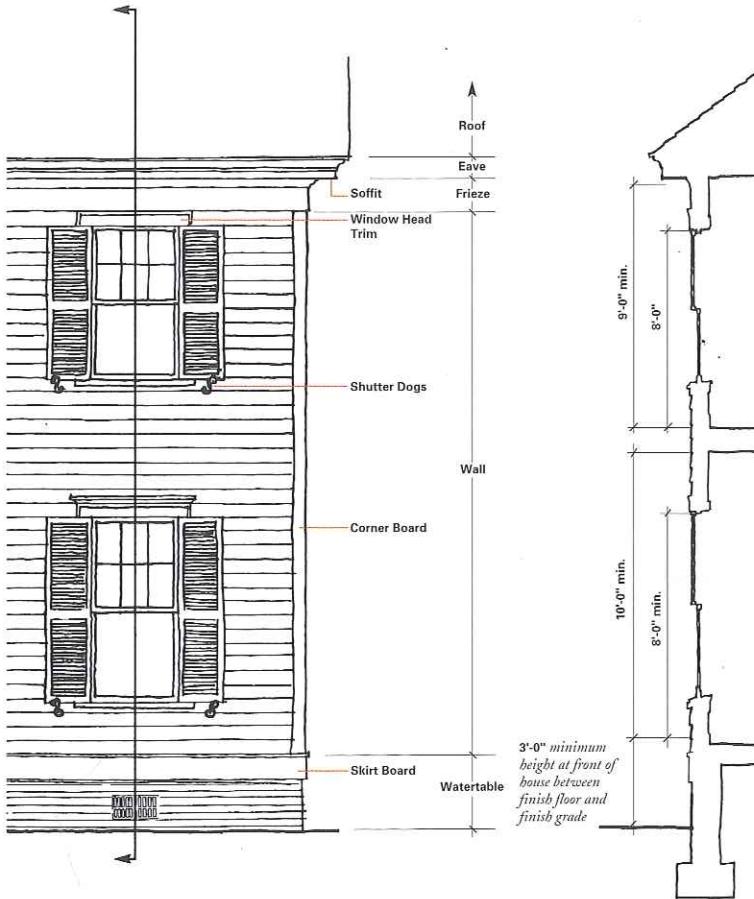
Larger living spaces may be created by adding side wings to the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the main body.

## Façade Composition

Colonial Revival façade composition is characterized by a somewhat symmetrical and balanced placement of windows and doors. Windows do not necessarily align vertically between floors, but are arranged in a locally symmetrical manner. Standard windows occur as singles, or in pairs. Entrance doors are generally located near the corner of narrow houses and at the center of wide houses.

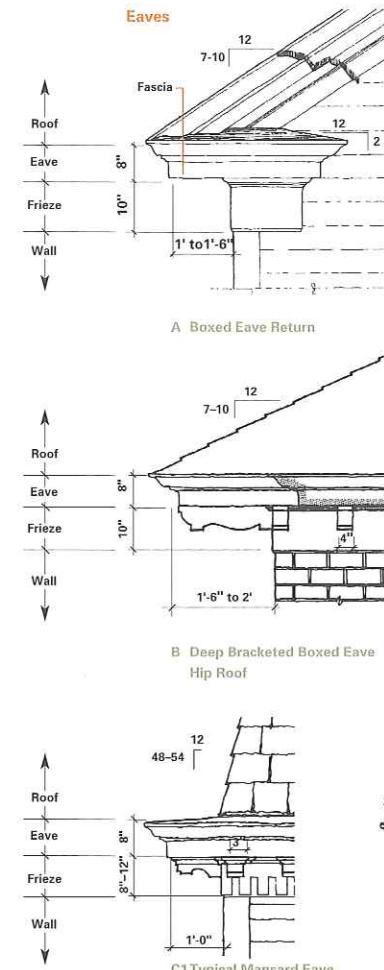


### Partial Elevation and Wall Section



## Tidewater Colonial Revival

ARCHITECTURAL PATTERNS



### Wall Section and Eave Details

#### Roof

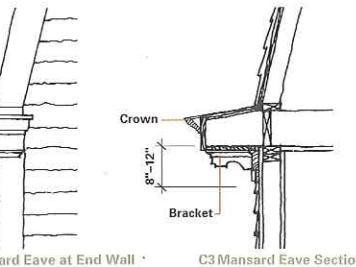
The roof pitch on Tidewater Colonial Revival houses varies from 7 in 12 to 12 in 12. For Gable L forms, the pitch on street facing gables are 10 to 12 in 12.

#### Eaves

The Tidewater Colonial Revival typically has one of three eave profiles:

- A Boxed eave, typically with an 18-inch soffit depth; shallow soffit on the rake.
- B Deep boxed eave with heavy bracket, often found in hipped roof examples, presenting a more robust image.
- C Boxed eave modified for mansard roof, with tall frieze and shallow, heavy brackets.

Eave profiles have an 8- to 12-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.

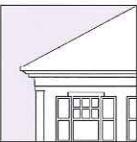


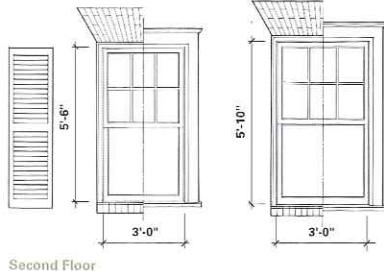
#### Wall

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 for the first floor and 7 feet for the second floor. On clapboard houses, corner boards should be no less than nominal 5/4 by 6 inches.

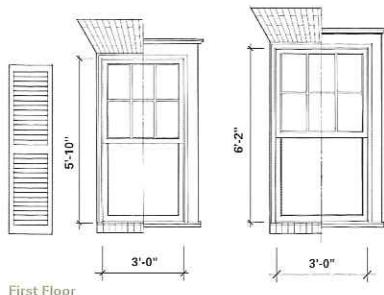
#### Watertable

The first floor of the Tidewater Colonial Revival house is set three feet above the finished grade. On Stucco and brick houses, the water table should project 2 inches from the wall and continue to finished grade. Clapboard houses should have an 8-inch skirt board. When foundation vents are used, they should be centered under windows.

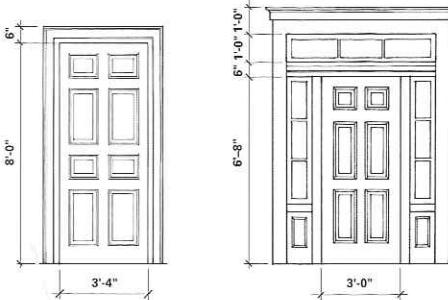
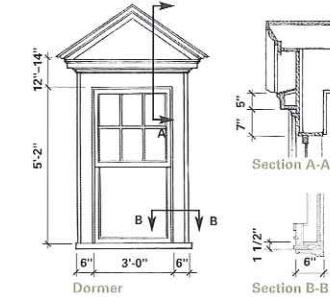


**Standard Windows**

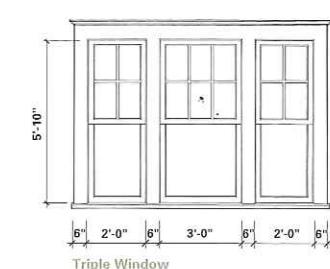
Second Floor



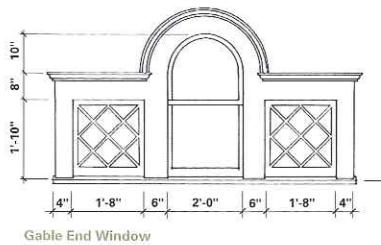
First Floor

**Doors****Special Windows**

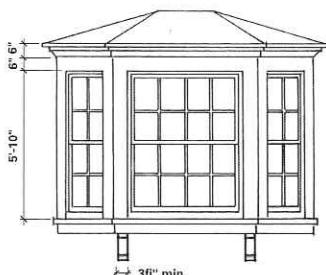
Dormer



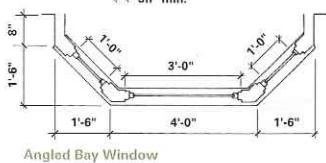
Triple Window



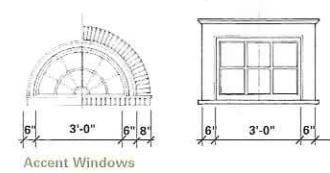
Gable End Window



3ft min.



Angled Bay Window



Accent Windows

# Windows and Doors

**Standard Windows**

Windows are typically vertical in proportion. Window muntin patterns are typically 6 over 1 or 6 over 6 on both floors, and window panes are more vertical in proportion than square. Standard windows are double hung. Jack arches and stone and precast lintels are common over windows set in masonry walls.

**Special Windows**

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

**Doors**

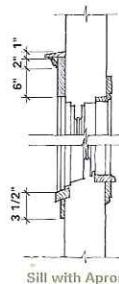
Doors typically have six panels, while surrounds frequently incorporate sidelights and transoms. Doors range from 6 foot-8 inches to 8 foot tall, and from 3 foot to 3 foot-4 inches wide, respectively. The maximum width of a pair of double doors is 5 feet for doors at least 8 feet tall, and 4 feet for shorter pairs of double doors.

**Trim**

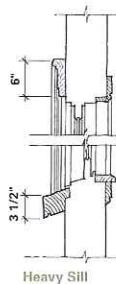
Windows and doors typically have a 6-inch-wide flat trim with or without a cap molding, or a 6-inch backband trim. Brick buildings feature 2-inch brick-mold.

**Shutters**

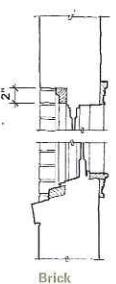
Shutters are encouraged. If shutters are installed, they must be operable and sized and mounted to cover the adjacent window or door.



Sill with Apron



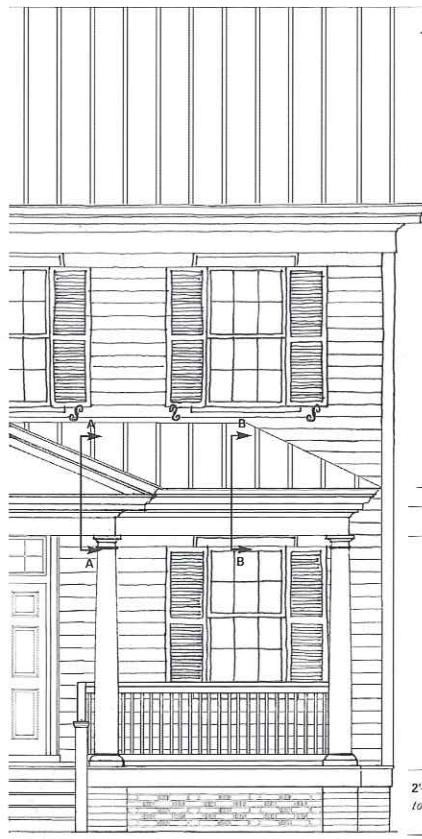
Heavy Sill



Brick

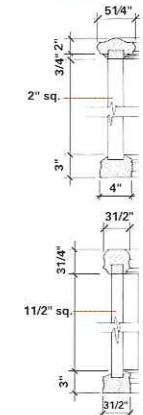
# Tidewater Colonial Revival

### Portico and Porch Elevations

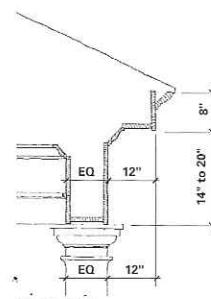


Partial Porch Elevation

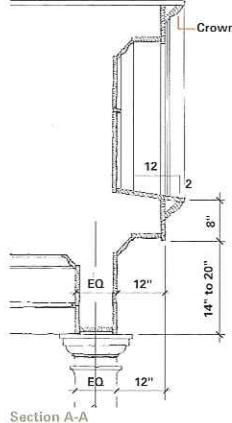
### Rail Details



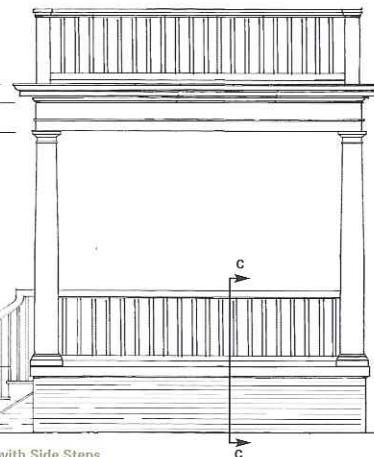
### Typical Porch Eave Sections



Section B-B



Section A-A



Portico with Side Steps

## Porches

### Porch Roofs & Eaves

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

### Columns & Railings

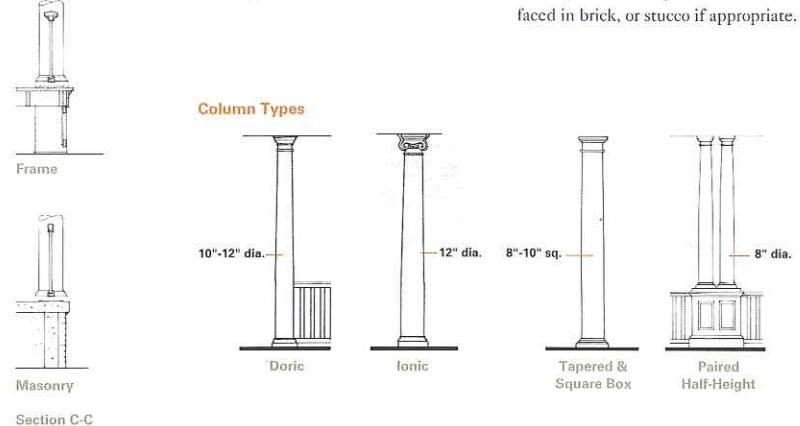
Columns include 10- and 12-inch round Doric columns, pedestal-mounted 8-inch round, three-quarter height paired Doric columns, and 8- to 10-inch full-height tapered box columns. Single story porches have 9- to 10-foot tall columns, and columns on two-story porches are 9- to 10-foot tall on the ground floor and 8- to 9-foot tall on the second. For double porches with classical or tapered columns, 12-inch wide

columns are used on the ground floor, while 10-inch columns are used above. Porch column bays should be more narrow than wide. Balusters should be turned or square, and spaced no more than 4 inches on center.

### Porch Location & Massing

Full front porches are encouraged on Tidewater Colonial Revival houses. Smaller porches should be centered in the massing bay in which they occur (see Massing and Composition, page C-2). Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick, or stucco if appropriate.

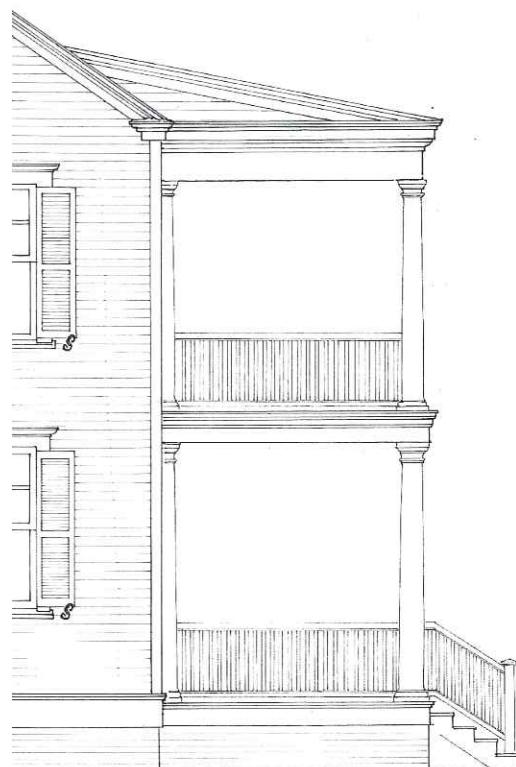
### Column Types



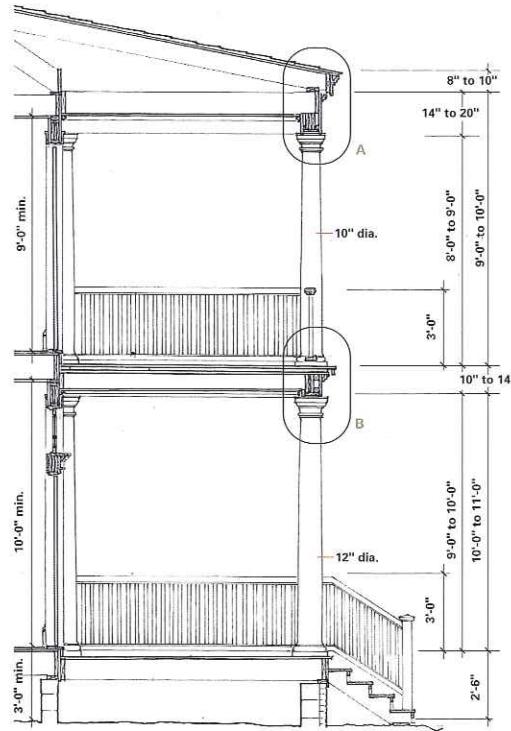
Section C-C

# Tidewater Colonial Revival

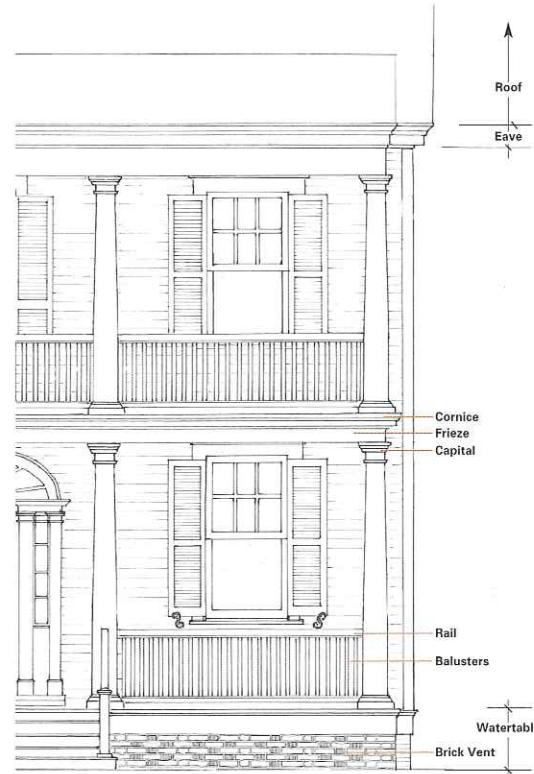
Two-Story Porches



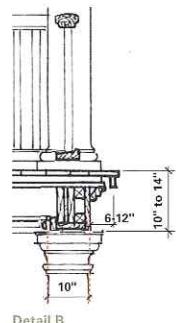
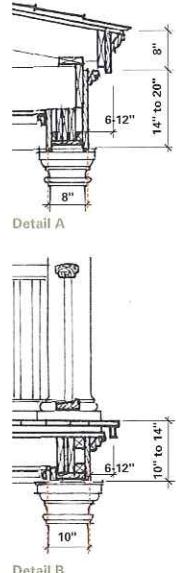
Two-Story Porch Side Elevation



Two-Story Porch Section



Two-Story Porch Elevation



# Tidewater Colonial Revival



## Possibilities



# Tidewater Colonial Revival

ARCHITECTURAL PATTERNS®

## Materials and Possibilities

### Materials

#### 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 thoroughfare with houses, maximum of two skylights per roof plane.

#### Cladding

- Smooth, horizontal bevel or lap wood or fiber-cement siding, 6 to 8 inches wide with 5/4 by 6 inch corner boards;
- Smooth finish brick in Common, English or Flemish Bond Patterns with tooled mortar joints and white or tinted mortar;
- Painted brick;
- Light sand finish stucco.

#### Foundations, Piers & Chimneys

- Brick, stone or stucco on block.

#### 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.

#### Columns

- Wood or fiberglass, with Classical proportions and details.

#### Lintels

- Stone, brick or precast concrete.

#### Railings

- Straight or turned wood balusters;
- Decorative black metal for stair rails.

#### Shutters

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

#### Porch Ceilings

- Plaster;
- Beaded-profile, tongue and groove or paneled boards.

#### Soffits

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

#### Gutters and Downspouts

- Half round gutters, round or rectangular smooth downspouts.

#### Fences and Garden Walls

- Wood picket, black metal, brick, stucco on block, or combination.

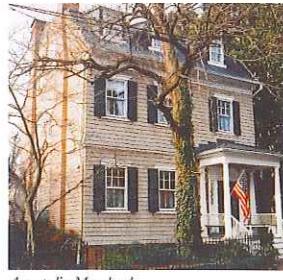
#### Lighting

- Pendant carriage lamp, porch or wall mounted.





Willoughby, Virginia



Annapolis, Maryland



Easton, Maryland



Annapolis, Maryland



#### Essential Elements of the Tidewater Shingle

- 1 Simple volumes with both symmetrical and asymmetrical composition.
- 2 Windows may be arranged vertically with either Victorian or Colonial detailing.
- 3 Gabled or shed dormers may be added to introduce light into attic and half-story spaces.
- 4 Porches are often full one-story or wrap around with classical detailing.
- 5 Angled and boxed bays are common (not pictured here).

## Tidewater Shingle

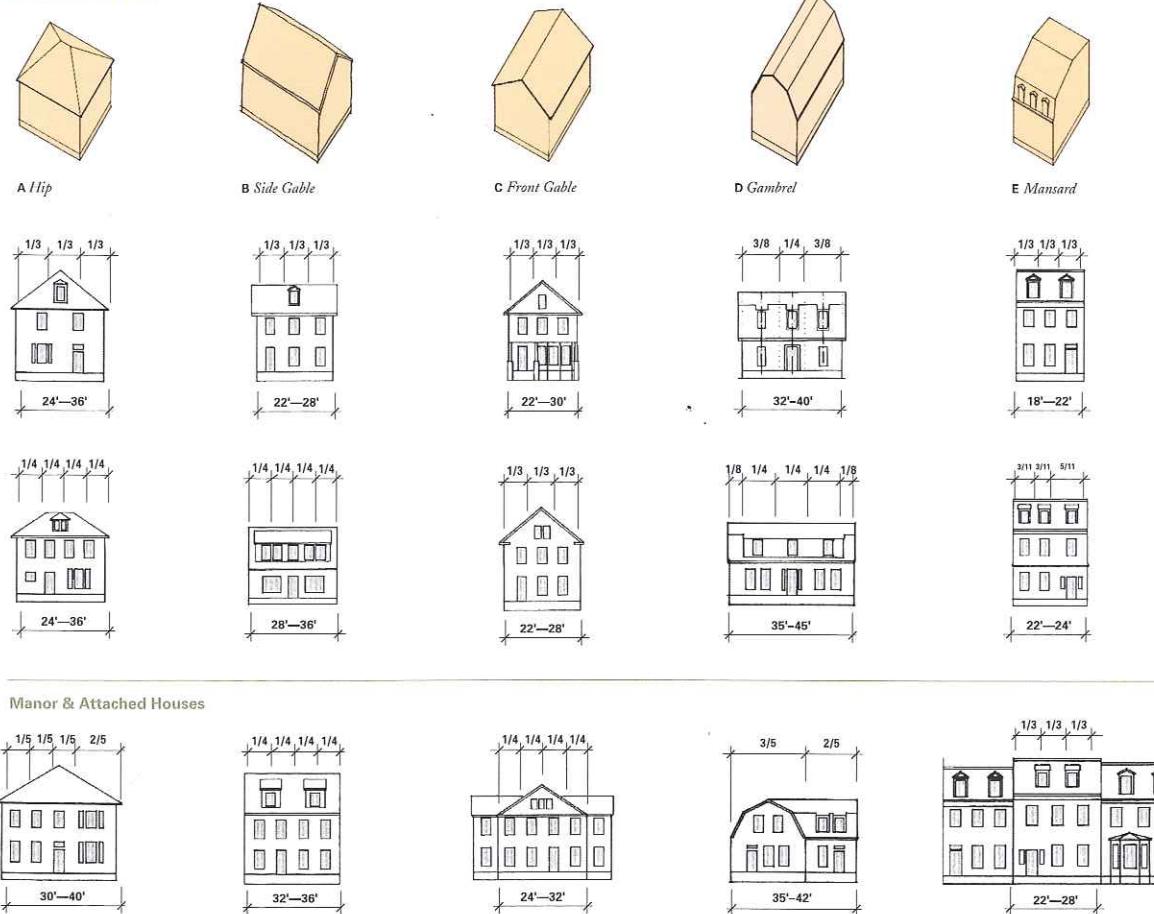
ARCHITECTURAL PATTERNS

## History and Character

THE TIDEWATER SHINGLE HOUSE is a variation of traditional Colonial and Victorian era houses that have been adapted to the coastal environment. Originally local cedar forests provided good exterior cladding materials for coastal houses. The shingles could withstand the salt-laden winds and harsh sun of the tidewater environment. This house type often mixes Victorian fenestration detailing with classical porch columns. Open eaves with shaped rafter tails are characteristic on porches as well. Windows and doors, in either Colonial or Victorian style, are typically trimmed with wide boards all painted white to match the eaves and the porch elements. This provides a deep contrast to the dark or natural body of the shingle house. Gambrel and hipped roof house forms are signature variants of this style. Painted metal roofs are a particular hallmark of the Tidewater Shingle house.



### Massing Diagrams



## Tidewater Shingle

ARCHITECTURAL PATTERNS

## Massing and Composition

### Massing

#### A Hip

Simple square or rectangular volume, with a roof that comes to a point or has a short ridge parallel to the street. Roof pitch is typically 6 in 12 to 8 in 12. One-story hipped porches are typical; these are full width or wrap the sides partially or fully.

#### B Side Gable

Simple rectangular volume with a roof pitch ranging from 6 in 12 to 8 in 12. Shed and gabled dormers are common. One-story shed or hip porches are full width or wrap one or both corners. Single-bay porticos are also common.

#### C Front Gable

Simple rectangular volume with a roof pitch between 7 in 12 and 10 in 12. Full front porches with shed or hipped roofs are most common; porticos also are typical. Compositions including a first floor bay window and porch are common.

#### D Gambrel

Rectangular, L- or T-shaped volume with a gambrel roof containing a second or third story. Gambrel roofs have two roof pitches, 20 in 12 to 36 in 12 at the cave, and 6 in 12 to 10 in 12 above the pitch break. Shed dormers are common. Porches may be inset in street-facing gambrels.

#### E Mansard

Simple rectangular volume with steep mansard between 48 in 12 and 54 in 12 pitch. Mansard roofs can wrap around a building. Three-bay compositions, symmetrical or nearly symmetrical, with full front porches or a combination of single-bay porch and bay window are most common.

### Massing Combinations

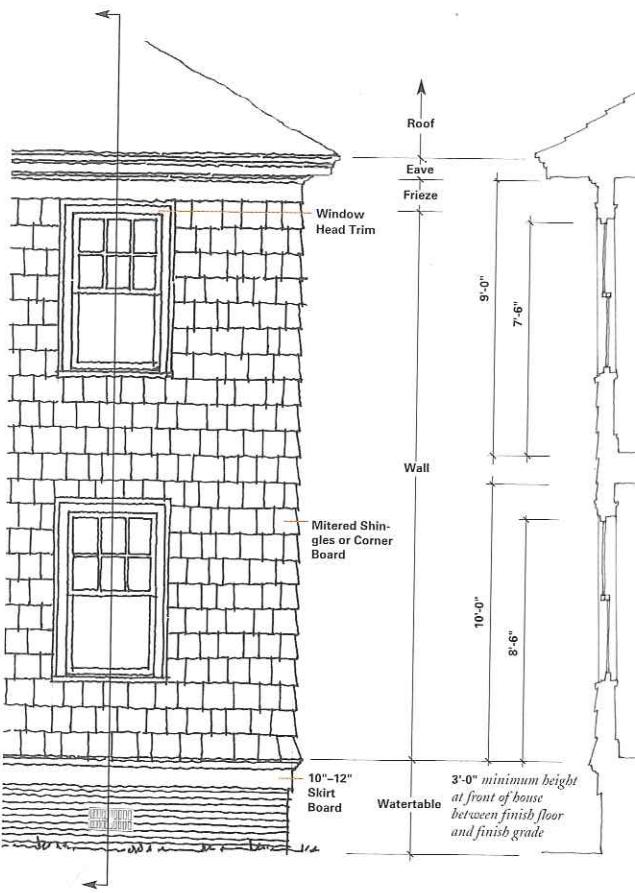
Complex forms and larger living spaces may be created by adding bay windows, and side and/or rear wings to the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

### Facade Composition

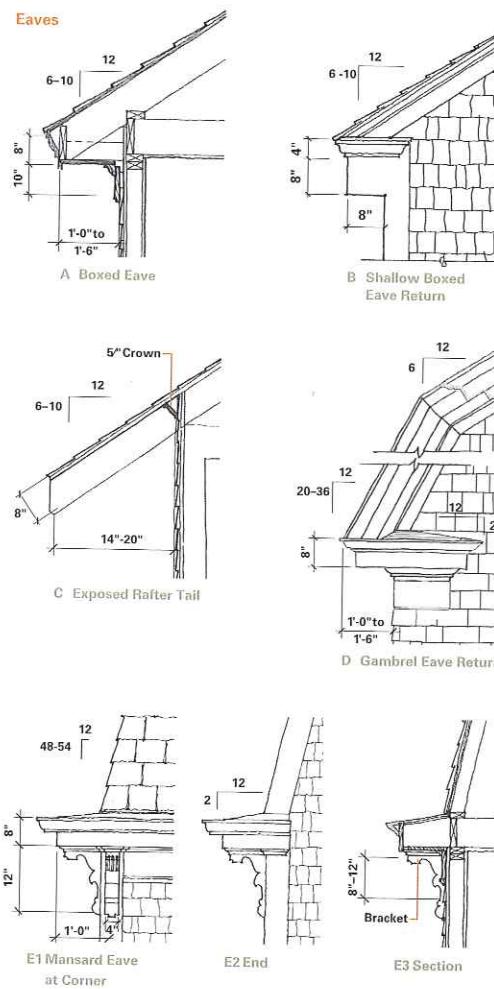
The Tidewater Shingle style is characterized by an asymmetrical yet ordered and balanced facade composition. Though single window openings are most common, standard windows can be grouped for emphasis. Windows do not always align vertically from floor to floor. Inset porches are common.



### Partial Elevation and Wall Section



### Eaves



## Wall Section and Eave Details

### Roof

The roof pitch on most Tidewater Shingle homes varies from 6 to 10 in 12. Mansard roofs are steeper. Slate, shingles and metal are appropriate roofing materials. Gambrel roofs should be clad in slate or shingles only.

### Eaves

Three eaves are characteristic of the Tidewater Shingle style:

- A** Boxed eave with bed-mould with or without fascia.
- B** Shallow boxed eave with flat rake.
- C** Deep overhanging eave with exposed 2 x 8 inch rafter tails, 16 to 24 inches on center.
- D** Boxed eave modified for gambrel roofs.
- E** Boxed eave modified for mansard roof, with tall frieze and vertically proportioned brackets.

Eave profiles have an 8- to 12-inch frieze board either touching/co-planar with, or at least 8-inches above the window head trim. The Tidewater

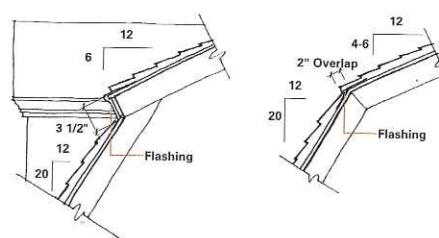
Shingle may have a late Victorian-era character achieved by using Classical-order columns on the porch and broad, flat, shallow-bracketed eaves on the house and porch.

### Wall

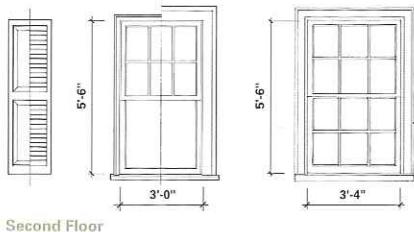
For one-story buildings, the minimum floor-to-ceiling height is 10 feet. For buildings greater than one-story, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Corner boards, when used, should be no less than nominal 5/4 by 6 inches.

### Watertable

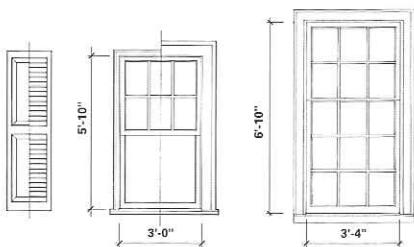
The first floor of the Tidewater Shingle house is set three feet above the finished grade. At the transition between the foundation and shingle siding materials, shingles curve outward over a crown moulding mounted upon a 10- to 12-inch wide skirt board. Foundation vents are centered under windows.



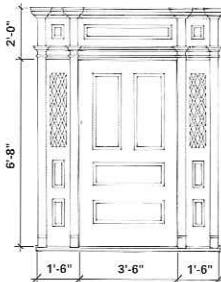
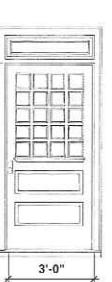
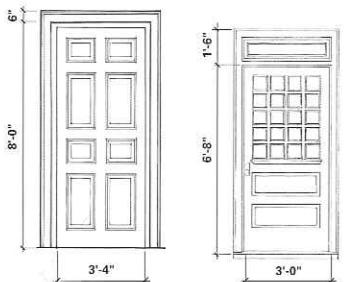
# Tidewater Shingle

**Standard Windows**

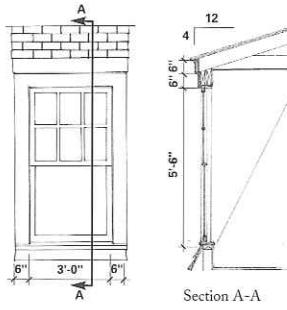
Second Floor



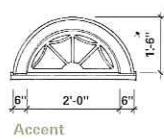
First Floor

**Doors**

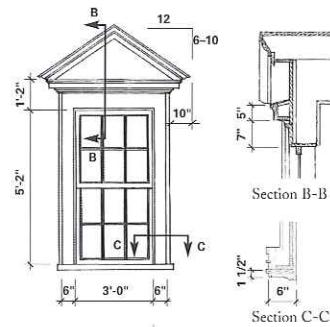
# Tidewater Shingle

**Special Windows**

Dormers

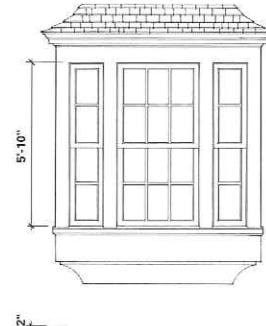


Accent



Section B-B

Section C-C



Box Bay

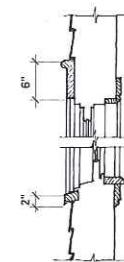
## Shingle: Colonial Style Windows and Doors

**Standard Windows**

Windows are vertical in proportion and have a muntin pattern of either 6 over 6 or 6 over 1. Standard windows are double hung.

**Special Windows**

Tidewater Shingle-Colonial houses often feature special windows, such as box bays and fanlights. Box bay windows incorporate some form of visual support; heavy brackets and well-detailed coves are acceptable. Pediment and shed dormers are common to gambrel roofed houses.

**Typical Window Detail**

Backband Trim

**Doors**

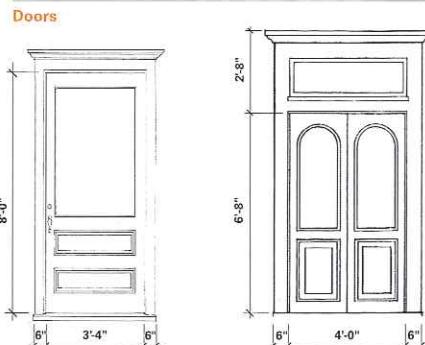
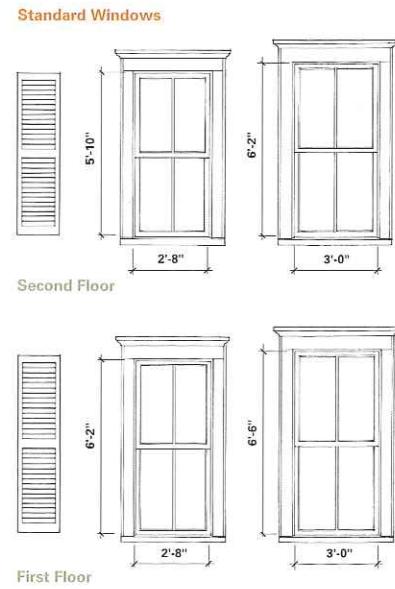
Four door types are typical to the Tidewater Shingle-Colonial style: Four-, six-, and eight-panel doors and top-glazed doors.

**Trim**

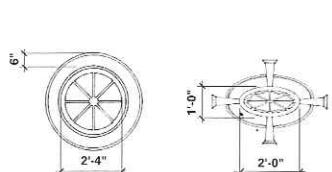
Windows and doors feature 6-inch trim with a simple backband profile. Many houses in the Shingle-Colonial style feature a 2-inch brick mold instead of flat trim.

**Shutters**

Shutters help reinforce the coastal character of Tidewater Shingle-Colonial houses and are encouraged. If shutters are installed, they must be operable, and sized and mounted to cover the adjacent window or door. Shutters may be louvered or paneled.



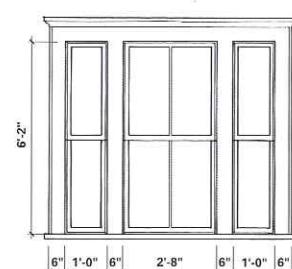
Dormer Windows



Accents



Wide &amp; Full Length Windows



Triple Window



## Shingle: Victorian Style Windows and Doors

### Standard Windows

Windows are vertical in proportion and have either large single panes or a 2 over 2 muntin pattern. Standard windows are double hung.

### Special Windows

Tidewater Shingle-Victorian houses often feature special windows. These can be tall full length windows that open only onto porches, elliptical or circular accents for gable ends, triple windows, and extra wide windows. Full length windows are narrow, tall sash windows mounted with their sills just off the floor. Wide windows can be centered under gables or under two standard windows. Wide windows are never ganged. Dormers occur frequently, and may have triangular pediments or arched head trim.

### Doors

Paneled doors on Tidewater Shingle-Victorian houses are vertical in proportion, such as two- and four-panel doors. Top-glazed doors with large panes may be more horizontal in proportion. Doors range from 6'-8" to 8'-0" in height, and from 3' to 3'-4" wide, respectively. 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 feature 6-inch trim with a simple backband profile. Shingle-Victorian window and door trim carries a crown and cap above.

### Shutters

Shutters help reinforce the coastal character of Tidewater Shingle-Victorian houses and are encouraged. If shutters are installed, they must be operable, and sized and mounted to cover the adjacent window or door. Shutters may be louvered or paneled.

Outer louver doors featuring two- or four-panel designs permit ocean breezes to enter interior living spaces.

# Tidewater Shingle

ARCHITECTURAL PATTERNS

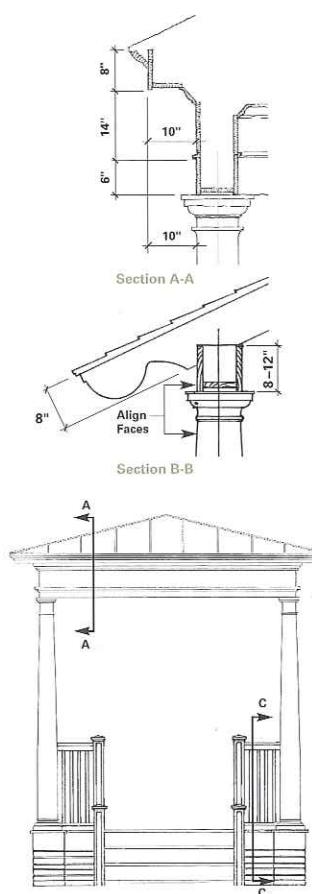


### Porch Elevations



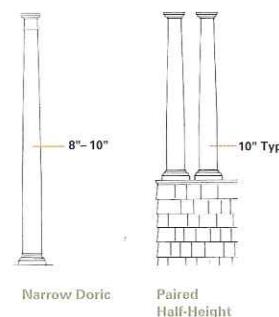
Full Porch Elevation

### Typical Porch Eave Details



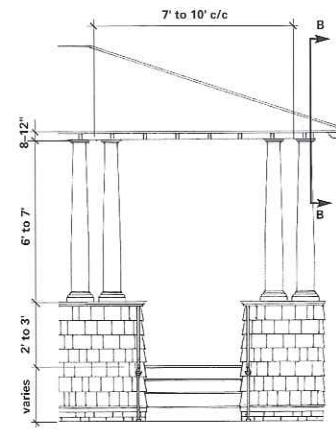
Single-Bay Portico Elevation

### Column Types



Narrow Doric

Paired Half-Height



One-Story Porch Elevation

## Porches

### Porch Roofs & Eaves

Porches are one story with either flat, shed, or shallow hipped roofs. Shed or hip porches typically have a 3 in 12 to 4 in 12 pitch. Standing-seam metal and shingle roofs are common. Exposed rafter tails are typically 2 x 8 and are spaced from 14-to 16-inches on-center. Entablatures are classically proportioned.

### Columns & Railings

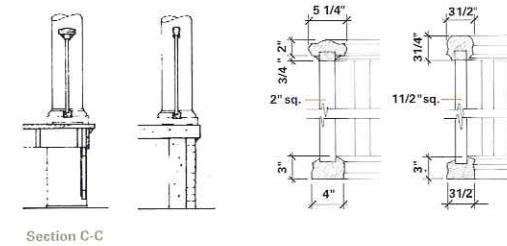
Column include 8- to 10 inch round Doric, and paired half-height classic columns on a shingle balustrade. Columns are 9 to 10 feet tall unless used in a paired configuration. Balusters can be turned or square, and are spaced no

more than 4-inches apart. A shingled knee wall can also be used.

**Porch Location & Massing**  
Full front porches are encouraged on the Tidewater Shingle houses. Porches and porticos can be located off center. Porches can wrap the corner of a house or nestle into the void created by an L-shaped plan.

Minimum porch depth is 8-feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick, or stucco if appropriate.

### Rail Details



Section C-C  
Frame & Masonry



# Tidewater Shingle

**Possibilities**

# Tidewater Shingle

ARCHITECTURAL PATTERNS

## Materials and Possibilities

**Materials****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.

**Cladding**

- Cut wood cedar shingles, miter cut corners or with 5/4 by 6 inch corner boards.

**Foundations, Piers & Chimneys**

- Brick, stone or stucco on block.

**Windows**

- Wood, vinyl (solid or clad) or aluminum clad with traditional wood window profiles with minimum 3/4" wide projecting exterior muntins.

**Doors**

- Painted or stained wood or aesthetic equivalent.

**Columns**

- Wood or fiberglass, with Classical proportions and details.

**Railings**

- Straight or turned wood balusters;
- Decorative black metal for stair rails.

**Shutters**

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

**Porch Ceilings**

- Plaster;
- Beaded-profile, tongue and groove or paneled boards.

**Soffits**

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

**Gutters and Downspouts**

- Half round gutters, round or rectangular smooth downspouts.

**Fences and Garden Walls**

- Wood picket, black metal, brick, stucco on block, or combination.

**Lighting**

- Pendant carriage lamp, porch or wall mounted.





Edenton, North Carolina



Edenton, North Carolina



Annapolis, Maryland



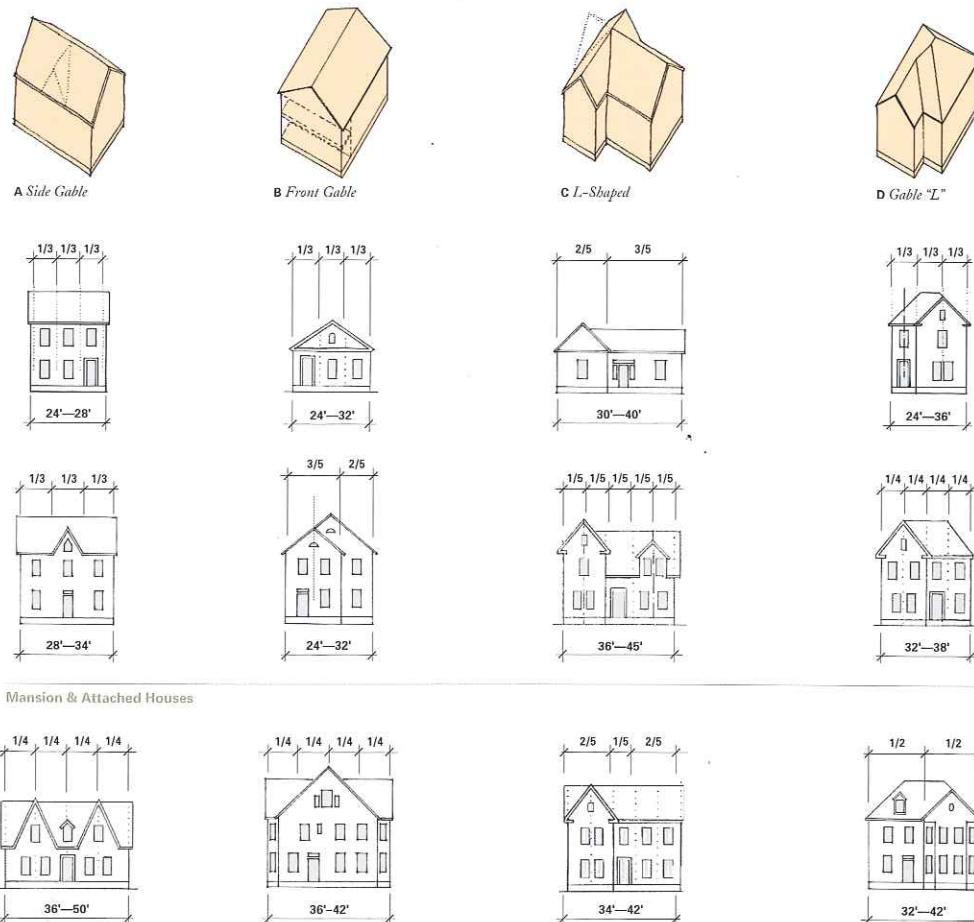
#### Essential Elements of Tidewater Victorian

- 1 Steeply pitched gable roofs.
- 2 Cut wood ornament, often with natural forms such as leaves and vines, or simple shape cutouts and arched forms.
- 3 Clapboard siding, with siding, shingles or beadboard in gable ends.
- 4 Vertical proportions for windows and doors, windows with two- and four-pane sashes.

## Tidewater Victorian



### Massing Diagrams



## Tidewater Victorian

## Massing and Composition

### Massing

#### A Side Gable

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front façade. Roof pitch is typically 8 in 12 to 10 in 12, and one- or two-story front porches typically extend across the full front of the house.

#### B 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 hip front porches from one-third to the full width of the main body are common. Often, two-story porches are integrated under the main roof form.

#### C L-Shaped

Cross-gabled volume with a 9 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 dies into the side of the projecting wing.

#### D Gable L

Square volume with hipped 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, or is occasionally a single-bay, hipped porch at the main body.

### Combinations

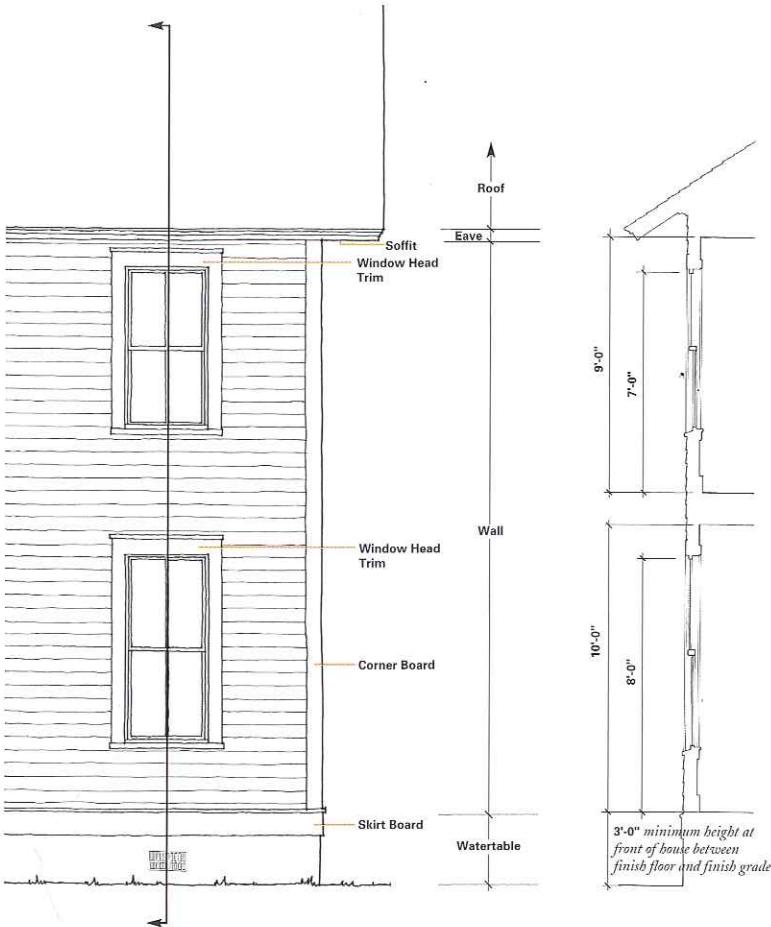
Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the main body. Gabled or arched dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

### Façade Composition

Victorian façade composition is characterized by a symmetrical and balanced placement of doors and windows. 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.



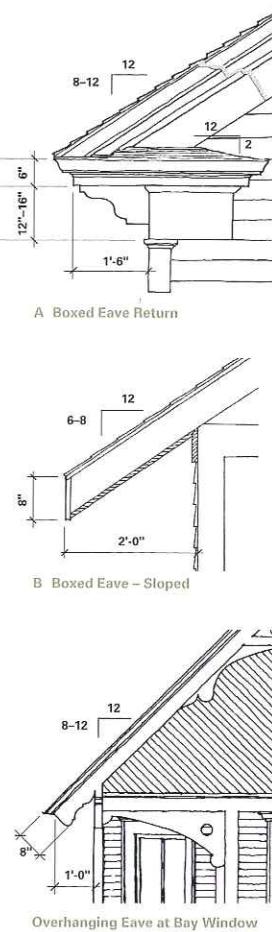
### Partial Elevation and Section



## Tidewater Victorian

ARCHITECTURAL PATTERNS

### Eaves



## Wall Section and Eave Details

### Roof

The roof pitch on most Tidewater Victorian houses vary from 8 to 12 in 12. Slate, shingles and metal are appropriate roofing materials.

### Eaves

Two eave types define the Tidewater Victorian, 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

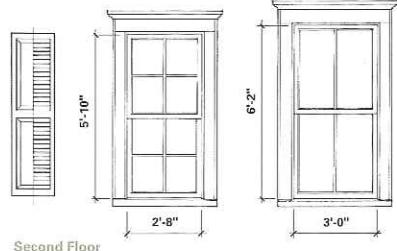
For one-story buildings, the minimum floor to ceiling height is 10 feet. For buildings greater than one story, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Windows head heights should be 8 feet for the first floor and 7 feet for the second floor. Corner boards should be no less than nominal 5/4 by 6 inches.

### Watertable

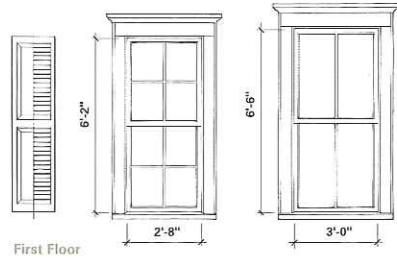
The first floor of the Tidewater Victorian house is set three feet above the finished grade. Tidewater Victorian houses should have an 8-inch skirt board. When foundation vents are used, they should be centered under windows.



#### Standard Windows

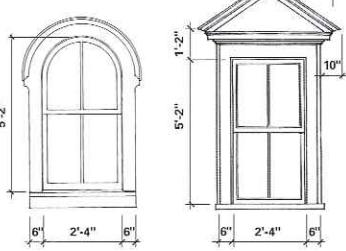


Second Floor

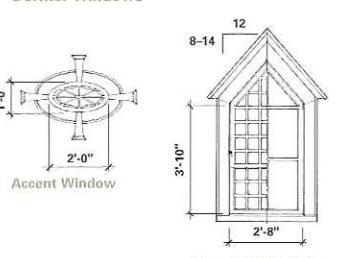


First Floor

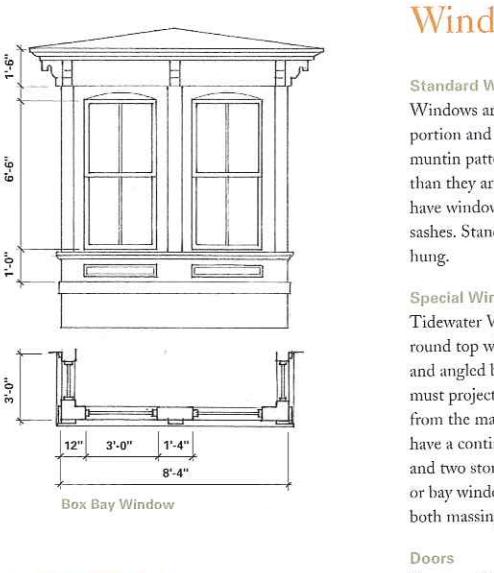
#### Special Windows



Dormer Windows

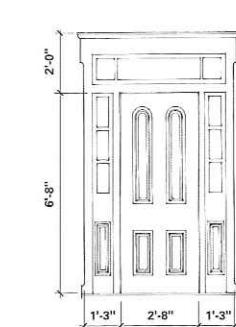
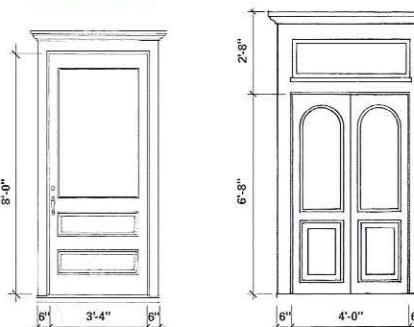


Gable End Window

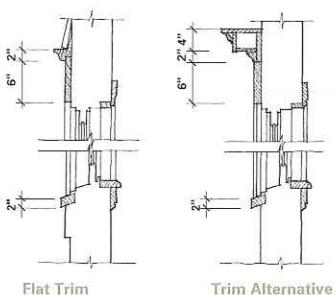


Box Bay Window

#### Standard Doors



#### Typical Window Detail



Flat Trim

Trim Alternative

## Tidewater Victorian

ARCHITECTURAL PATTERNS

## Windows and Doors

#### Standard Windows

Windows are typically vertical in proportion and have a 2 over 2 or 4 over 4 muntin pattern. Panes are always taller than they are wide. Some houses may have windows with rounded upper sashes. Standard windows are double hung.

#### 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 shutters adjacent to single windows and fully glazed doors is encouraged. If shutters are installed, they must be operable, and sized and mounted to cover the adjacent window or door.

#### Special Windows

Tidewater Victorian 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. Paired or bay windows are also used in front of both massing types.

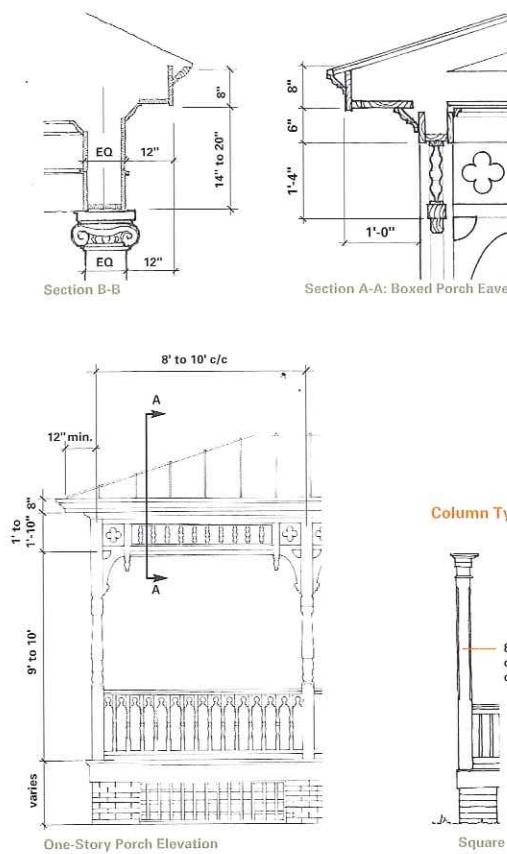
#### Doors

Doors on Tidewater Victorian houses 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.

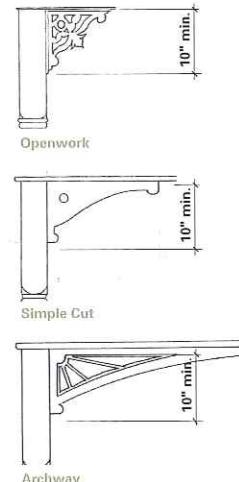
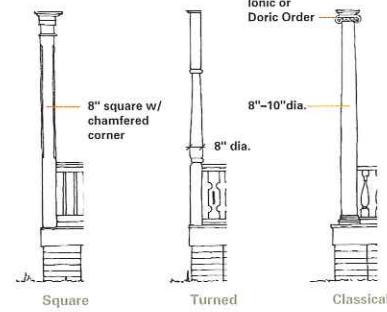


**Porch Elevations**

One-Story Porch Elevation

**Porch Eave Details**

One-Story Porch Elevation

**Porch Bracket Types****Column Types**

# Tidewater Victorian



## 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 3 in 12 to 4 in 12 pitch. Exposed rafter tails are typically 2 x 8 and occur 14 to 16 inches on center. Entablatures are generally classically proportioned and detailed.

**Columns & Railings**

Column types include turned columns from 8-inch-square stock, 8-inch-square posts, and 8- to 10-inch-diameter Doric and Ionic 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 used, with square or turned columns. Square pattern lattice is used as infill between piers at the foundation.

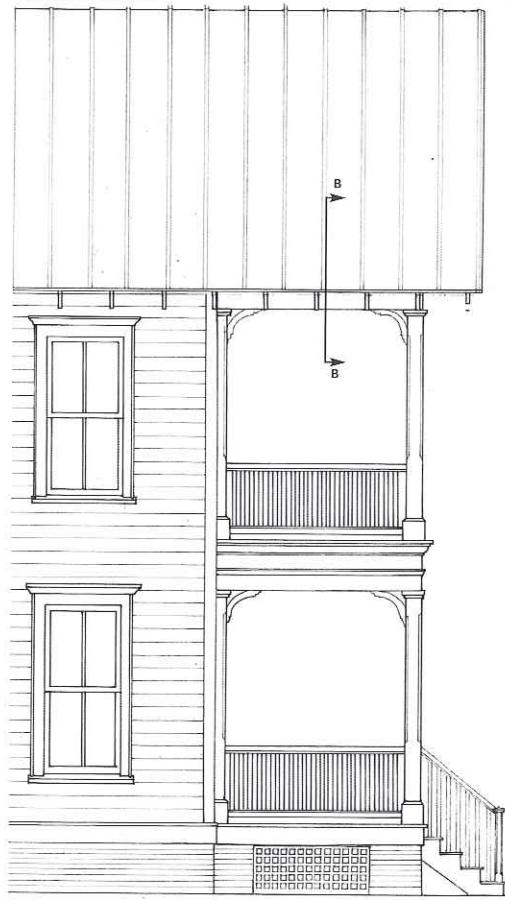
**Brackets**

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. Archway bracketing can be used to form porches over key entry locations.

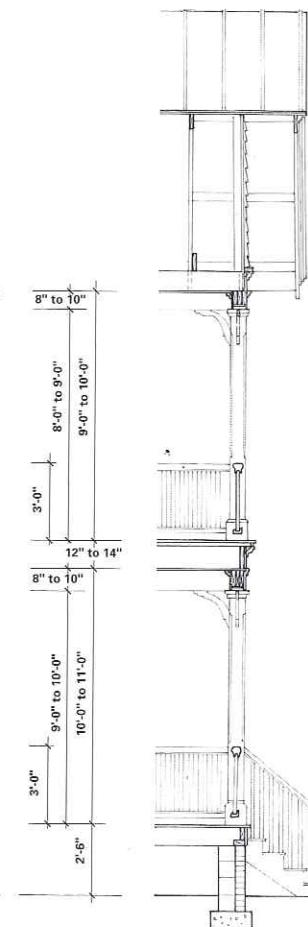
**Porch Location**

Full front porches are encouraged on Tidewater Victorian 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.

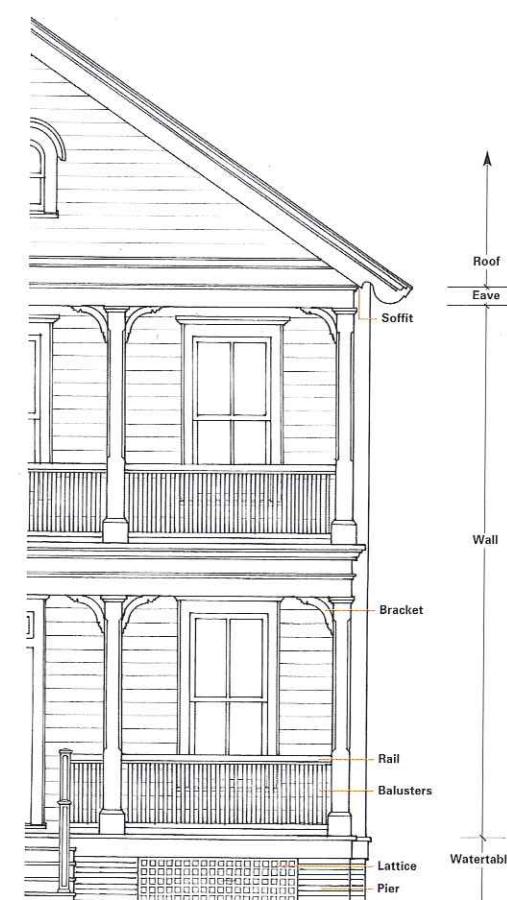
## Two-Story Porches



Two-Story Porch Side Elevation

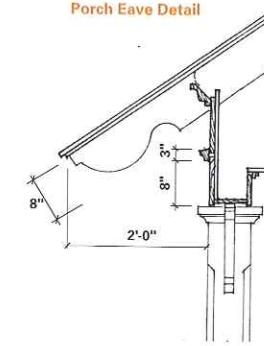


Two-Story Porch Section



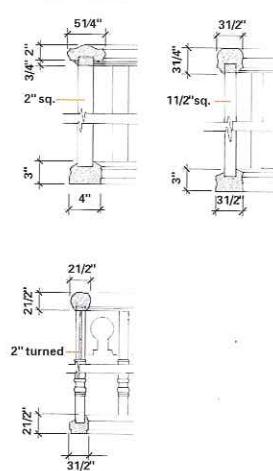
Two-Story Porch Elevation

## Porch Eave Detail



Section B-B: Integral Porch Eave

## Rail Details



## Tidewater Victorian

## Possibilities



# Tidewater Victorian

ARCHITECTURAL PATTERNS

## Materials and Possibilities

### Materials

#### 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 thoroughfare with houses, maximum of two skylights per roof plane.

#### Cladding

- Smooth, horizontal bevel or lap wood or fiber-cement siding, 4 to 6 inches wide with 5/4 by 6 inch corner boards;
- Board and batten siding.

#### Foundations, Piers & Chimneys

- Brick, stone or stucco on block.

#### 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.

### Railings

- Straight or turned wood balusters;
- Decorative black metal for stair rail.

### Shutters

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

### Porch Ceilings

- Plaster;
- Beaded-profile, tongue and groove or paneled boards.

### Soffits

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

### Gutters and Downspouts

- Half round gutters, round or rectangular smooth downspouts.

### Fences and Garden Walls

- Wood picket, black metal, brick, stucco on block, or combination.

### Lighting

- Pendant carriage lamp, porch or wall mounted.





Cape Charles, Virginia



Elizabeth City, North Carolina



Cape Charles, Virginia



Elizabeth City, North Carolina



#### Essential Elements of the Tidewater Arts & Crafts

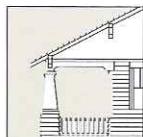
- 1 Shallow-pitched roofs with deep overhangs.
- 2 Deep, broad porch elements with expressive structural components.
- 3 Asymmetrical, but balanced window and door compositions.
- 4 Grouped windows.

## History and Character

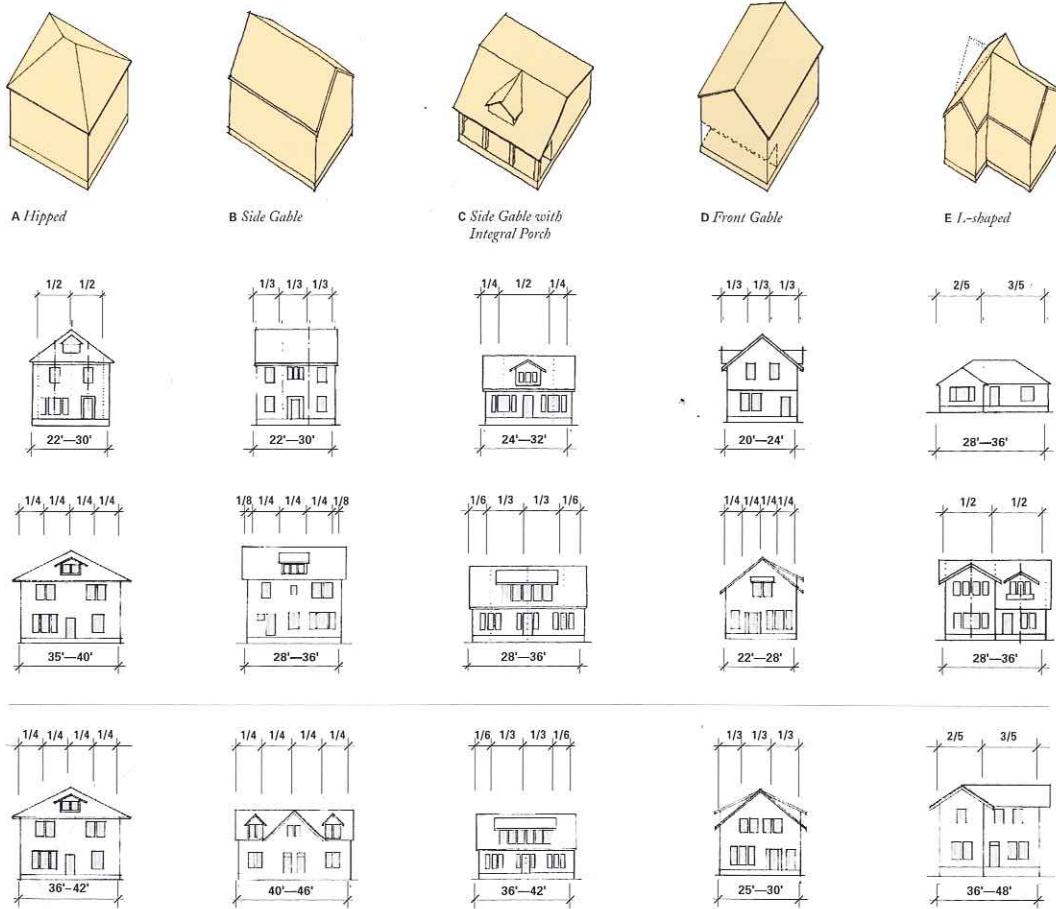
TIDEWATER ARTS & CRAFTS HOUSES are derived from the traditions of Bungalow design, which was popular in beach cottages. Characterized by an eclectic mix of architectural elements and a response to coastal environments, this enduring style flourished in the early twentieth century both as modest cottages and large houses. Builders used pattern books and mass-marketed house plans and packages to attract a broad spectrum of homebuyers. These comfortable, eclectic homes were often lighter in color and less ornamented than high style Arts & Crafts houses. It is this more eclectic style that serves as the basis for the Tidewater Arts & Crafts.

The Tidewater 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.

# Tidewater Arts & Crafts



## Massing Diagrams



Mansion &amp; Attached Houses

## Tidewater Arts &amp; Crafts

## Massing and Composition

## Massing

## A Hipped

Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line, if any, runs parallel with the front of the house. Front gabled and/or shed roofed porches with a 3 in 12 to 5 in 12 pitch are placed symmetrically or asymmetrically on the front façade or as full-façade elements. Porches are typically one story and may wrap one or both corners.

## B Side Gable

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch. Asymmetrically placed gabled and/or shed roofed porches are common. Porches are typically one story.

## C 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 façade. Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.

## D 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.

## E L-Shaped

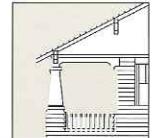
Cross-gabled volume with a 6 in 12 to 8 in 12 gable facing the street. The width of the gable facing the street is typically two-fifths, or less commonly, half that of the main body. Often an in-line front gabled porch or wing is added to the front leg of the L. Shed porches may also fill the space between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

## Massing Combinations

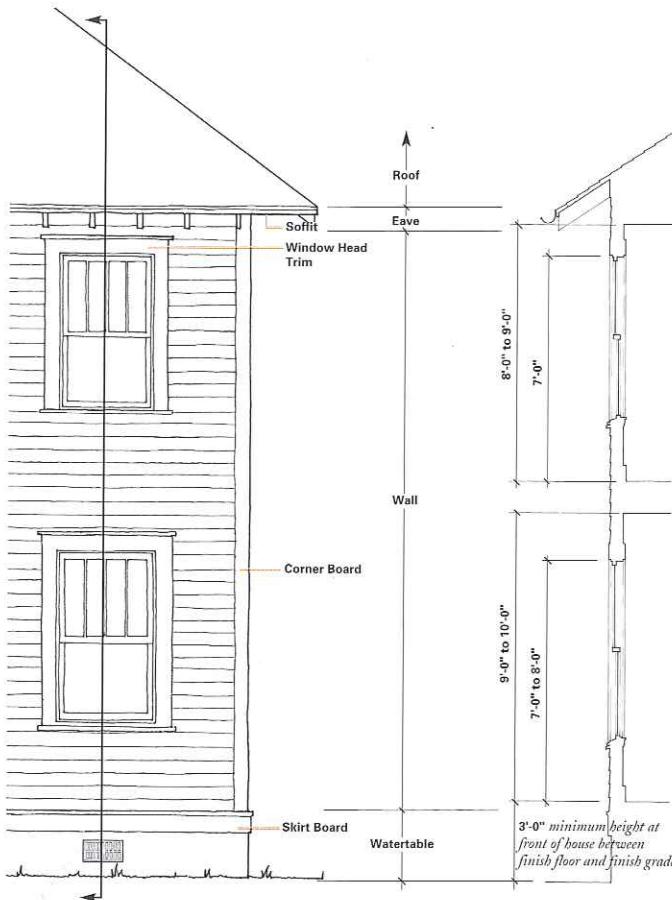
Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

## Façade Composition

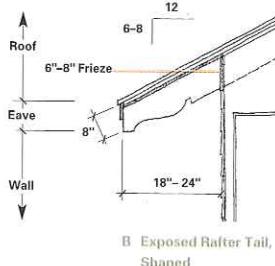
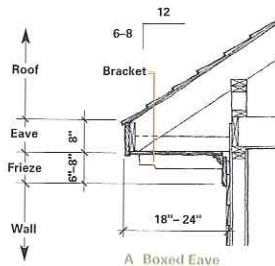
Arts & Crafts façade composition is characterized by an asymmetrical yet balanced placement of doors and windows. Typically, windows occur in pairs and multiples, or as sidelights for oversized ground floor windows. Entrance doors are most often under porches and off center.



### Partial Elevation and Wall Section



### Eaves



## Wall Section and Eave Details

### Roof

The roof pitch on Tidewater Arts & Crafts homes varies from 6 in 12 to 8 in 12. Slate, shingles and metal are appropriate roofing materials.

### Eaves

Deep eaves are a dominant characteristic of the Tidewater 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 8 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 Tidewater Arts & Crafts 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.

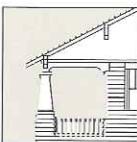
### Wall

For one-story houses, the minimum floor-to-ceiling height is 9 feet. For two-story houses, the minimum floor-to-ceiling height is 9 feet for the first floor and 8 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.

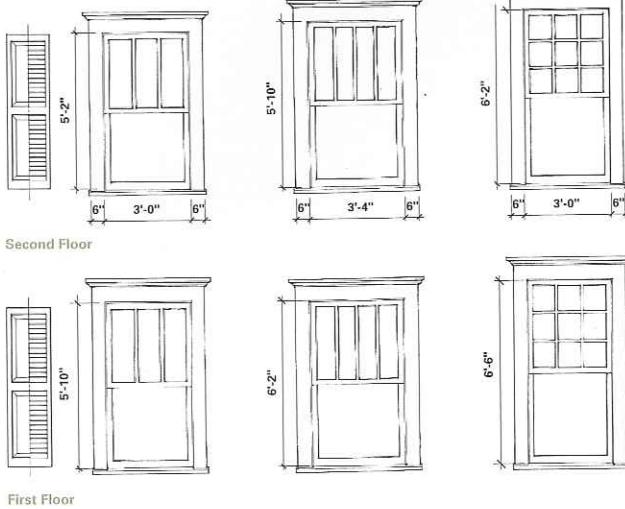
### Watertable

The first floor of the Tidewater Arts & Crafts house is typically set three feet above the finished grade. Tidewater Arts & Crafts houses have 8-to 10-inch wide skirt boards. Foundation vents are centered under windows when used.

# Tidewater Arts & Crafts

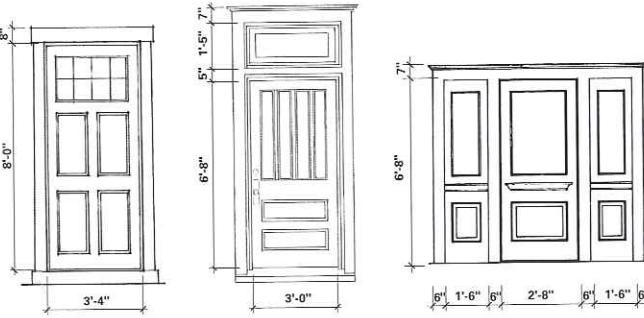


### Standard Windows



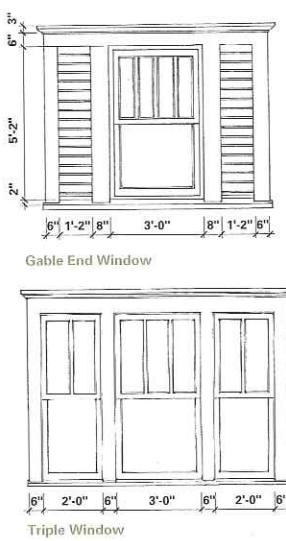
First Floor

### Standard Doors

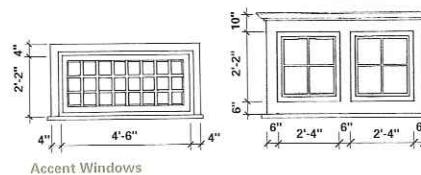
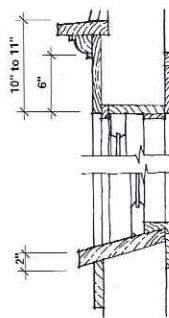


ARCHITECTURAL PATTERNS

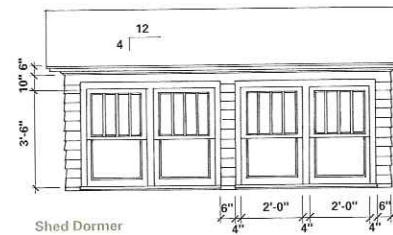
### Special Windows



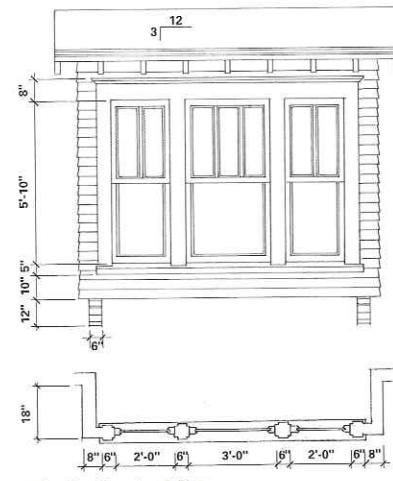
### Typical Window Detail



Accent Windows



Shed Dormer



Box Bay Elevation & Plan

## Windows and Doors

### Standard Windows

Windows are typically vertical in proportion and have a 3 over 1, 4 over 1, 6 over 1, or 9 over 1 muntin pattern. Standard windows are double hung.

### Special Windows

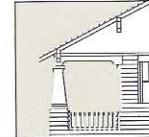
Special windows include triple windows, small square accent windows, and box bay windows supported on flat cut brackets. Wide windows divided into several panes occur in dormers and gables. Other dormer windows are ganged together in wide gabled or shed dormers.

### Doors

Arts & Crafts doors are often stained wood with either wood plank design or a panel door with the top half glazed. Doors may have sidelights or transoms in clear or leaded glass in Arts and Crafts patterns. Outer louver doors in a four-panel design are common on coastal Arts and Crafts houses to permit ocean breezes to enter.

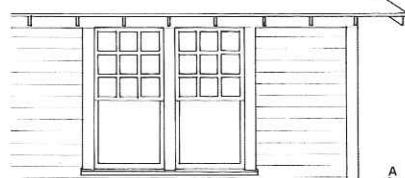
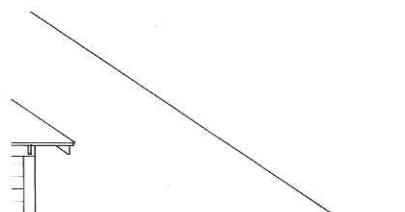
### Trim

Windows and doors have 6-inch straight or tapered flat trim. Arts & Crafts window and door trim carries a simple moulding and cap above.



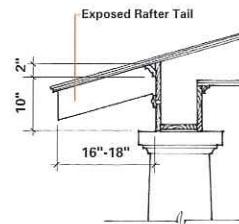
# Tidewater Arts & Crafts

### Porch Elevations

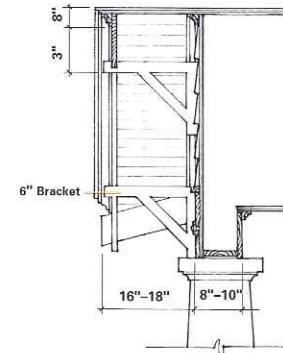


Wrapped Porch Elevation

### Porch Eaves

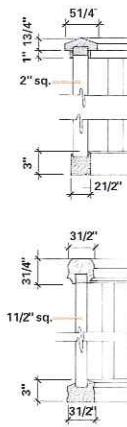


Section A-A Porch Eave Section



Section B-B Porch Gable Section

### Rail Details



3 1/2"

3 1/4"

2 1/2"

11 1/2" sq.

3 1/2"

3 1/4"

2 1/2"

## Porches

### Porch Roofs & Eaves

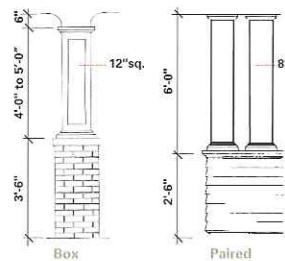
Porches can have gable-ends, shed roofs, or combinations of the two forms.

Hipped-porches are also common. Gable-end porches are designed to express structural elements. Shed and hip porches typically have a 3 in 12 to 4 in 12 pitch. Porches have deep eaves often repeating the same rafter or cornice treatment as the main house body. Exposed rafter tails are either shaped or cut plumb.

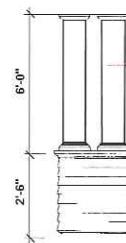
### Columns & Railings

Columns include full-height tapered box, half-height paneled box, and half-height paired box columns. Victorian-era bungalows have classic columns set on square piers or solid porch balustrades. These porches are usually matched with bracketed box eaves.

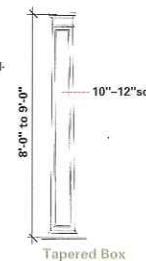
### Column Types



Box



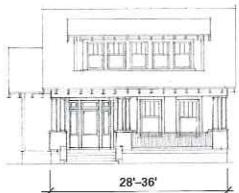
Paired



Tapered Box

# Tidewater Arts & Crafts

## Possibilities



# Tidewater Arts & Crafts

ARCHITECTURAL PATTERNS

## Materials and Possibilities

### Materials

#### 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.

#### Cladding

- Smooth, horizontal bevel or lap wood or fiber-cement siding, 4 to 8 inches wide, miter cut corners or with 5/4 by 6 inch corner boards;
- Cut wood cedar shingles, miter cut corners or with 5/4 by 6 inch corner boards
- Smooth finish brick in Common, English or Flemish Bond patterns with tooled mortar joints and white or tinted mortar;
- Painted brick;
- Light sand finish stucco.

#### Foundations, Piers & Chimneys

- Brick, stone or stucco on block.

#### 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.

#### Columns

- Wood or fiberglass, with Classical proportions and details.

#### Lintels

- Stone, brick or precast concrete.

#### Railings

- Straight or turned wood balusters;
- Solid rails clad in wood, cut shingle, siding, stone, or brick.

#### Shutters

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

#### Porch Ceilings

- Plaster;
- Beaded-profile, tongue and groove or paneled boards.

#### Soffits

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

#### Gutters and Downspouts

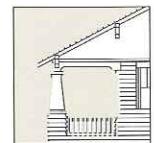
- Half round gutters, round or rectangular smooth downspouts.

#### Fences and Garden Walls

- Wood picket, black metal, brick, stucco on block, or combination.

#### Lighting

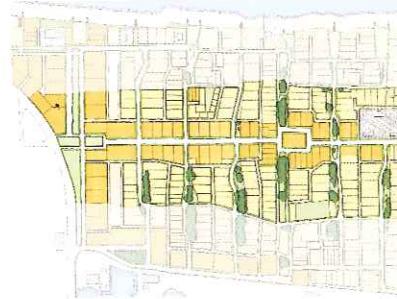
- Pendant carriage lamp, porch or wall mounted.



SECTION

D

Landscape Patterns



## General Principles and Guidelines

LANDSCAPE PATTERNS

### General Principles

APPROPRIATE LANDSCAPING IS A CRITICAL component of the overall look and feel of East Beach. One should approach the landscaping of a residential lot with an attitude similar to that demonstrated in the placement, design and detailing of the house. Variables to consider while developing the landscape design include the type, location, size, and configuration of the lot; the design and configuration of the house; soil conditions and site drainage; topography; solar orientation; existing vegetation, street trees and adjacent lots and landscaping.

The diverse and unique landscape found along the Chesapeake Bay is a source of constant wonder for its residents and visitors. Its health and natural diversity can be maintained and enhanced by paying special attention to the micro-climate of the site and developing a landscape plan and selecting plant species that are appropriate for the specific location within East Beach.

In general, landscape designs should be ordered and well composed rather than random and scattered. Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, the street and the neighborhood.

#### Maintenance

Long-term growth and maintenance should be considered when developing the landscape design and selecting landscape materials. Landscape materials should present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes watering, mowing, weeding, edging, fertilizing, pruning, insect control, removal and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities.

## Irrigation

All landscaped areas including the strip of land between the curb and the sidewalk, and the paved portions of a public thoroughfare, including service lanes, should be properly irrigated. While the use of an automatic underground irrigation system to facilitate a vibrant landscape environment is highly encouraged, other means of irrigation are permitted. Irrigation systems should allow for watering during specific hours as necessary to accommodate local watering restrictions. The irrigation system should provide for separate watering of shrub and sod zones. It is highly recommended to select plant materials that are drought tolerant and require minimal, if any, irrigation.

## Initial Planting Requirements

Prior to the occupancy of a house, the lot should be landscaped. The appropriate use of foundation plantings, planting beds/ground cover and front yard hedge/fences to frame the architecture and create outdoor rooms is encouraged. If applicable, the strip of land between the thoroughfare and the sidewalk and the property line and the paved portion of a public thoroughfare, including service lanes, should be sodded and irrigated by the owner of the immediately adjacent property. All lawn areas should be sodded, not seeded. Shrubs or ground cover, planted individually or together, should have mulch beds. Organic materials such as pine needles, shredded pine bark and pine bark chips should be used as mulch. Mulch should be 2 to 3 inches deep. Stone mulching is not permitted.

At initial planting, at least 25% of the open ground area in the front yard, front portions of the side yards and side street yards should be planted in landscape materials other than grass. All façades facing a public thoroughfare or public space should have a continuous foundation planting except where precluded by access to the building entrance(s) or parking areas. A minimum of 50 percent of the face must have a 4-foot deep planting bed. Planting beds less than 4 feet are permissible in situations where the building setback is less than 4 feet.

For each 25 feet of lot width, or portion thereof, there should be at least one tree planted in the front yard of the lot. These required frontage trees may be planted in the side or rear yards in order to provide greater design flexibility. At initial planting, all trees shall be a minimum of 2½ inches in caliper and 8 feet in overall height. The tree should be of a variety which should attain a mature crown spread of at least 20 feet.

Preservation of existing landscape materials is highly encouraged. Where plant materials exist on the lot prior to construction, the materials may be used as a credit to the initial landscape requirements. Landscape materials for credit consideration shall be preserved and protected in a healthy condition free from disease and injury. Preserved materials should be fully integrated into the landscape design for the remainder of the lot.

Prior to installation of landscape materials, the soil should be properly prepared including, but not limited to, bringing in top soil and compost/top soil blends to amend tree and planting areas.

No synthetic or artificial plant materials in the form of shrubs, vine, trees, ground covers or lawns shall be used for the landscaping of lots.

## Plant Selection

East Beach contains a series of distinct and overlapping zones. In order to preserve and enhance these unique areas, care should be taken in the selection of appropriate plant materials for each residential lot within East Beach. Refer to the East Beach Plant Selection on the following pages for recommended plant materials, although plant materials other than those listed may be used. The use of qualified sources such as landscape architects, landscape contractors and landscape nurseries is highly recommended to make sure the selection, placement, initial planting size, initial plant spacing and care of plant materials is appropriate for the intended use of the landscape materials and

the specific wind, salt, soil, and solar conditions of the individual site.

All landscaping materials shall meet the minimum specification and standards described in the most current edition of the American Standard for Nursery Stock published by the American Association of Nurserymen.

## Gardens and Courtyards

Gardens and courtyards can provide a private retreat for the residents and their guests. These outdoor rooms are an essential component of a comprehensive approach to the design of the lots. Framed and shaped by buildings, arcades, garden walls, and landscape materials, properly planned and detailed gardens and courtyards can add a great deal of utility, joy, beauty, and value to one's property. Once the basic shape and form of the garden or courtyard is created, elements such as fountains, trellises, pergolas, lattice work with climbing plants, terraces, paths, site furniture and sculpture can be used to define the style and character of the space.



# General Principles and Guidelines



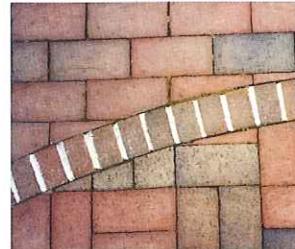
Stone and Gravel



Concrete Pavers



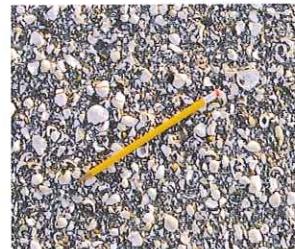
Sand and Pine Straw Mulch



Brick



Wooden Boardwalk and Pine Straw Mulch



Crushed Shell

#### Hardscape Materials

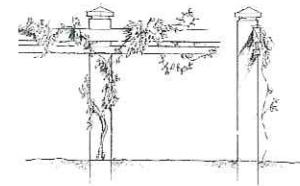
Choosing hardscape materials is an opportunity to express the unique character of the coastal landscape. Paved areas should be kept to a minimum and limited to walks, paths, terraces, courtyards, driveways, and parking areas. Paved areas adjacent to public thoroughfares should use paving materials that are compatible in color to those used on the public thoroughfare. Paving materials may include:

- Sand and crushed shell, especially for paths
- Wooden boardwalks, raised slightly above the ground
- Gravel
- Brick, pre-cast concrete or stone pavers
- Concrete

#### Fences, Hedges and Garden Walls

Fences, hedges and garden walls can be used to define boundaries and create outdoor rooms. The maximum height of a front yard fence or hedge is 4 feet and maximum opacity for fences or low walls within this 4-foot-high plane is 60 percent. Fences and low walls should either be wood, wrought iron, brick, stucco over block or a combination of these materials. Front yard fences should be continuous around the perimeter of the front yard and set between 6 inches to 2 feet from the front property line or sidewalk and should have an opening or gate at the front walk. Side yard fences adjacent to public thoroughfares used to create private courtyards and/or gardens may be taller than 4 feet and will be reviewed and approved on a case by case basis. The maximum height of rear yard and side yard fences, walls and hedges is 8 feet measured from the outside face of the wall. Tall walls and fences, especially those adjacent to and visible from public areas, should have decorative caps and/or pickets.

Fences, hedges and garden walls should be used to screen mechanical equipment and trash containers so they are not visible from public thoroughfares and spaces.



## General Principles and Guidelines

#### DECIDUOUS TREES - CANOPY

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple			
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple			
<i>Betula nigra</i>	River Birch			
<i>Carpinus Betulus</i>	European Hornbeam			
<i>Carpinus betulus</i> 'Fastigiata'	Fastigate European Hornbeam			
<i>Carya glabra</i>	Pignut Hickory			
<i>Carya ovata</i>	Shagbark Hickory			
<i>Diospyros virginiana</i>	Persimmon			
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite Ash			
<i>Liquidambar styraciflua</i> 'Rotundilob'	Roundleaf Sweet Gum			
<i>Nyssa aquatica</i>	Water Tupelo			
<i>Nyssa sylvatica</i>	Black Tupelo			
<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Plane Tree	■		
<i>Quercus bicolor</i>	Swamp White Oak			
<i>Quercus falcata</i> pagodifolia	Scarlet Oak			
<i>Quercus nigra</i>	Swamp Spanish Oak			
<i>Quercus palustris</i>	Water Oak			
<i>Quercus phellos</i>	Pin Oak			
<i>Quercus shumardii</i>	Willow Oak			
<i>Quercus virginiana</i>	Shumard Oak			
<i>Tilia cordata</i> 'Greenspire'	Live Oak	■		
<i>Ulmus parvifolia</i> 'Allee'	Greenspire Linden			
	Alle Elm			

#### EVERGREEN TREES

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Cupressocyparis leylandii</i>	Leyland Cypress			
<i>Juniperus c.</i> 'Torulosa'	Hollywood Juniper	■		
<i>Juniperus v.</i> 'Canaerti'	Canaert Juniper			
<i>Magnolia acuminata</i> var. <i>subcordata</i>	Yellow Cucumbertree			
<i>Magnolia g.</i> 'Brackens Brown Beau'	Bracken's Brown Beauty Magnolia			
<i>Magnolia g.</i> 'Little Gem'	Little Gem Magnolia			
<i>Pinus echinata</i>	Shortleaf Pine			
<i>Pinus serotina</i>	Pond Pine			
<i>Pinus taeda</i>	Loblolly Pine			
<i>Pinus thunbergii</i>	Japanese Black Pine	■		
<i>Pinus virginiana</i>	Virginia Pine			

#### DECIDUOUS TREES - ORNAMENTAL

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Acer griseum</i>	Paperback Maple			
<i>Amelanchier arborea</i> 'Autumn Sunset'	Autumn Sunset Serviceberry			
<i>Amelanchier a.</i> 'Majestic'	Majestic Serviceberry			
<i>Amelanchier canadensis</i>	Shadow Serviceberry			
<i>Celtis laevigata</i> x 'Magnifica'	Magnificent Hackberry	■		
<i>Cornus alternifolia</i>	Pagoda Dogwood			
<i>Cornus kousa</i>	Kousa Dogwood			
<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crapemyrtle			
<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crapemyrtle			
<i>Lagerstroemia indica</i> 'Biloxi'	Biloxi Crapemyrtle			
<i>Morus alba</i> 'Lingan'	Lingan Mulberry			
<i>Ostrya virginiana</i>	American Hop hornbeam			
<i>Persea borbonia</i>	Redbay			

#### EVERGREEN TREES - ORNAMENTAL

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Chamaecyparis obtusa</i> cultivars	Hinoki Falsecypress Cultivars			
<i>Cupressocyparis leylandii</i> 'Emerald Isle'	Emerald Isle Cypress			
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly			
<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Holly			
<i>Ilex aquipernyi</i> 'Brilliant'	Brilliant Holly			
<i>Ilex aquipernyi</i> 'Dragon Lady'	Dragon Lady Holly			
<i>Ilex aquipernyi</i> 'San Jose'	San Jose Holly			
<i>Ilex attenuata</i> 'Fosteri'	Foster Holly			
<i>Ilex x</i> 'Dr. Kassab'	Dr. Kassab Holly			
<i>Ilex x</i> 'Emily Bruner'	Emily Bruner Holly			
<i>Ilex x</i> 'Nellie R. Stevens'	Nellie Stevens Holly			
<i>Ilex vomitoria</i>	Yaupon Holly			
<i>Juniperus chinensis</i> 'Robusta Green'	Robust Green Juniper			
<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper			
<i>Juniperus chinensis</i> 'Wintergreen'	Wintergreen Juniper			
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia			
<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary Magnolia			
<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae			
<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae			

# Plant Selection

#### DECIDUOUS SHRUBS - ACCENT

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Aralia Spinosa</i>	Devil's Walkingstick		■	■
<i>Corylus avellana 'Contorta'</i>	Harry Launder's Walkingstick		■	■
<i>Cotinus coggygria 'Velvet Cloak'</i>	Velvet Cloak Smoketree		■	■
<i>Ficus carica</i>	Common Fig		■	■
<i>Hydrangea quercifolia 'Pee Wee'</i>	Pee Wee Hydrangea		■	■
<i>Hydrangea macrophylla 'Mariesii'</i>	Mariesi Hydrangea	■	■	■
<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	■	■	■
<i>Itea virginica 'Henry's Garnet'</i>	Henry's Garnet Sweetspire		■	■
<i>Spirea x bumalda 'Goldmound'</i>	Goldmound Spirea		■	■
<i>Virginia agnus-castus 'Rosea'</i>	Rose Chastetree		■	■

#### EVERGREEN SHRUBS - ACCENT

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Aucuba japonica</i>	Japanese Aucuba		■	■
<i>Camellia sasanqua</i>	Sasanqua Camellia		■	■
<i>Daphne odora</i>	Winter Daphne		■	■
<i>Nandina domestica</i>	Heavenly Bamboo		■	■
<i>Mahonia bealei</i>	Leatherleaf Mahonia		■	■
<i>Viburnum rhytidophyllum</i>	Leathleaf Viburnum		■	■
<i>Yucca filamentosa</i>	Adam's Needle Yucca	■	■	■

#### DECIDUOUS SHRUBS - LARGE

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Aronia arbutifolia</i>	Red Chokeberry		■	■
<i>Baccharis halimifolia</i>	Groundsel-bush	■	■	■
<i>Buddleia daviddii</i>	Butterfly-bush		■	■
<i>Caragana arborescens</i>	Siberian Peashrub	■	■	■
<i>Cornus Sericea</i>	Redosier Dogwood		■	■
<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush		■	■
<i>Forsythia x intermedia 'Beatrix Farrand'</i>	Beatrix Farrand Forsythia		■	■
<i>Forsythia x intermedia 'Lynwood Gold'</i>	Lynwood Gold Forsythia		■	■
<i>Forsteria major</i>	Large Fothergilla		■	■
<i>Ilex verticillata</i>	Winterberry		■	■

#### DECIDUOUS SHRUBS - MEDIUM

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Berberis thunbergii</i>	Japanese Barberry		■	■
<i>Callicarpa americana</i>	American Beauty Bush		■	■
<i>Ceanothus americanus</i>	New Jersey Tea	■	■	■
<i>Cephalanthus occidentalis</i>	Buttonbush	■	■	■
<i>Chaenomeles speciosa</i>	Flowering Quince		■	■
<i>Cytisus scoparius</i>	Scotch Broom	■	■	■
<i>Euonymus fortunei 'Vegetus'</i>	Bigleaf Wintercreeper		■	■
<i>Forsythia 'Arnold Dwarf'</i>	Arnold Dwarf Forsythia		■	■
<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea		■	■
<i>Hypericum 'Hidcote'</i>	Hidcote St. Johnswort		■	■
<i>Prunus glandulosa</i>	Dwarf Flowering		■	■
<i>Rhododendron atlanticum</i>	Coast Azalea	■	■	■
<i>Rhodotypos scandens</i>	Black Jetbead		■	■

#### DECIDUOUS SHRUBS - SMALL / LOW

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Hypericum calycinum</i>	Aaronsbeard St. Johnswort	■	■	■
<i>Spirea albiflora</i>	Japanese White Spirea	■	■	■

#### EVERGREEN SHRUBS - LARGE

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Buxus sempervirens 'Handsworthiensis'</i>	Handsworth Boxwood		■	■
<i>Ilex crenata 'Cherokee'</i>	Cherokee Holly		■	■
<i>Ligustrum japonicum</i>	Japanese Privet		■	■
<i>Ligustrum lucidum</i>	Waxleaf Privet		■	■
<i>Myrica pensylvanica</i>	Northern Bayberry	■	■	■
<i>Myrica cerifera</i>	Southern Waxmyrtle	■	■	■
<i>Nerium oleander</i>	Oleander		■	■
<i>Osmanthus fragrans</i>	Fragrant Tea Olive	■	■	■
<i>Pittosporum tobira</i>	Japanese Pittosporum	■	■	■
<i>Viburnum x pragense</i>	Prague Viburnum		■	■

# Plant Selection

#### EVERGREEN SHRUBS - MEDIUM

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Abelia grandiflora</i>	Glossy Abelia		■	■
<i>Aucuba japonica</i>	Japanese Aucuba	■	■	
<i>Buxus microphylla 'Winter Beauty'</i>	Winter Beauty Boxwood	■	■	
<i>Ilex cornuta 'Carissa'</i>	Carissa Holly	■	■	
<i>Ilex crenata 'Green Lustre'</i>	Green Lustre Holly	■	■	
<i>Ilex glabra 'Compacta'</i>	Dwarf Inkberry	■	■	
<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	■	■	
<i>Rhaphiolepis umbellata</i>	Indian Hawthorn	■	■	■

#### EVERGREEN SHRUBS - SMALL / LOW

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster		■	■
<i>Cotoneaster salicifolius 'Scarlet Lead'</i>	Scarlet Leader Cotoneaster	■	■	
<i>Juniperus chinensis 'San Jose'</i>	San Jose Juniper	■	■	
<i>Juniperus conferta</i>	Shore Juniper	■	■	■
<i>Juniperus horizontalis 'Douglasii'</i>	Douglas Juniper	■	■	■
<i>Juniperus horizontalis 'Bar Harbor'</i>	Bar Harbor Juniper	■	■	■
<i>Juniperus squamata</i>	Parson Juniper	■		

#### GRASSES

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Ammophila breviligulata</i>	American Beachgrass	■		
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	■	■	
<i>Cortaderia selloana</i>	Pampas Grass	■	■	■
<i>Elymus arenarius</i>	European Dune Grass	■	■	
<i>Festuca glauca</i>	Blue Fescue	■	■	
<i>Holcus lanatus 'Variegatus'</i>	Variegated Velvet Grass	■		
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	■		
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	■		
<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Miscanthus	■		
<i>Miscanthus sinensis 'Strictus'</i>	Porcupine Grass	■		
<i>Nassella tenuissima</i>	Mexican Feather Grass	■		
<i>Panicum arnorum</i>	Coastal Panicgrass	■	■	
<i>Panicum virgatum</i>	Bitter Panicum	■	■	
<i>Paspalum virginatum</i>	Seashore Paspalum	■	■	
<i>Pennisetum alopecuroides</i>	Fountain Grass	■	■	
<i>Perovskia atriplicifolia</i>	Russian Grass	■	■	
<i>Schizachrium scoparium littorale</i>	Seacoast Bluestem	■	■	
<i>Spartina patens</i>	Saltmeadow Cordgrass	■	■	
<i>Sporobolus virginicus</i>	Seashore Dropseed	■	■	
<i>Uniola paniculata</i>	Sea oats	■		

# Plant Selection

#### GROUNDCOVERS

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Cotoneaster salicifolius</i> 'Gnom'	Gnome Cotoneaster	■	■	
<i>Euonymus fortunei</i> coloratus	Purpleleaf Wintercreeper	■	■	
<i>Hedera helix</i>	English Ivy	■	■	
<i>Hypericum calycinum</i>	Aaronsheard St. Johnswort	■	■	
<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	■	■	
<i>Liriope spicata</i>	Creeping Lillyturf	■	■	
<i>Eragrostis curvula</i>	Weeping Love Grass	■	■	
<i>Pennisetum orientale</i>	Oriental Fountain Grass	■	■	

#### VINES

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Ampelopsis brevipedunculata</i>	Porcelain Vine	■	■	
<i>Campsis radicans</i>	Trumpet Vine	■	■	
<i>Celastrus scandens</i>	Bittersweet	■	■	
<i>Clematis x jackmanii</i>	Jackman Clematis	■	■	
<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	■	■	
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	■	■	
<i>Polygonum aubertii</i>	Silverlace Vine	■	■	

#### LAWNS

Botanical Name	Common Name	Bay Zone	Pleasant Ave. Zone	Pretty Lake Zone
<i>Axonopus fissifolius</i>	Carpetgrass	■	■	■
<i>Cynodon</i> species	Bermudagrass	■	■	■
<i>Eremochloa ophiuroides</i>	Centipedegrass			■
Fescue	Tall Fescue	■	■	
Zoysia	Zoysia	■	■	

# Plant Selection



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