



## Overview

THE ARCHITECTURAL PATTERNS SECTION illustrates key elements and design strategies for the four permitted traditional architectural styles and two specific places—the Town Center and the Artist Lofts—each of which has special architectural characteristics. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style or, in the case of the Town Center and the Artist Lofts, to a particular place.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types and eave types, standard door and window compositions, window and door proportions and characteristics, typical porch types and details, and, finally, materials and possibilities based on East Garrison Pattern Book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the East Garrison context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing, at a minimum, a consistent quality of character and detail.

In order to ensure a variety of house designs and styles along all streets, a maximum of three houses of the same style may be located next to each other. In addition, identical houses (defined as having the same front facade) may not be located on adjacent lots.

# Architectural Patterns



*Asymmetrical window and door composition and a mix of siding materials are characteristic of the Garrison Craftsman style.*



*Simple forms with exposed structural members and deep overhangs are typical.*



*Towers will be a distinctive element of some Garrison Craftsman houses.*



*Illustration of Craftsman house from 500 Small Houses of the Twenties*



#### Essential Elements of the Garrison Craftsman

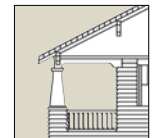
- 1 Pitched roofs with deep overhangs.
- 2 Deep, broad porch elements with expressive structural components.
- 3 Exposed structural elements in the eaves such as rafters and brackets.
- 4 A mixture of materials such as stucco, shingles, and siding.
- 5 Asymmetrical window and door compositions.

## History and Character

GARRISON CRAFTSMAN HOUSES are derived from the unique qualities of the Craftsman tradition found throughout northern California and Monterey County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. The floor plans were generally open with built-in cabinet work. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the 20th century, was influenced by both the Arts & Crafts movement and Japanese architecture.

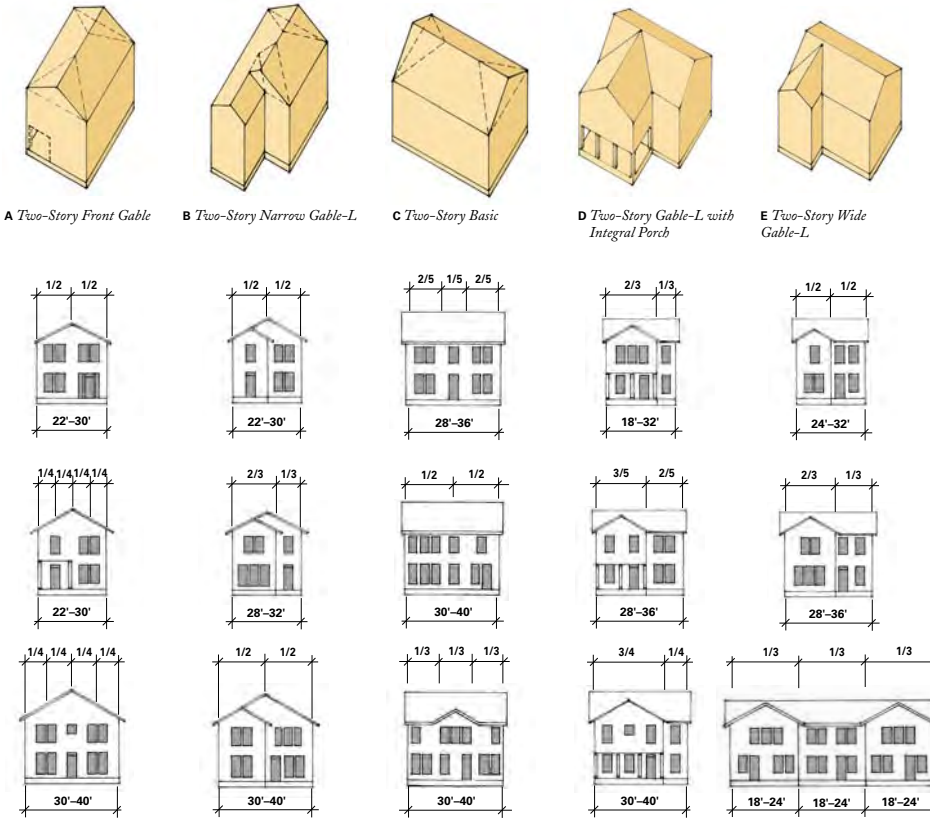
For houses in East Garrison, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. A coastal character is important to this style and should be reflected in the use of high-contrast color, consistent with the East Garrison Color Palette, for body and trim details. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.



# Garrison Craftsman

Illustrative Massing Diagrams



Illustrative Massing Combinations

Massing and Composition

Massing

**A Two-Story Front Gable**

Hipped or front-gabled rectangular volume. Hip roof pitch is typically 5 to 7 in 12 and gable roof pitch is 6 to 8 in 12. Gabled or hipped front porches are common and have a shallower roof pitch.

**B Two-Story Narrow Gable-L**

Front-facing gable volume with a 5 to 7 in 12 projecting gabled wing. The width of the gable facing the street is typically one-half to two-thirds the width of the main body. Porches are often one bay wide, can be either shed roof or front-facing gable, and typically have a shallower roof pitch.

**C Two-Story Basic**

Side-gabled rectangular volume with roof pitch of 5 to 7 in 12. One-story, gabled front porches are typically placed to one side. Porches are most often a minimum of two-fifths the length of the main body, and, occasionally, the entire length of the front facade. Porches typically have a shallower roof pitch than the main roof.

**D Two-Story Gable-L with Integral Porch**

Cross-gabled volume with a 5 to 7 in 12 gable facing the street. Cross gable has a lower slope. The width of the gable facing the street is typically two-thirds that of the main body for houses up to 32 feet wide and one-half to three-quarters

that of the main body for houses 36 feet and over. This massing includes an integral front porch within the gabled projecting wing. Typically, porches have a shallower roof pitch than the main roof.

**E Two-Story Wide Gable-L**

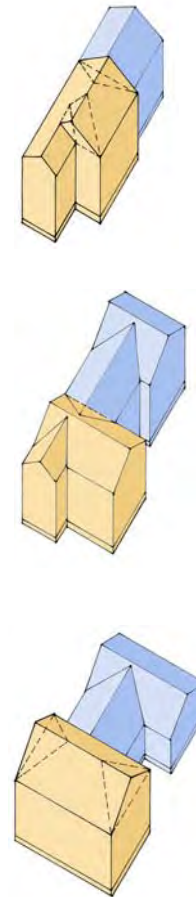
Cross-gabled volume with a 5 to 7 in 12 gable facing the street. Cross gable can have a lower slope. The width of the gable facing the street is typically half that of the main body for houses up to 32 feet wide and two-fifths that of the main body for houses 36 feet or more. This massing accommodates a variety of porch options, often with a gable emphasizing the entrance.

**Facade Composition**

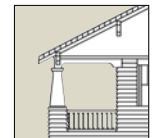
Garrison Craftsman facade composition is characterized by an asymmetrical but balanced placement of doors and windows. Standard windows most often occur paired.

**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. Wings must also conform to all setback requirements (see *Community Patterns*).



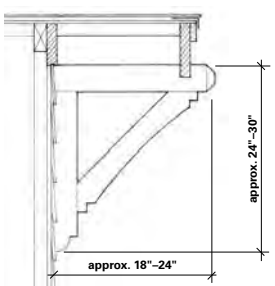
Garrison Craftsman



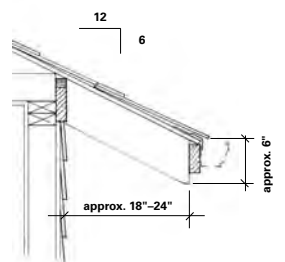
Illustrative Partial Elevation and Section



Eaves



Optional Rake with Bracket



Optional Open Rafter Eave

## Massing and Eave Details

### Eave Details

Deep eaves with exposed rafters are a dominant characteristic of the Garrison Craftsman style. In some houses, the eave is constructed with brackets at the rake, as illustrated to the left. Where tighter side yard setbacks dictate, a shallower overhang may be necessary.

Two-story main bodies are often characterized by either a change of material, trim application, or change of color between the first and second floor, near the sill line of the second-floor windows, or the head of the first-floor windows.

### Towers

A tower can be integrated with the massing to create third-floor living space or an outdoor room with views to the distance.

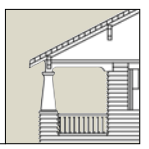
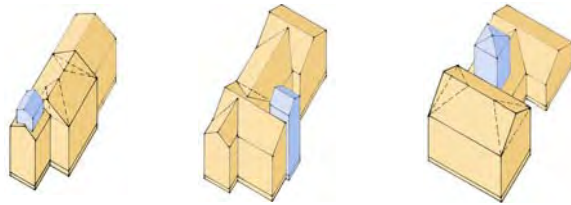
### Finish Floor Elevation

The front door sill should be approximately 18 inches above the adjacent public sidewalk elevation. This may be accomplished by a raised foundation or through lot grading. In either case, front steps are required.



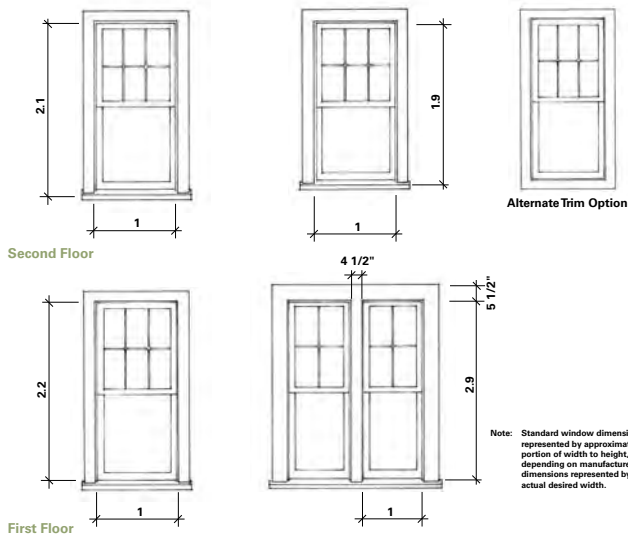
Gable-end eave

Illustrative Tower Configurations

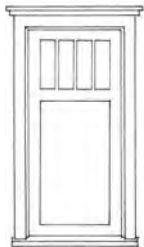


# Garrison Craftsman

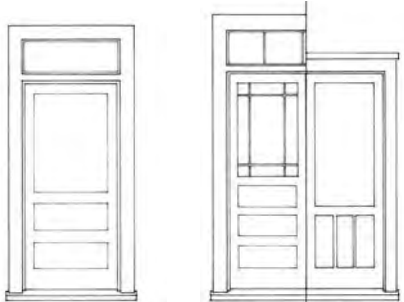
**Standard Windows**



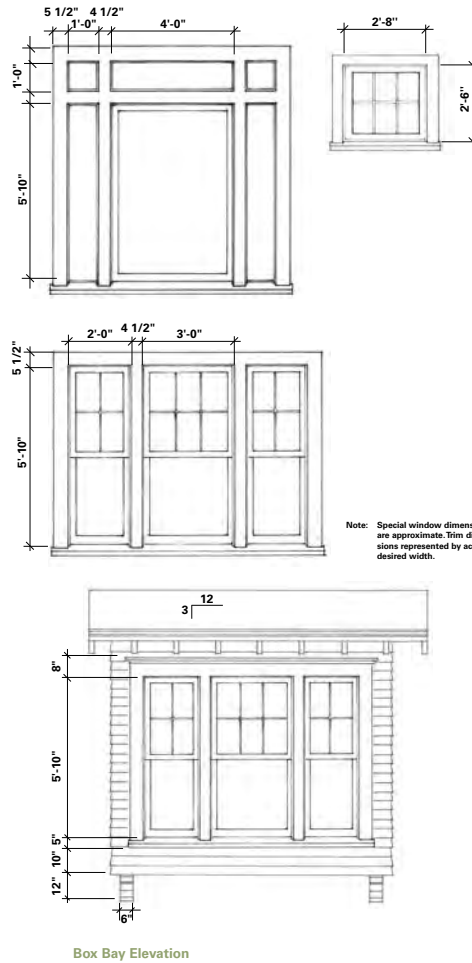
**Standard Door**



**Special Doors-Permitted Upgrade**



**Special Windows-Permitted Upgrade**



**Windows and Doors**

**Standard Windows**

Windows should be vertical in proportion and may be single, paired, or tripled. Special accent windows are encouraged. Recommended window pane patterns include 6 over 1 and 4 over 1.

**Standard Doors**

Craftsman doors should be wood with either wood plank design or a panel door with integrated transoms. Fiberglass doors are also permitted. Doors may have decorative, stained glass sidelights and transoms in Arts & Crafts patterns.

**Special Windows-Permitted Upgrade**

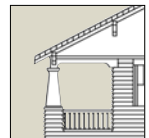
Special windows include picture windows, double-hung windows, and small, square, and rectangular accent windows. Picture windows are typically paired with sidelights and transoms, special pane patterns, or a stained glass upper sash.

**Trim**

Trim may either be a straight or tapered board, typically 5½ inches wide, with a head that extends beyond the jamb trim.

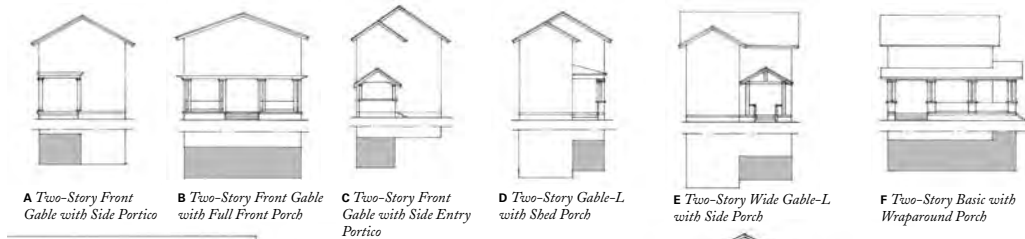


*Characteristically simple trim on a 6 over 1 paired window*



**Garrison Craftsman**

**Porch Placement Diagrams**



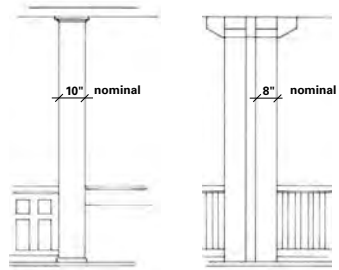
**A** Two-Story Front Gable with Side Portico    **B** Two-Story Front Gable with Full Front Porch    **C** Two-Story Front Gable with Side Entry Portico  
**D** Two-Story Gable-L with Shed Porch    **E** Two-Story Wide Gable-L with Side Porch    **F** Two-Story Basic with Wraparound Porch



*One-story shed porch*

*One-story gable-end porch*

**Illustrative Column Types**

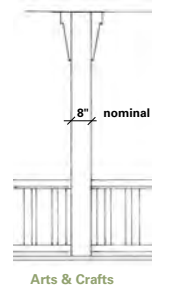
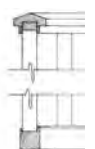


Single Post    Double Post

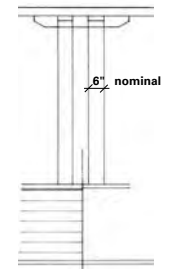
**Illustrative Section**



**Illustrative Rail Detail**



Arts & Crafts



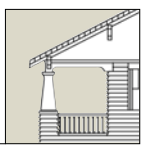
Double Post on Solid Rail

**Porches**

Porches can be either gable-end porches, shed porches, or combinations of the two forms. Typically the porches have deep eaves often repeating the same rafter treatment as the main roof. Gable-end porches are designed to express the structural elements. Column types include square posts (often in pairs or multiple groupings).



*Craftsman porch details are structurally expressive.*



**Garrison Craftsman**

Possibilities



Attached Houses

## Materials, Colors, and Possibilities

**Materials**

**Siding:** Fiber-cement clapboard and/or stucco. Lace finish not permitted.

**Roofing:** Composition shingles, flat concrete tile, standing seam, or 5v crimp metal.

**Windows:** Single- or double-hung, energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl with traditional-looking profiles.

**Trim:** Stucco, wood, composition board, cellular PVC, or polyurethane.

**Columns/Brackets:** Wood or composite.

**Railings:** Wood top and bottom rails with square balusters; solid railings of wood, fiber cement, or cut shingle siding or manufactured stone veneer.

**Soffits and Porch Ceiling:** Exposed rafters at soffits with starter board or v-groove sheathing; T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling.

**Gutters:** Ogee or half-round primed or prefinished metal. PVC is also acceptable in a color that matches the trim. Fascia gutter also permitted.

**Downspouts:** Rectangular or round primed or prefinished metal. PVC is also permitted in a color that matches the trim or stucco.

**Shutters:** Not applicable.

**Chimneys:** Stucco, brick, manufactured stone veneer, or siding to match house.

**Front Yard Fences:** Wood, stone, or masonry with stucco finish. Vinyl picket also permitted.

**Rear Yard Fences:** Cedar, redwood, or masonry with stucco finish (if applicable). Vinyl and pressure treated wood are also permitted.

**Colors**

**Siding and Trim:** Colors to be selected from the East Garrison Color Palette.

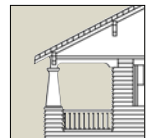
**Windows:** White or sashes to match trim color (see the East Garrison Color Palette).

**Roof Shingles:** Natural shake color, or selected from the East Garrison Color Palette.

**Gutters and Downspouts:** Match trim color.

**Front Yard Fences:** Wood is to be white; stucco finish to match house color.

**Note:** A color palette has been adopted and is available through the town architect.



# Garrison Craftsman



*Simple massing and playful details characterize this Picturesque Camp house.*



*Simple trim details and three-quarter scale are characteristics of the Picturesque Camp style.*



*Vertical openings and a full, expressive porch create a lovely Picturesque Camp house.*



*Early Carpenter Gothic cottage from The Architecture of Country Houses by A.J. Downing*



**Essential Elements of Picturesque Camp**

- 1 Steeply pitched, front-facing gable roofs.
- 2 Cut wood ornament, often with natural forms such as leaves and vines.
- 3 Clapboard or cut shingle siding.
- 4 Vertical proportions for windows and doors.
- 5 Box bay and cutaway bay windows.

## History and Character

THE PICTURESQUE CAMP STYLE builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the style became fashionable in the 1800s in the Bay Area, its popularity grew and it spread north and south from San Francisco. The source of many early examples were the pattern books published by Andrew Jackson Downing. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

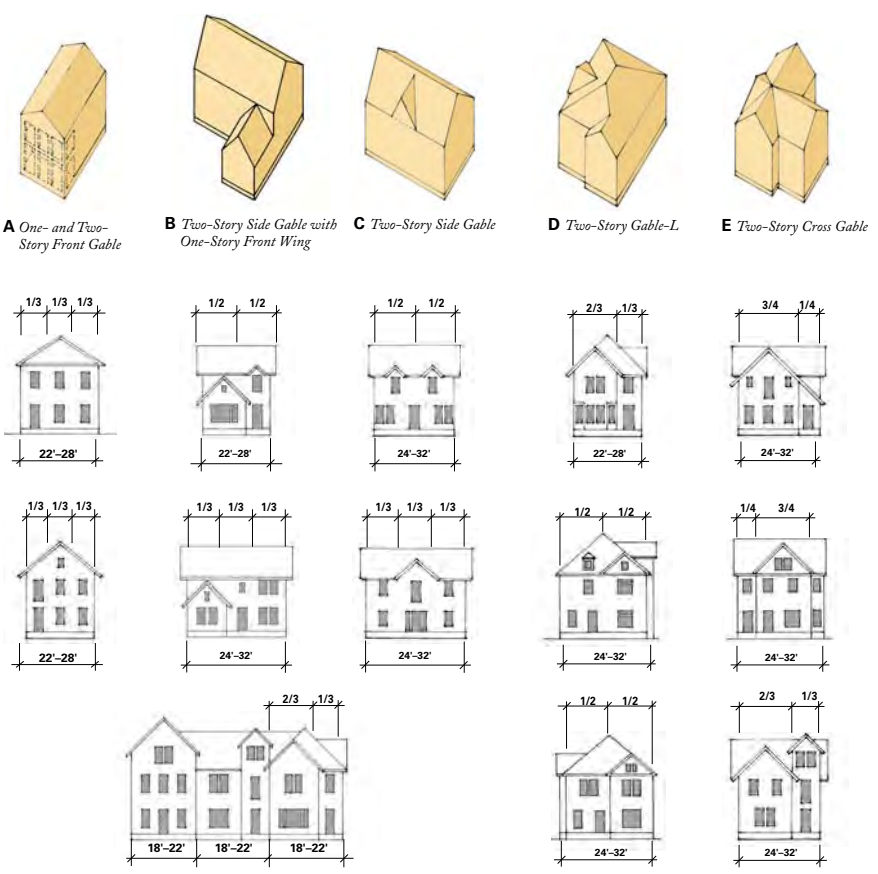
The Picturesque Camp style is centered on simple, elegant forms to create more informal houses on small lots. This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

# Picturesque Camp

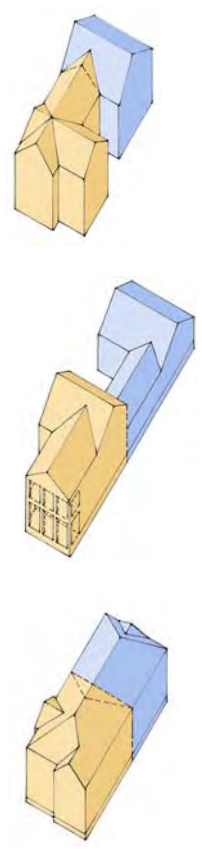




Illustrative Massing Diagrams



Illustrative Massing Combinations



Massing and Composition

Massing

**A Two-Story Front Gable**  
 Rectangular volume with 8 to 12 in 12 roof pitch and gable facing the street. One-story partial, full, or wrapping front porch with shed or hip roof is common. Integral full front porches are also typical.

**B Two-Story Side Gable with One-Story Front Wing**  
 Rectangular volume with a one-story, 8 to 12 in 12 gabled wing facing the street. Multi-bay, shed porches extending from the wing across the length of the facade are common to this massing type. Single-bay shed porches attached to the wing are also acceptable.

**C Two-Story Side Gable**  
 Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Front gable roof pitch is typically 8 in 12 to 12 in 12, and the side gable is less steeply pitched, typically 6 to 10 in 12. One- or two-story front porches often extend across the full front of the house.

**D Two-Story Gable-L**  
 Two-story rectangular volume with hipped roof and a front gable which can extend beyond the front facade of the main body a maximum of 3 feet. Front gables are limited to 14 feet in width. The roof pitch is typically 8 to 12 in 12. A one- or two-story front wraparound porch with shed or hipped roof is most common.

**E Two-Story Cross Gable**  
 Two-story rectangular volume, with centrally-intersecting gable roofs. Front-facing gable roof pitch is typically 8 to 12 in 12, side-facing gable may be shallower, 6 in 12. One- or two-story, full-length, or wraparound front porch with shed or hipped roof.

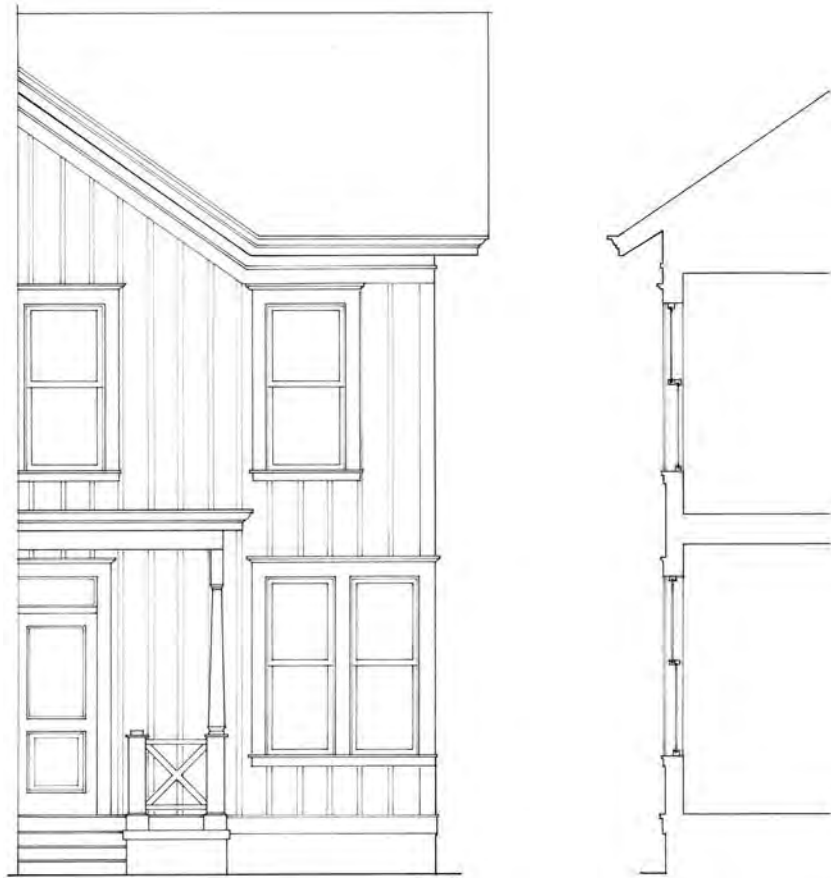
**Facade Composition**  
 The facade composition is characterized by a symmetrical and balanced placement of doors and windows in regularly spaced bays that reflect the bays of the porch and projecting wings.

**Combinations**  
 Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the main body. Gabled 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. Wings must also conform to all setback requirements (see *Community Patterns*).

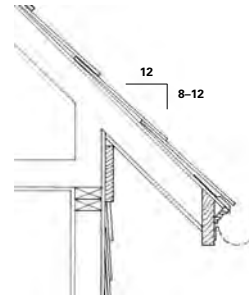


Picturesque Camp

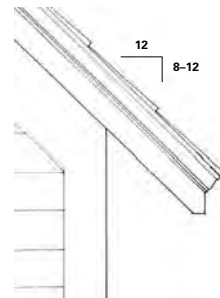
Illustrative Partial Elevation and Section



Eaves



Optional Raked Soffit Section



Optional Raked Soffit Elevation

## Massing and Eave Details

**Eave Details**

Picturesque Camp is characterized by tall window proportions and steeply pitched roofs. Eaves are typically boxed on the slope of the rafters with a crown molding at the fascia and rake board. The roof pitch on most main bodies varies from 8 in 12 to 12 in 12. Pitches on gable ends facing the street in the gable-L forms are typically 8 to 12 in 12. Cut or ornamental shingles are often used in dormers and gables. Highlighted decorative trim, window sashes, and material changes are characteristics of this style.

**Towers**

A tower can be integrated with the massing to create third-floor living space or an outdoor room with views to the distance.

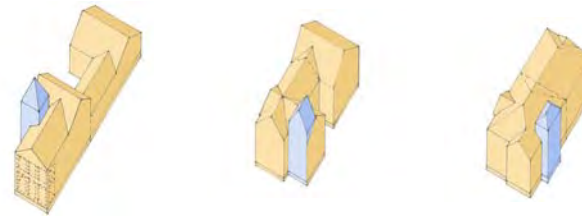
**Finish Floor Elevation**

The front door sill should be approximately 18 inches above the adjacent public sidewalk elevation. This may be accomplished by a raised foundation or through lot grading. In either case, front steps are required.



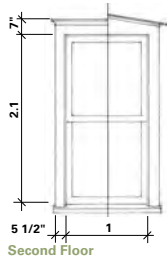
Optional simple or filigreed wood or wood-like gable details embellish Picturesque Camp rakes.

Illustrative Tower Configurations



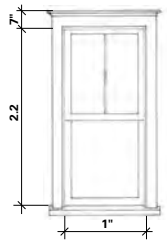
# Picturesque Camp

**Standard Windows**

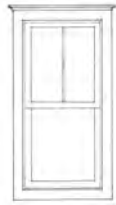
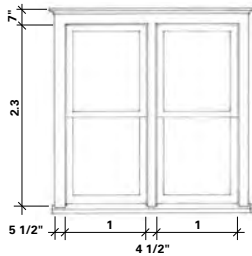


Second Floor

Note: Standard window dimensions represented by approximate proportion of width to height, depending on manufacturer. Trim dimensions represented by actual desired width.



First Floor

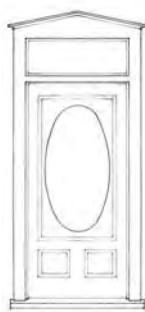
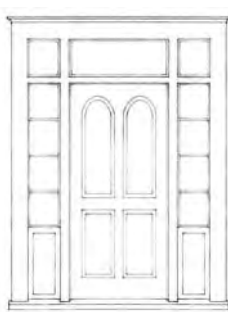


Alternate Trim Option

**Standard Door**



**Special Doors-Permitted Upgrade**



Playful trim details on Picturesque Camp windows



Optional box bay windows enhance Picturesque Camp houses.

**Windows and Doors**

**Standard Windows**

Windows are typically vertical in proportion. Basic window patterns are 1 over 1, 2 over 1, and 2 over 2, single- or double-hung with wide trim. Paired windows are often used in gable-L houses, or as accents where bay windows might also be used. Windows occasionally have a decorative cornice.

**Standard Doors**

Doors are centered in their bays and are either paneled or glazed. Double doors are often used, as well as single doors with sidelights and transoms.

**Special Windows-Permitted Upgrade**

Special windows include box bay and angled bay windows and small gable windows. Box bay and angled bay windows have a continuous base to the ground.

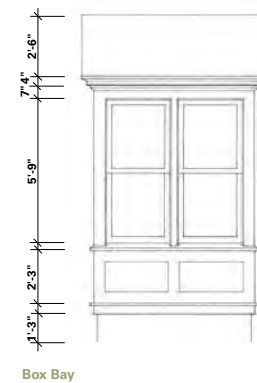
**Trim**

Windows and doors typically have a 5 1/2-inch-wide trim with a cap molding.

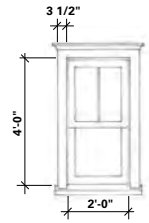
**Shutters**

Painted shutters, mounted with optional hardware as if operable, often occur on single windows. Shutter styles can either be paneled or louvered.

**Special Windows-Permitted Upgrade**



Box Bay



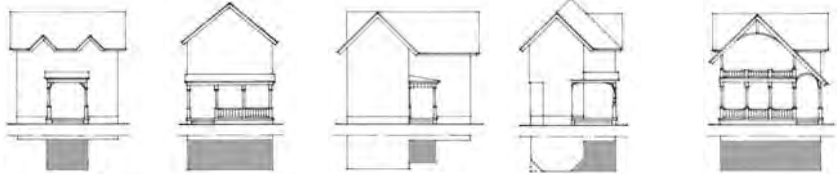
Gable End Window

Note: Special window dimensions are approximate. Trim dimensions represented by actual desired width.



**Picturesque Camp**

**Porch Placement Diagrams**



**A** Two-Story Side Gable with Porch    **B** Two-Story Front Gable with Full Front Porch    **C** Two-Story Cross Gable with Side Porch    **D** Two-Story Gable-L with One-Story Wraparound Porch    **E** Two-Story Cross Gable with Full Two-Story Porch



*Illustrative one-story porch with deck*



*Illustrative two-story porch side elevation*



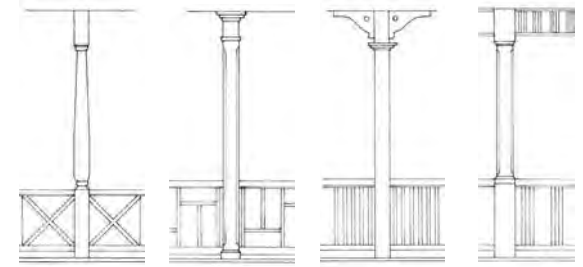
*Turned columns on porches create a lacy effect.*

**Porches**

Porches can be one or two stories with either flat or shallow sloped roofs, except when fully engaged under a front-facing gable. Column types include a turned column or square columns with chamfered corners. Balusters can be either

turned, square, or scroll-cut ornament. Cut ornamental balusters are used primarily with square or turned columns. Optional entablatures are classically proportioned.

**Illustrative Column Types**

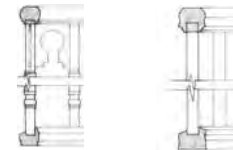


Turned    Square Chamfered    Square    Square Chamfered with Pedestal

**Illustrative Cornice Detail**



**Illustrative Rail Details**



**Picturesque Camp**



Possibilities



Attached Houses



## Materials, Colors, and Possibilities

### Materials

**Siding:** Board and batten, wood or fiber-cement clapboard.

**Roofing:** Composite shingles or flat concrete tile.

**Windows:** Single- or double-hung, energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl with traditional wood profiles.

**Trim:** Wood, composition board, cellular PVC, or polyurethane.

**Columns:** Turned or built-up wood, or composite.

**Railings:** Wood top and bottom rails with straight, turned, or scroll cut balusters.

**Soffits and Porch Ceiling:** Fiber-cement board, plaster, T&G wood, beaded plywood, or exterior-grade plywood.

**Gutters:** Half-round primed or prefinished metal. PVC is also acceptable in a color that matches the trim. Fascia gutter also permitted.

**Downspouts:** Round primed or prefinished metal. PVC is also permitted in a color that matches the trim.

**Shutters:** Raised or flat paneled, louvered or plank, in wood or composite material, or a colored vinyl.

**Chimneys:** Manufactured stone or brick veneer or siding to match house.

**Front Yard Fences:** Wood picket, prefinished metal, or stone. Vinyl picket also permitted.

**Rear Yard Fences:** Cedar or redwood. Vinyl and pressure-treated wood are also permitted.

### Colors

**Siding, Windows, and Trim:** Colors to be selected from the East Garrison Color Palette.

**Roof:** Black, dark gray, or brown.

**Gutters and Downspouts:** Match trim color.

**Shutters:** Black or a color selected from the East Garrison Color Palette.

**Front Yard Fences:** Wood is to be white or match trim color.

**Note:** A color palette has been adopted and is available through the town architect.

# Picturesque Camp





The Mediterranean Revival style can incorporate a variety of siding materials.



Mediterranean Revival incorporates a mix of Spanish and Monterey motifs.



Many Mediterranean Revival houses possess a one-story projecting front wing to create a screened front yard.



Architect's rendering of Mediterranean Revival design in Pencil Points magazine, 1925



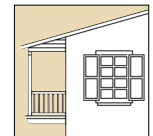
#### Essential Elements of the East Garrison Mediterranean Revival

- 1 Simple, straightforward volumes, sometimes with a gable wing facing the street.
- 2 Shallow sloped roofs, either hip or gable, with shingles and tile.
- 3 Simplified versions of Colonial windows and doors in an eccentric arrangement.
- 4 Multi-pane windows that are wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.

## History and Character

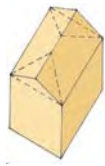
THE MEDITERRANEAN REVIVAL STYLE, a hybrid style developed for East Garrison, draws on the distinctive architectural character of the Monterey Peninsula combined with the popular California Spanish Colonial style. Both variants date back to the early 19th century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Monterey and Spanish Revival houses of this period looked to their older California ancestors which were originally built in more open ranch environments. Over time, the elements of the styles and building types began to find their way into more urban locations, especially main street commercial buildings. The Monterey style emerged from Spanish adobe precedents that date between 1815 and 1860. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch either gabled or hipped and were covered with clay tiles or cut wooden shingles.

Mediterranean Revival buildings in East Garrison start with the essential characteristic of simple massing, then add balconies and front porches. The style's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in austere simplicity.



# Mediterranean Revival

Illustrative Massing Diagrams



A Two-Story Front Gable



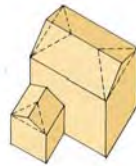
B Two-Story Narrow Gable-L



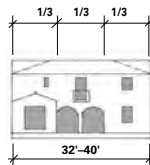
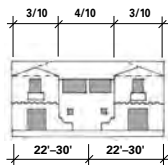
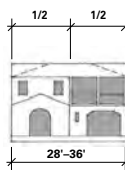
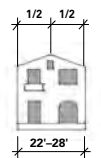
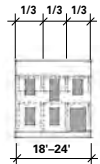
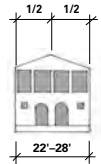
C Two-Story Gable-L



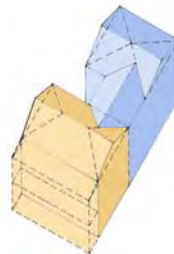
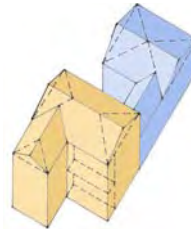
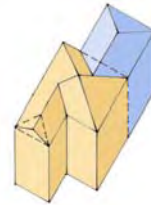
D Two-Story Basic



E Two-Story Basic with One-Story Front Wing



Illustrative Massing Combinations



Massing and Composition

Massing

**A Two-Story Front Gable**

Two-story rectangular form with a 4 to 6 in 12 gabled roof pitch facing the street. A variety of porch and balcony options exist for this massing type.

**B Two-Story Narrow Gable-L**

Two-story main body, gable or hip roof facing the street with a 4 to 6 in 12 roof pitch. A two-story wing projects forward from the main body toward the street.

**C Two-Story Gable-L**

Cross-gabled volume with a 4 to 6 in 12 gable or hip facing the street. The width of the bay facing the street is typically two-fifths that of the main body. Cantilevered balconies are encouraged.

**D Two-Story Basic**

Rectangular volume with a 4 to 6 in 12 roof pitch and gable or hip parallel to the street. Second floor, full-front projecting balconies or two-story full-front porches are encouraged with this massing.

**E Two-Story Basic with One-Story Front Wing**

Rectangular volume with a one-story, 4 to 6 in 12 hipped or gabled wing facing the street. Inset porches are common in this massing type, however a single-bay shed porch can also be used.

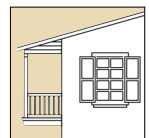
Facade Composition

In Mediterranean Revival houses, most of the character is derived from a good use of proportion and spare, well-placed use of ornament. Although windows and doors are often placed asymmetrically, the overall composition is balanced.

Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. The architectural character of the attached parts should match that of the main body.

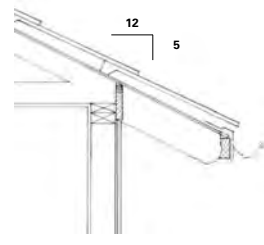
Mediterranean Revival



Illustrative Partial Elevation and Section



Optional Open Rafter Eave



## Massing and Eave Details

**Eave Details**

Second floor off-sets, where they occur, should create eight- to ten-inch overhangs. Shallow eaves should be constructed of building wall material, wood, or molded plaster.

Deep eaves should be constructed of wood sheathing supported by rafter tails at approximately 24 inches on center. Exposed rafter tails typically have shaped ends.

**Towers**

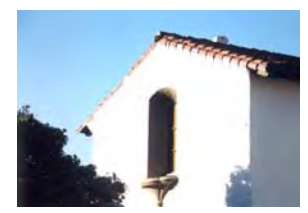
Towers are not permitted on Mediterranean Revival houses.

**Finish Floor Elevation**

The front door sill should be approximately 18 inches above the adjacent public sidewalk elevation. This may be accomplished by a raised foundation or through lot grading. In either case, front steps are required.

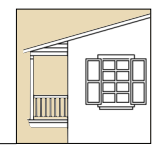


*Exposed rafter tails add character to Mediterranean Revival eaves.*



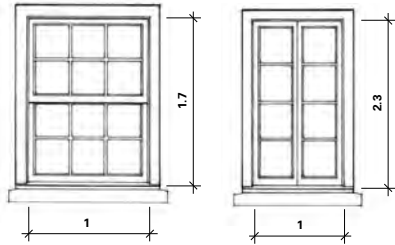
*Flush face at rake focuses attention on the elevation.*

# Mediterranean Revival



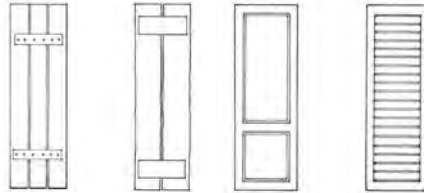


**Standard Windows**

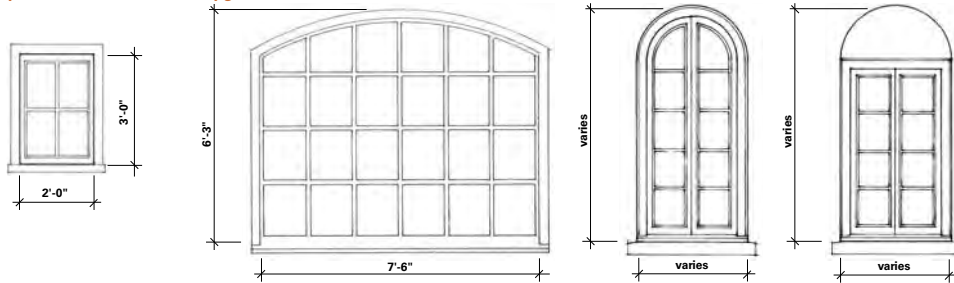


Note: Standard window dimensions represented by approximate proportion of width to height, depending on manufacturer.

**Shutter Options**



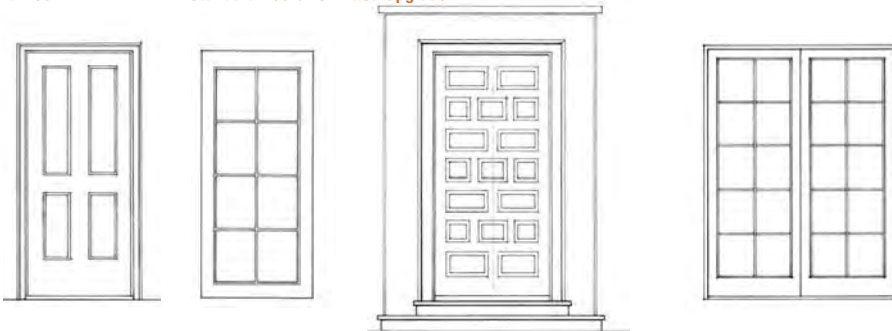
**Special Windows-Permitted Upgrade**



Note: Special window dimensions are approximate.

**Standard Door**

**Standard Doors-Permitted Upgrade**



## Windows and Doors

**Standard Windows**

There are two principal types of windows – casement windows and single- or double-hung windows. Both types are often mixed in the same house. Single- or double-hung windows are typically more horizontal in proportion with six-over-six muntin patterns and 5½" wide trim. Casement windows are typically paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows. These typically have only minimal trim and can also be recessed within a stuccoed, arched opening. In this condition, the window may either be rectangular or arch-topped.

**Standard Doors**

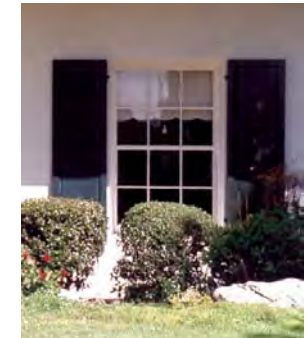
Doors include paneled types with four-, six- and multiple-panel patterns. Paired doors with either eight or ten large panes are typical on both the ground floor and off the balcony on the second floor. Single multi-paned doors, with either full-length pane patterns or ¾-length pane patterns, are typical and are often used in combination with the solid panel door on a facade.

**Special Windows-Permitted Upgrade**

Special windows include small square and arched windows. Decorative metal grillwork is sometimes used with the accent windows.

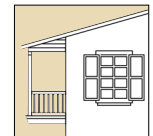
**Shutters**

Painted shutters are encouraged on single double-hung windows, single multi-paned doors, or with French doors. Shutters should be approximately equal to half the width of the window or single door. Shutters on double doors should equal the width of the door. Shutter styles can either be paneled or louvered. Optional shutter hinges add character.



*Shutters add dimension to Mediterranean Revival windows.*

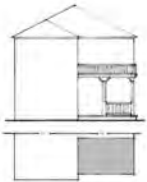
# Mediterranean Revival



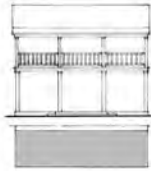
**Porch Placement Diagrams**



**A** Two-Story Front Gable with Second-Story Balcony



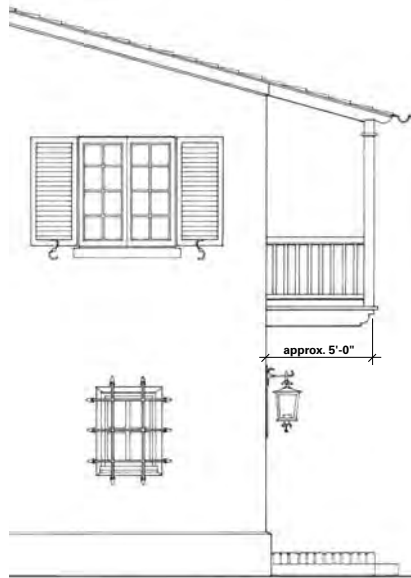
**B** Two-Story Gable-L with Two-Story Porch



**C** Two-Story Basic with Full Two-Story Porch



**D** Two-Story Gable-L with Two-Story Porch



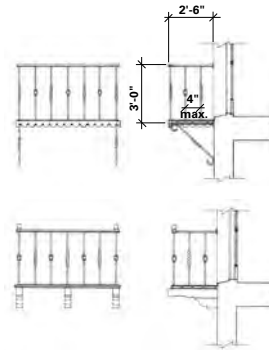
Side elevation with optional special window

approx. 5'-0"

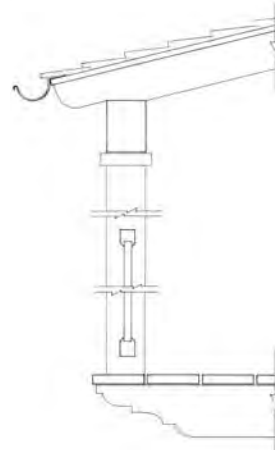


Illustrative front elevation

**Optional Balcony Types**



**Illustrative Porch Detail**



**Porches**

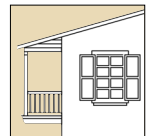
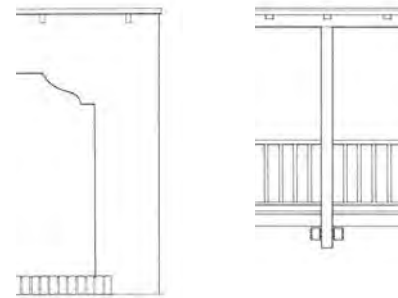
Porches are either designed as second-floor balconies that extend out from the main body approximately two-and-a-half to five feet, or as full two-story porches which are a minimum of six feet deep. Decorative wood joists and beams are visible from below. The railings are

typically vertical wood or metal balusters. The porch roof is a continuation of the main body roof, typically at the same slope. Rafter ends are typically exposed. Columns generally feature a stacked cap or a very simple capital trim and no base trim.



Mediterranean Revival houses often have second-story porches.

**Illustrative Column Types**



# Mediterranean Revival

## Possibilities



Attached Houses

# Mediterranean Revival

## Materials, Colors, and Possibilities

### Materials

**Siding:** Stucco and optional second floor wood or fiber-cement clapboard. Lace finish not permitted.

**Roofing:** Concrete tile in flat or barrel profile, multiple stacked tile at eaves. Architectural asphalt shingle also permitted.

**Windows:** Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles.

**Columns:** Wood or composite.

**Balconies:** Wrought-iron, solid-stock metal with a wrought iron appearance, wood, or corbelled plaster with metal railings.

**Railings:** Wood top and bottom rails with square or turned balusters.

**Eaves:** Starter board or v-groove sheathing.

**Exterior Ceilings:** Plank and beam or stucco.

**Gutters:** Half-round metal or PVC. Fascia gutter also permitted.

**Downspouts:** Round metal or PVC.

**Shutters:** Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl.

**Chimneys:** Stucco.

**Front Yard Fences:** Masonry with stucco finish, wrought iron accents permitted.

Wrought iron or aluminum also permitted.

**Rear Yard Fences:** Cedar or redwood, or masonry with stucco finish. Vinyl and pressure-treated wood are also permitted.

### Colors

**Stucco:** White, ivory, buff, or tan (refer to the East Garrison Color Palette).

**Roof Tiles:** Variegated colors.

**Windows:** Sashes and frames to be dark stain or paint; or bright, pure paint colors (refer to the East Garrison Color Palette).

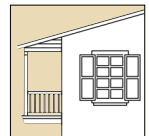
**Trim/Shutters:** Dark stain or paint; or bright, pure paint colors (refer to the East Garrison Color Palette).

**Gutters:** Match color of eaves.

**Downspouts:** Match color of stucco.

**Walls/Fencing:** Stucco to match house body. Wrought iron to be matte brown/black, rust red, or antiqued black.

**Note:** A color palette has been adopted and is available through the town architect.





*A simple symmetrical house with a robust portico*



*The facade composition and classically detailed porch make this a good example of the Garrison Revival style.*



*This house is an example of the massing and composition characteristic of Garrison Revival houses.*



*Early twentieth century Colonial Revival house rendering*



#### Essential Elements of Garrison Colonial Revival

- 1 Simple, straightforward volumes with projecting 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.
- 5 Strong horizontal lines emphasized by broad eaves and wide trim.

## History and Character

THE GARRISON REVIVAL is based on Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities with regional precedents found in places like Monterey, Salinas, Spreckels, and Hollister.

The Colonial Revival style is based on classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions. Cornices are often deep, with extended overhangs and brackets on both the main body of the house and the porches.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Garrison Revival houses will emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

# Garrison Revival



Illustrative Massing Diagrams



A Two-Story Narrow



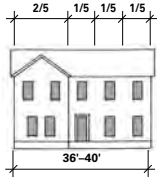
B Two-Story Cross Gable



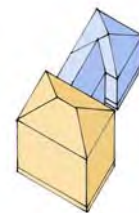
C Two-Story Gable-L



D Two-Story Basic



Illustrative Massing Combinations



Massing and Composition

Massing

A Two-Story Narrow

Front-gabled or hipped rectangular volume. Roof pitch is typically 5 to 8 in 12 for gabled volumes and 4 to 7 in 12 for hipped volumes. Gabled- or hipped-front porches are common. Porches may be either one- or two-story.

B Two-Story Cross Gable

Cross-gabled volume with a 5 to 8 in 12 gable facing the street. The width of the gable facing the street is typically one-half to two-thirds the width of the main body for houses up to 32 feet wide, and two-fifths that of the main body for houses 36 feet and over. This massing typically accommodates a continuous porch with shed roof located between the legs of the L.

C Two-Story Box-L

Hipped or side-gabled volume with a 4 to 8 in 12 pitch with intersecting front and side wings. The front-facing wing may either be gabled with a 5 to 8 in 12 pitch or hipped with a 4 to 7 in 12 pitch. The relationship of the front wing is typically two-thirds the width of the main body with the side wing projecting an equivalent amount to create a nesting effect. This massing typically accommodates a porch with a shed roof wrapping the main body between the two wings.

D Two-Story Basic

Hipped or side-gabled rectangular volume. Roof pitch is typically 5 to 8 in 12. One-story temple front or hip front porches, placed symmetrically on the front facade. Two-story center porches are also permitted. Porches are most often one-fifth the length of the main body, and, occasionally, three-fifths or the entire length of the front facade.

Facade Composition

Garrison Revival facade composition is characterized by a symmetrical and balanced placement of doors and windows. Standard windows most often occur as singles, or in pairs. Entrance doors are generally located in the corner of narrow houses and the center of wide houses.

Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. The architectural character of the attached parts should match that of the main body. Wings must also conform to all setback requirements (see *Community Patterns*).

Garrison Revival



Illustrative Partial Elevation and Section



Eaves



Optional Gable End Return

# Massing and Eave Details

**Eave Details**

The Garrison Revival is characterized by the broad proportion of the window and door elements. Windows are often paired and are relatively wide in comparison to their height. The cornice of the Garrison Revival is characterized by a deep eave, often flat, occasionally with wide but shallow brackets spaced two to three feet apart. There is always a frieze board below the soffit.

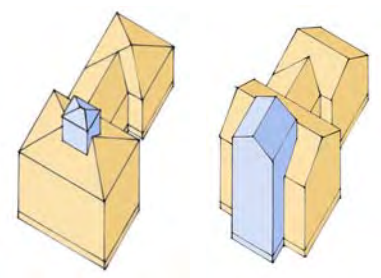
**Towers**

A tower can be integrated with the massing to create third-floor living space or an outdoor room with distant views.

**Finish Floor Elevation**

The front door sill should be approximately 18 inches above the adjacent public sidewalk elevation. This may be accomplished by a raised foundation or through lot grading. In either case, front steps are required.

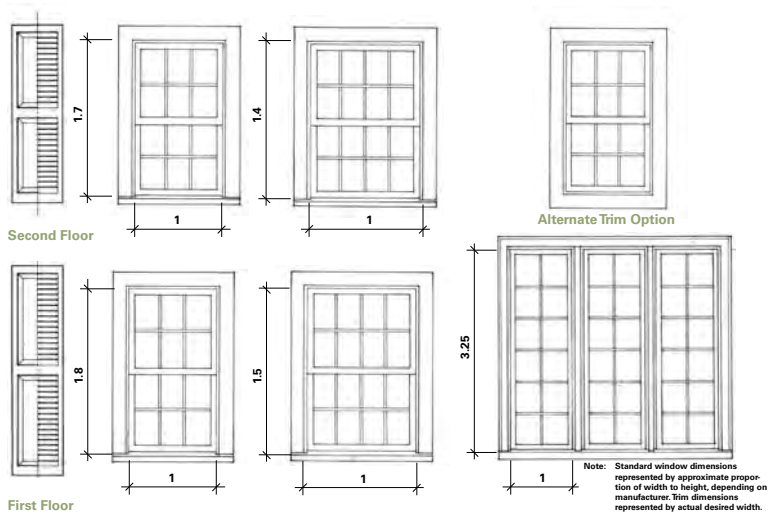
Illustrative Tower Configurations



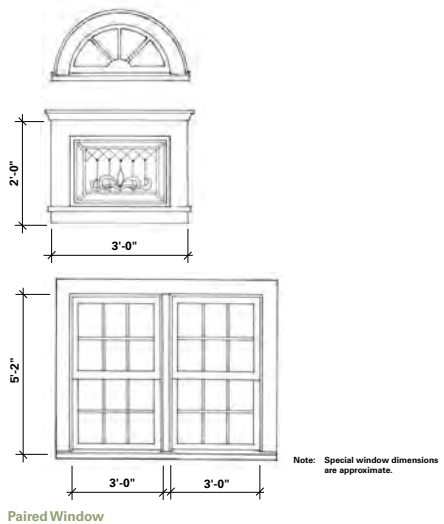
# Garrison Revival



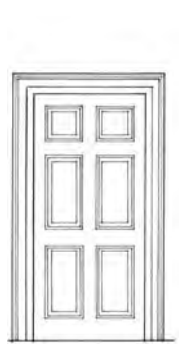
**Standard Windows**



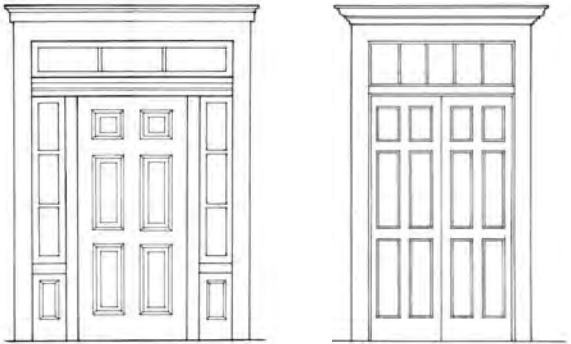
**Special Windows-Permitted Upgrade**



**Standard Door**



**Special Doors-Permitted Upgrade**



**Windows and Doors**

**Standard Windows**

Window openings are typically horizontal in proportion. Single windows are typically wide, single- or double-hung with 8 over 8 patterned sash. Paired and triple windows are either single- or double-hung with 6 over 6 patterned sash or tall casement windows at the first floor. Casement windows in groups of two or three on the first floor are encouraged for Garrison Revival houses.

**Special Windows-Permitted Upgrade**

Special windows include small square, rectangular, and round-top windows which are often located in a front gable or in various combinations over the entry door.

**Standard Doors**

Doors are typically six-panel, either single or paired. Single doors can have sidelights in addition to a transom.

**Trim**

Windows and doors typically have 5½-inch-wide trim. First floor windows often have a cap molding.

**Shutters**

Painted shutters are recommended on single windows. Shutter styles can either be paneled or louvered. As an option, shutters may be sized and mounted with hardware as if operable.



*Transoms and sidelights lend formality to front doors.*

**Garrison Revival**



**Porch Placement Diagrams**



**A** *Two-Story Narrow with Side Portico*



**B** *Two-Story Narrow with Full Front Porch*



**C** *Two-Story Gable-L with Wraparound Porch*



**D** *Two-Story Cross Gable with Two-Story Porch*



**E** *Two-Story Temple Front Porch*

**Illustrative Porch Elevations**



**Porches**

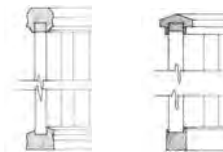
Porches can be one or two stories with either flat or shallow hipped roofs. Column types include 10- and 12-inch-diameter Tuscan and Doric order columns and 8- to 12-inch-square box columns. Balusters can be turned, but are more typically square.

Column heights are approximately nine feet for the first floor of a two-story porch and eight to nine feet for a single-story porch. Temple front porches typically have classically proportioned entablatures with a 6 in 12 or 8 in 12 roof pitch. Shed or hip porches typically have a 2 to 4 in 12 pitch.

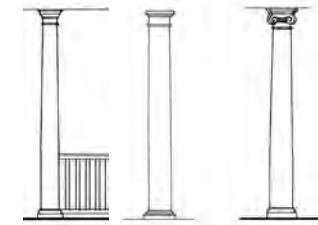


*One-story porches range from the casual to the formal.*

**Illustrative Rail Details**



**Illustrative Column Types**



**Tuscan and Doric**

**Tapered and Square Box**

**Ionic**

**Garrison Revival**





Possibilities



Attached Houses



## Materials, Colors, and Possibilities

### Materials

**Siding:** Fiber-cement clapboard or stucco. Lace finish not permitted.

**Roofing:** Composition shingles or concrete tile with flat profile.

**Windows:** Single- or double-hung and casement, energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl with traditional wood profiles.

**Trim:** Stucco, wood, composition board, cellular PVC, or polyurethane.

**Columns:** Wood, or composite with Classical entasis and proportions in the Tuscan, Doric, and Ionic orders.

**Railings:** Wood top and bottom rails with square wood balusters.

**Soffits and Porch Ceiling:** Fiber-cement board, plaster, T&G wood, beaded plywood, exterior-grade plywood, or stucco.

**Gutters:** Ogee or half-round primed or prefinished metal. PVC is also acceptable in a color that matches trim. Fascia gutter also permitted.

**Downspouts:** Rectangular or round primed or prefinished metal. PVC is also permitted in a color that matches trim or stucco.

**Shutters:** Raised or flat paneled, louvered or plank, in wood or composite materials or a colored vinyl.

**Chimneys:** Stucco, brick, or manufactured stone veneer or siding to match house.

**Front Yard Fences:** Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable). Vinyl picket also permitted.

**Rear Yard Fences:** Cedar or redwood, or masonry with stucco finish. Vinyl and pressure-treated wood are also permitted.

### Colors:

**Siding, Windows, and Trim:** Colors to be selected from the East Garrison Color Palette.

**Roof:** Black, dark gray, or dark brown.

**Gutters and Downspouts:** Match trim color.

**Windows:** White.

**Shutters:** White, black or a color selected from the East Garrison Color Palette.

**Fencing:** Wood is to be white, metal to be black, and stucco to match house body.

**Note:** A color palette has been adopted and is available through the town architect.

# Garrison Revival





*Attached, mixed-use buildings in Monterey*



*Historic commercial building on the square in San Juan Batista*



*Picturesque composition for a mixed-use building in Pacific Grove*



*Civic building on the main street in Hollister*



*View of the mixed-use Town Center*

## Character

THROUGHOUT THIS REGION, many small towns and villages have a traditional commercial core. The core, or town center, is comprised of mixed-use buildings that have shops and offices on the ground floor and offices or apartments in the space above. This pattern creates a public and civic center for residents within walking distance of the surrounding neighborhoods. In East Garrison, the Town Center will reflect this pattern. Building types will have a regular rhythm of shopfront windows, where trim frames large glass storefronts and unique doors. The upper-floor facades will have a pattern of windows in either two- or three-bay compositions. The resulting image is that of a main street where individual buildings have been added over time. Although built in larger increments, the East Garrison Town Center buildings will be modeled after this regional main street pattern.

### Essential Elements of East Garrison Mixed-Use Buildings

- 1 Ground floors have storefront design with large windows and glass doors.
- 2 Two- and three-story buildings with individual expression at storefront level.
- 3 Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
- 4 Front facades have parapet walls with cornice expression.

# Town Center





*Second-story balconies create an awning-like effect that adds character to the street.*



Arts & Crafts



Picturesque Camp



Mediterranean Revival

## Town Center Architecture

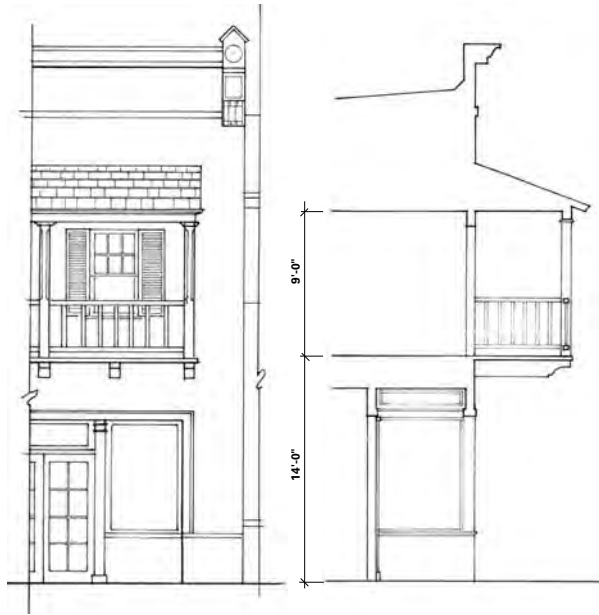
THE TOWN CENTER will contain a mix of architectural styles. Each of the four East Garrison residential styles shall be included in the buildout of the Town Center. Upper floor balconies, cloth awnings, arcades, and recessed storefronts are all permitted. There must be a diversity and variety of storefront expressions and types. Bay windows with recessed doors, individual paned windows that are residential in scale and type, and large window and door compositions are all encouraged to create the appearance of a sequence of shops and buildings with different character.

Each of the building types and architectural styles outlined in this section for the Town Center are found in the commercial main streets and civic buildings throughout the Monterey County region. Flat or sloping roofs with raised parapets along the front facade and taller floor-to-ceiling heights are further distinguishing elements for each of the styles.

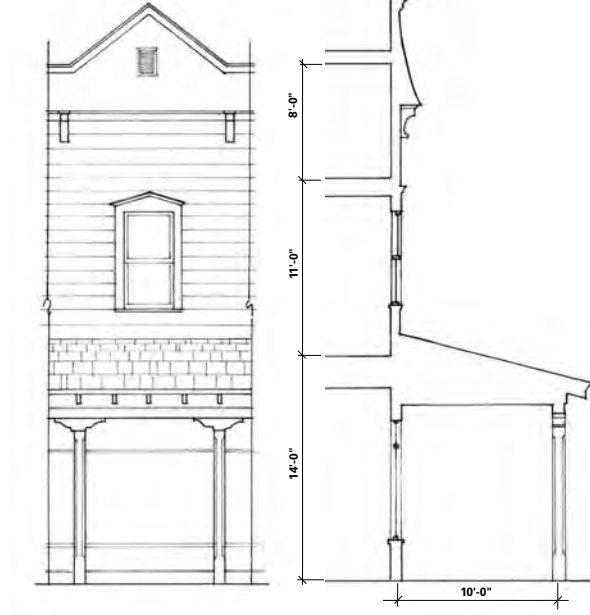
# Town Center



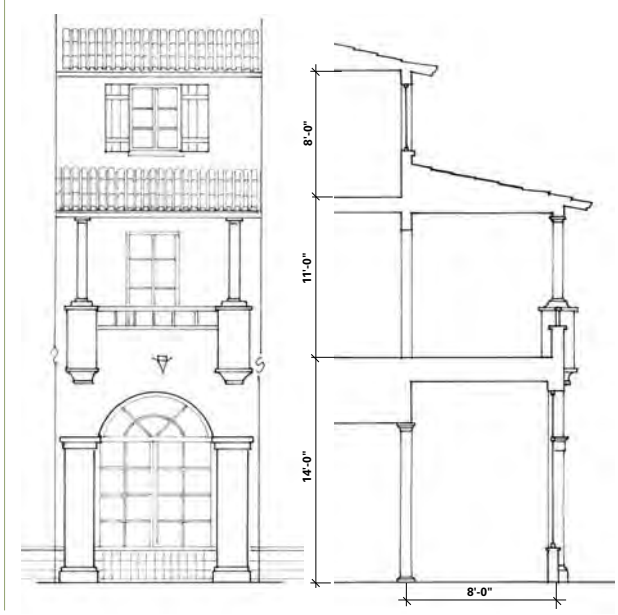
Mediterranean Revival



Picturesque Camp



Mediterranean Revival



## Building Types and Possibilities

### A – Attached

The larger Town Center buildings that have a mix of retail/commercial uses on the ground floor can be constructed as a single building, but they should have an expression of different architectural styles so that they appear to be a collec-

tion of smaller shopfronts built over time. Building modules are typically increments of 24 to 40 feet. These buildings can be a collection of any of the prescribed traditional architectural styles.

### B – Freestanding Buildings

In contrast to the attached building type, the freestanding building shall be designed in one architectural style. Up to 40% of the frontage around the Town Square can be this type of building. These buildings can be any one of the prescribed traditional architectural styles.

### C – Courtyard Buildings

This building type creates small courtyards either in the front of the buildings or perpendicular to the street. Courtyard buildings should be designed in the Mediterranean Revival style.

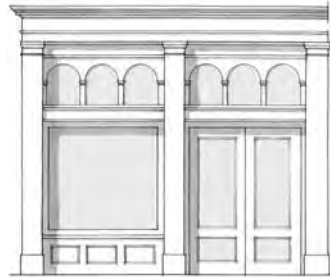
# Town Center



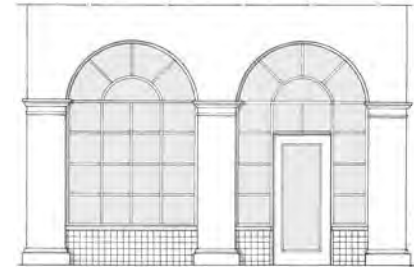
Shopfront Possibilities



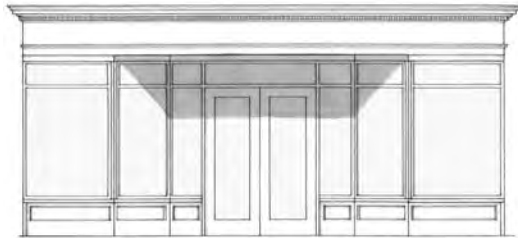
Garrison Craftsman Shopfront



Garrison Revival Shopfront



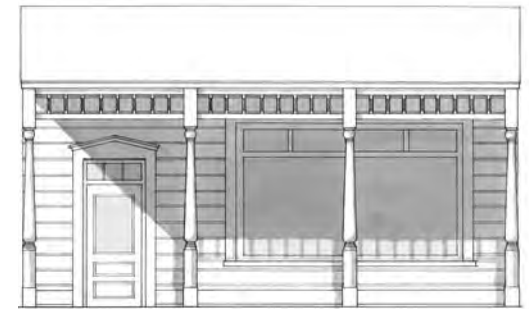
Mediterranean Revival Shopfront



Garrison Revival Shopfront



Garrison Revival Shopfront



Picturesque Camp Shopfront

# Town Center



Attached Possibilities



Composed Standalone Possibilities



# Town Center

ARCHITECTURAL PATTERNS

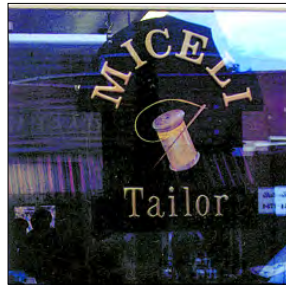




1. Awning Sign



2. Hanging Sign



3. Window Sign



4. Wall Mounted Sign



5. Accents



6. Historic Plaque



Illustrative building elevations showing permitted sign types and locations

Wall Mounted Sign

Awning Sign

Hanging Sign



Wall Sign

Accent

Awning Sign

Window Sign

# Town Center – Building Tenant Identification





Illustrative building elevations showing permitted sign types and locations

# Town Center – Building Tenant Identification







*Simple, yet grand, facade composition in Santa Barbara.*



*Public buildings in the East Garrison Mediterranean Revival style may have a variety of roof heights and scales of openings.*



*Tower elements can be used to signify the importance of a public structure.*



*Even single-story buildings, when symmetrically arranged, can have a significant community presence.*



#### Essential Elements of East Garrison Community Facilities

- 1 Monolithic wall architecture is arranged into a series of volumetric forms.
- 2 Windows and doors are composed in groups of localized symmetry.
- 3 Bracketed or sculpted cornice lines are common.
- 4 Entry doors are often emphasized by elaborate surrounds.

## Character

WHILE THE ORIGIN OF THE SPANISH STYLE in this region was spiritual architecture, it was quickly adapted to all types of public buildings. In East Garrison, all community facilities will find their precedents in the Spanish Revival tradition, specifically among the civic and institutional buildings in the region some of which are pictured on this page. These precedents will be used to inspire all new public facilities at East Garrison including the new library, the fire station and parks and recreation facilities.

Buildings will be characterized by a white-washed wall architecture with variety in the scale and shape of windows and doors. Bell towers, elaboration around entrances, and detailing along the cornice lines can spice up this relatively unadorned style.

# Community Facilities



Illustrative Fire House Elevation



Illustrative Library Elevation

## Materials, Colors, and Possibilities

### Materials

**Siding:** Stucco and optional second floor wood or fiber-cement clapboard. Lace finish not permitted.

**Roofing:** Concrete tile in flat or barrel profile, multiple stacked tile at eaves.

**Windows:** Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles.

**Columns:** Wood or composite.

**Railings:** Wood top and bottom rails with square or turned balusters.

**Eaves:** Starter board or v-groove sheathing.

**Exterior Ceilings:** Plank and beam or stucco.

**Gutters:** Half-round metal or PVC. Fascia gutter also permitted.

**Downspouts:** Round metal or PVC.

**Shutters:** Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl.

**Chimneys:** Stucco.

### Colors

**Stucco:** White, ivory (refer to the East Garrison Color Palette).

**Roof Tiles:** Variegated colors.

**Windows:** Sashes and frames to be dark stain or paint; or bright, pure paint colors (refer to the East Garrison Color Palette).

**Trim/Shutters:** Dark stain or paint; or bright, pure paint colors (refer to the East Garrison Color Palette).

**Gutters:** Match color of eaves.

**Downspouts:** Match color of stucco.

**Walls/Fencing:** Stucco to match building. Wrought iron to be matte brown/black, rust red, or antiqued black.

**Note:** A color palette has been adopted and is available through the town architect.

# Community Facilities



*Illustrative building elevations showing permitted sign types and locations*

# Community Facilities – Building Identification and Wayfinding



Converted gallery and shopfronts on Fort Mason in San Francisco



Ruskin Place, Seaside, Florida



Similar to this precedent photo, vibrant colors and texture will add visual impact to the Artists Lofts.



View of Artists Lofts

#### Essential Elements

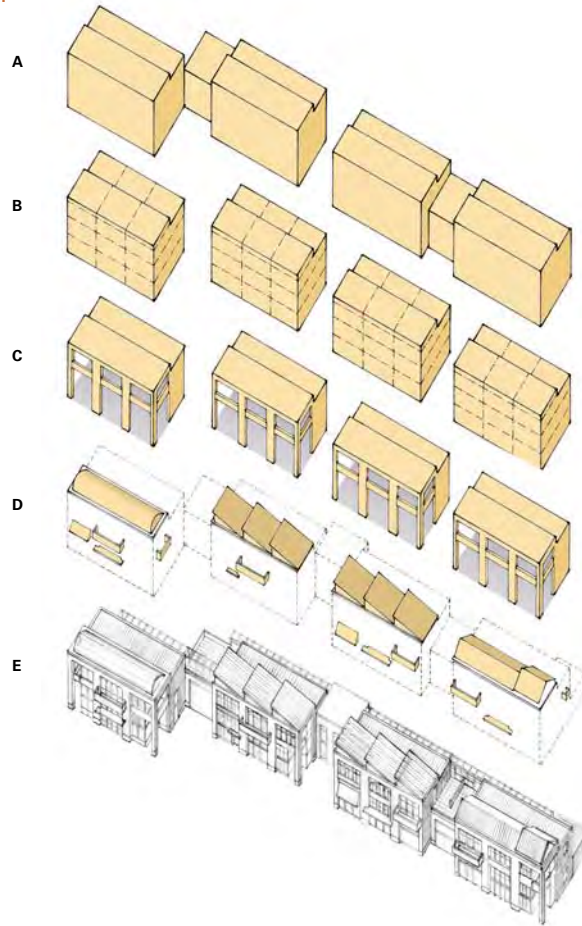
- 1 Repetitive bay rhythm, three-story masses.
- 2 Individual expression for windows and doors in each bay.
- 3 Expressive window wall for each bay based on common patterns.
- 4 Varied roof elements to allow light and ventilation.
- 5 Balconies and expressive corners.

## Character

AFFORDABLE LIVE/WORK LOFT HOUSING will flank the Arts Park in East Garrison. The character of this space is defined by three-story buildings fronting each side of the park. The design of the buildings shall draw on the simple, repetitive character of the Fort Ord warehouses, just up the hill from the new park. These warehouses will be preserved and renovated to accommodate additional working studios. As a landmark space for the Arts District, the buildings will be designed as a series of pavilions with architectural expression primarily on the front facade. The repetitive quality of the pavilions, coupled with the vertical expression of each live/work space, will create a distinct sense of place. This architecture is in contrast with both the character of the surrounding housing and the other East Garrison neighborhoods. This approach allows the artists to inhabit a prominent community building with the cost constraints of affordable housing.

# Artists Lofts

## Artists Lofts - Building Regulating System



## Regulating System

### A Three-Story Pavilions

Artists Lofts buildings will be designed using repetitive, three-story modules or pavilions with multiple units, each connected by a circulation module of stairs and elevators that step back from the face of the pavilions.

### B Regulating Lines

Each pavilion will be divided into vertical bays that correspond to the width of the individual live/work units. Additionally, the pavilions will express uniform divisions between floors with a consistent line to express the parapet or roof above the third floor. The third floor bay height may be taller to create loft space within the units.

### C Individual Bays

Each bay is defined by a continuous opening for the first two floors and a defined third floor opening. These openings may receive a variety of window and door elements that are predominantly glazed or transparent window walls, set back from the principal structure.

### D Add-On Elements

Each pavilion may have a different treatment for roof articulation. Roofs should contribute to additional height or light within the third floor of the unit. Balconies or awnings may be added within the bays projecting no more than six feet beyond the facade.

### E Articulated Building

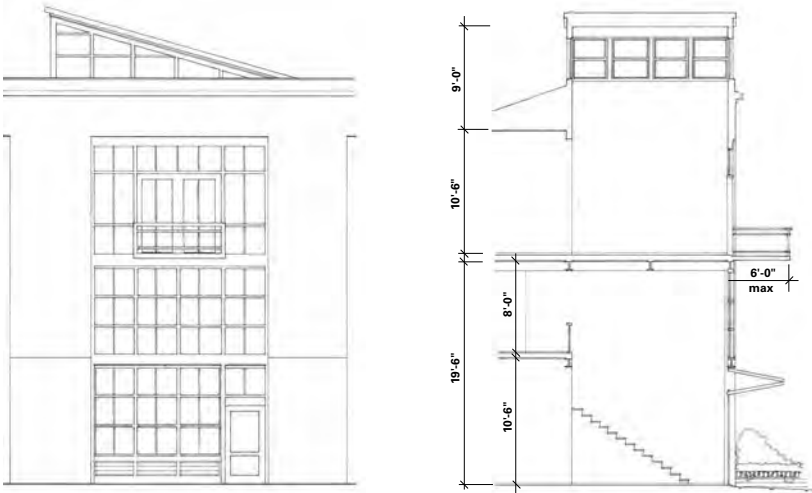
The composed building will have an overall coherence of exterior materials and window and door systems while allowing for diverse patterns and design elements within each bay expression.

# Artists Lofts

Illustrative Elevation



Typical Section through Front Wall



## Composition

### Key Massing Elements

Artists Lofts buildings will maintain a uniform floor-to-floor height and exterior cladding material and color. While the number or length of the pavilions may vary, the bay expression must remain constant.

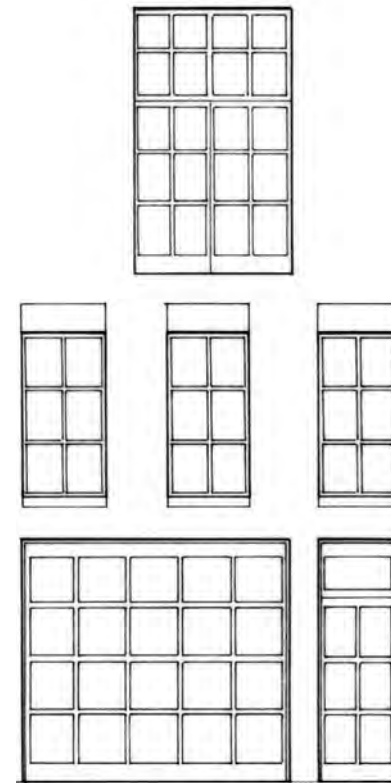
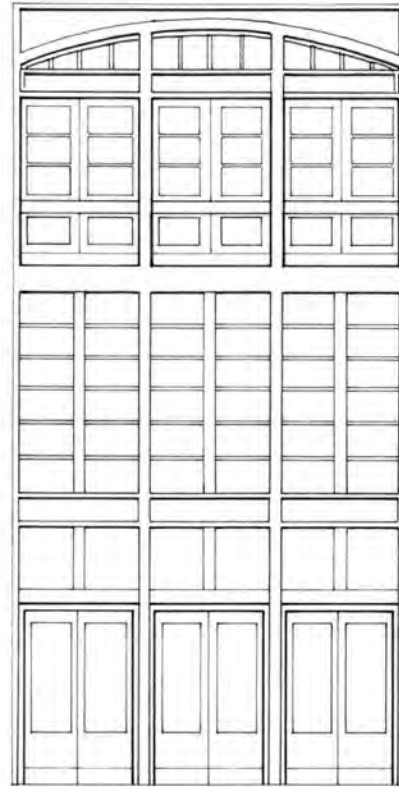
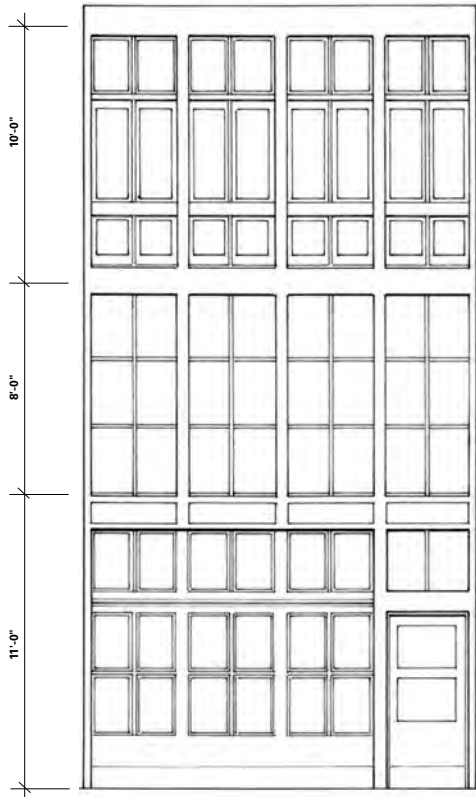
Window and door elements will be treated as a recessed "wall" within bays that correspond to the unit widths. The window and door systems may vary in

terms of the composition within each bay; however, the component system selected for these openings must be common to all units. Corner units should have special window and door configurations that separate the corner from the main structure.

Roof elements may be added above a constant parapet line. Optional roof treatments should be developed as part of the overall building design strategy.

# Artists Lofts

Windows and Doors



## Composition

### Window and Door Systems

Artists Lofts will have a minimum of 60% glazed openings on the ground floor front facade. The building type illustrated anticipates a two-story ground-floor work space with a mezzanine level. The third floor is a separate loft apartment on one level. The window/door system may have overhead doors in combination with entry doors on the ground floor to accommodate loading and work-related needs.



# Artists Lofts

Possibilities



Industrial Loft Alternative I



Industrial Loft Alternative II



Live-In Studio Alternative



Mediterranean Revival Style Alternative

## Materials, Colors, and Possibilities

**Materials**

**Main Structure:** Finish concrete, tilt-up concrete, concrete block, or stucco.

**Roofing:** Standing-seam metal roofing or concrete tile with flat profile.

**Window and Door Systems:** Glass and metal.

**Porches and Balconies:** Metal.

**Colors:**

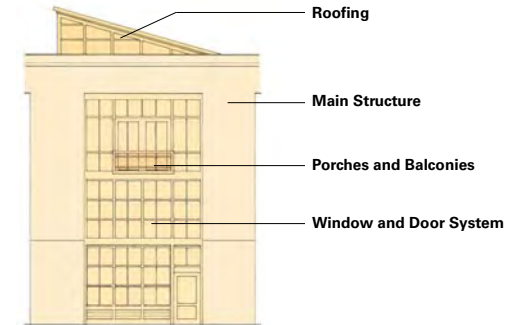
**Main Structure:** Neutral palette based on natural color of finish material.

**Roofing:** Gray or color true to finish material.

**Window and Door Systems:** Glazing may be transparent or etched. Reflective or color-tinted glass is discouraged. Metal frame colors may vary, but not within a given bay.

**Porches and Balconies:** Material color or tinted to match window system.

**Fencing:** Metal fencing may be material color or tinted to match window system. Masonry walls must match finish of building. Use of colored ceramic tile is permitted. Wood fences are discouraged.



# Artists Lofts

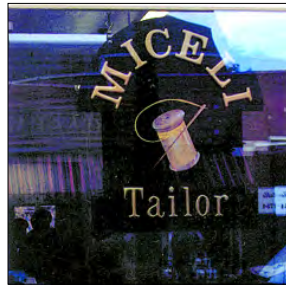




1. Awning Sign



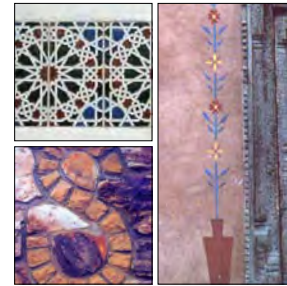
2. Hanging Sign



3. Window Sign



4. Wall Mounted Sign



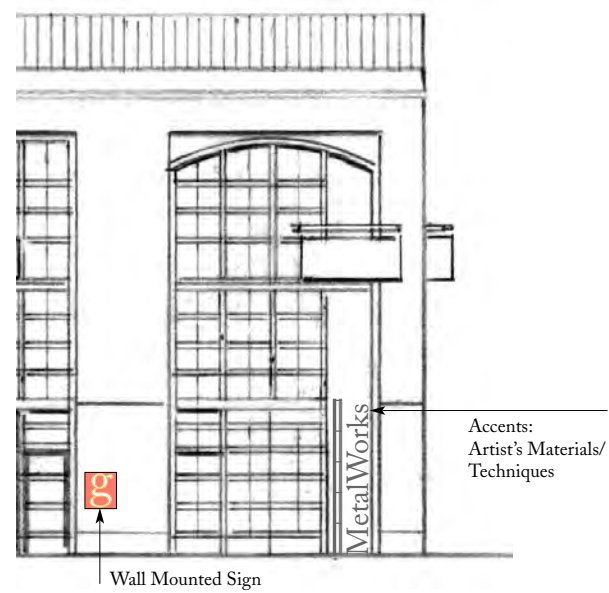
5. Accents/Artist materials, technique



6. Historic Plaque



Illustrative left elevations showing permitted sign types and locations



# Artists Lofts – Building Tenant Identification