

Town of Oakland

Design Guidelines and

Architectural Character Summary:

The basis of this summary has been derived from the design, group workshop, site context, and the general unpacking of the phrase "Oakland's quaint character".

The primary interest of the Town of Oakland is to enhance new development and construction environment while maintaining efficient and marketable project for builder interest. To fully realize these opportunities, the town must introduce and control a level of quality in the vertical construction.

To establish the level of quality in vertical construction desired by the Town, there are three core components that could be detailed in a Pattern Book format:

1. Building Placement:

Hierarchy of uses are key to creating "Livable Streets"

- a. Living spaces shall be predominant on the typical neighborhood street
- b. Secondary uses (bedrooms, utility spaces, garages) shall take on a supportive placement on property.
- c. Massing is depicted as a primary control point in the guidelines. Main body, wings, connectors, accessory structures etc. are detailed to provide a composition on the lot and block.

2. Style / Character:

Location of community, regional, and immediate surrounding context play a large role in determining the character of the place through architectural style.

- a. Historic precedent plays a role in style, but more importantly, it's role in human scale is at the core of why certain neighborhoods seem more comfortable, safe, welcoming than others.
- b. Because of this understanding of human scale, we have room to integrate some style elements that may not be considered historic to meet the need of today's construction practices, provide cost efficient solutions for builders, and bring about a quality not typically seen in new home projects.
- c. Each architectural style is detailed with specific criteria for all exterior elements of the home.

Materials

Eaves

Walls

Roofs

Windows and Doors

Porch and Lanai

Builders should be part of the process of integrating new and existing plan types with the above style considerations.

Styles are predominantly formal or informal. Although there are outliers for all common rules, normally Commercial building types are formal and Residential are informal, specifically in the Town of Oakland.

Commercial:

1. Urban Mercantile
2. Colonial Revival

General Neighborhood:

1. Florida Vernacular
2. Craftsman
3. Gothic / Folk Victorian
4. Architecturally current interpretations of vernacular styles.

This 4th style creates a dialog for interested builders and their architects to advance the Traditional neighborhood principles with modern interpretations of historic vernacular using similar human scale massing as detailed in the guidelines.

3. Diversity:

Segregating neighborhoods, blocks, streets, by product size, or by demographic, sets a path for un-sustainability. There are many reasons that have been reviewed and warrant further discussion during the course of the project. For this summary, we maintain integrating product lot size within the "transects" established in the master plan. The following elements would be detailed as part of the Architectural guidelines:

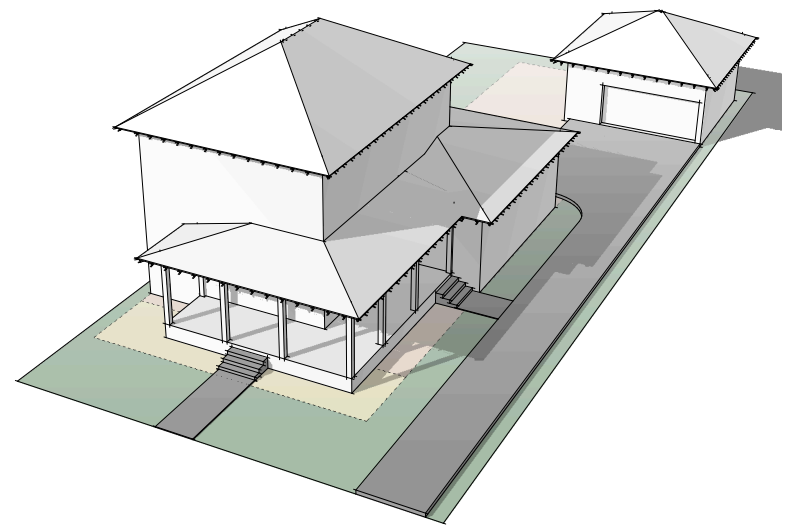
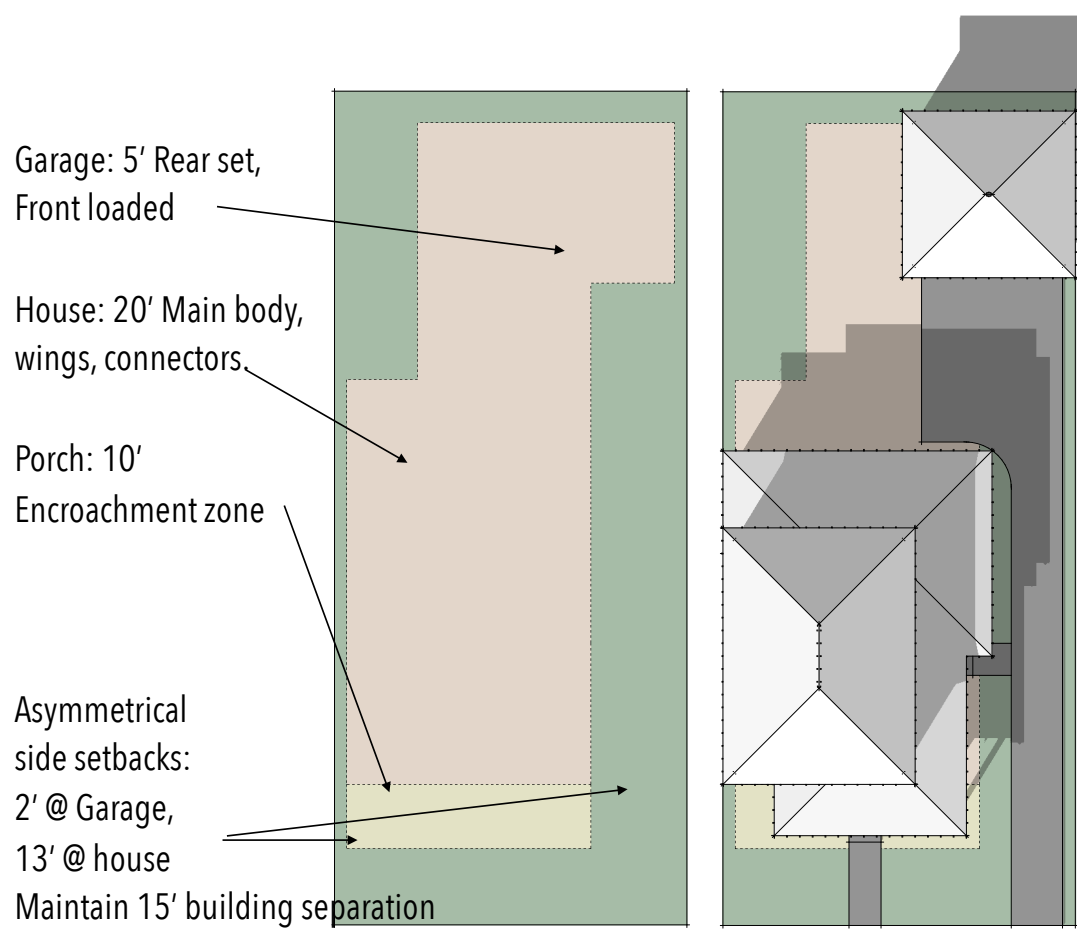
- a. Detached lots within a block should have varying lot widths and price points.
- b. Builders will participate in minimum separation of plan types and styles

Unique Oakland Attribute:

One of the proposed design solutions that had positive feedback within the group workshop was that garages should not be the primary element on the streetscape. Further, a clear understanding that setting the garage alongside a home with a minimum setback from the front facade did not provide a suitable solution for the community.

To advance the primary interest of the Town, multiple concepts and building products that maintain a "Livable Street" encourages engaging the front of the home via living spaces, front porches, and the relocation of the garage to the rear corner of the property. To reduce the financial impact of Alleys, establishing a side drive with rear set garages, provides the desired effect without the additional cost of the alley. Lot widths at 55' or above are suitable for this type of composition.

Guidelines directing these elements are established as a Pattern Book. The Pattern Book incorporates master plan conditions, identifying special places, detailing neighborhood cores, architectural guidelines, and landscape guidelines. This process and resulting document can vary in its specificity depending on the client's intent. Once the intent has been established, a detailed scope will be produced. Examples of a previous pattern book (Oakland Park) are below for your review.



Special places and Neighborhood Core

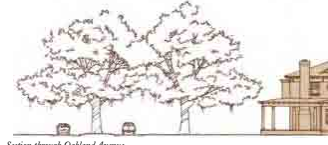
OAKLAND PARK EST. 1844

SADLER NEIGHBORHOOD

The historic Sadler Oaks along this portion of Oakland Avenue act as the backbone of the Sadler Neighborhood. Their grand canopies shade the approach to the neighborhood center and set the tone for the classic southern landscape at the eastern most gateway into the community. The Neighborhood Center will be one of the primary activity centers of the community, with its formal central green, McKinnon Square, surrounded by retail, office and residences.

OAKLAND AVENUE AND MCKINNON SQUARE

Oakland Avenue has tremendous character given by monumental oaks, historic homes, and the rural scale of the road. The lots along the avenue are sized to be more in keeping with the existing state of the street. McKinnon Square is also located on Oakland Avenue. This gathering place for the community has buildings that will be similar in nature to a rural town center.



Setbacks:
Residential lots along Oakland Avenue have a 50' front porch setback line. Side porches or wrapping porches are encouraged on all corner lots. The two corner lots on the north side of Oakland Avenue at the neighborhood center will be commercial use, but residential in character. These lots have a 35' front porch setback and 20' side street facade setback.

Special conditions:
Additional building separation between properties should be considered to maintain the nature of the existing conditions along the Avenue. Scale of the main home structure should reflect the same scale as other homes within the larger community. The additional size of the properties should encourage side wings, connectors, and additional outbuildings. There are historic and specimen trees in this area that have been carefully located and considered in the layout. All homes are to be designed with these trees as amenities not detriments to the properties. In addition to the influence of Oakland Avenue, the neighborhood also includes Central and Triangle Parks.



COMMUNITY PATTERNS

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TRIANGLE PARK

Triangle Park is sided by two types of streets, the traditional two way street to the west and a smaller scale one way street to the east.

Setbacks:
Interior lots on the west side of the park are to have front facade setbacks of 16' to 18'. Corner lots on the west side are to have a front facade setback of 13'. Side street setbacks are 10' for the side street facade or 5' to the porch edge. Side porches or wrapping porches are encouraged on all corner lots. Interior lots on the east side of the park are to have front facade setbacks of 13' to 16'. Corner lots on the east side are to have a front facade setback of 13'. Side porches or wrapping porches are encouraged.

Special conditions:
There are numerous character and specimen trees in this area that have been saved and considered in the block design. All homes are to be designed with these trees as amenities not detriments to the properties. The northeast corner lot addressing the park may front the main street with a side porch facing the park.



CENTRAL PARK

This rectangular green will be the first neighborhood park encountered as one enters Oakland Park from Oakland Avenue. The homes surrounding the park shall have full facade front porches or two story porches.

Setbacks:
Interior lots on the north and west sides of the park are to have front facade setbacks of 16' to 18'. Corner lots on the north and west sides are to have a front facade setback of 13'. Side street setbacks are 10' for the side street facade or 5' to the porch edge. Side porches or wrapping porches are encouraged on all corner lots. Interior lots on the east side of the park are to have front facade setbacks of 13' to 16'. Corner lots on the east side are to have a front facade setback of 13'. Side porches or wrapping porches are encouraged.

Special conditions:
There are character and specimen trees in this area that have been saved and considered in the block design. All homes are to be designed with these trees as amenities not detriments to the properties. The corner lot on the south addressing the park and main street may front the main street with a side porch facing the park or the front may face the park. The bungalow lot on the south should be a two story structure with a single story full facade front porch. The three corner lots northwest of the park are surrounding a traffic circle. The homes on these lots are encouraged to have porches on both the front facade and the side street facade and be designed to enhance the curvature of the property.



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Building Placement

OAKLAND PARK EST. 1844

BUILDING PLACEMENT

Homes built from the early 1900s through the 1940s in historic neighborhoods varied in style, mass, and ornamentation. Although these homes were set into the block in a structured pattern (close to the street, porches, garages behind homes, etc.) their distinct styles and individual artisans provided the street its character and diversity. The overall composition of the streets and blocks within Oakland Park should emulate this eclectic blend of architectural style and massing typical of our historic Central Florida counterparts. In an effort to establish the diverse yet harmonious neighborhoods that feel as if they have evolved over time, we must adhere to some base level of guidelines. These rules are broad and may be altered in some situations at the discretion of the Town Architect for the benefit of the community.

Identical homes on the same block may not be immediately across from one another and must be at least six lots apart. Identical homes on the same block must also have varying components such as: porch columns, railing and baluster condition, clapboard type and exposure, window muntin patterns and casing, shutters, roofing, corner boards, and color combinations.

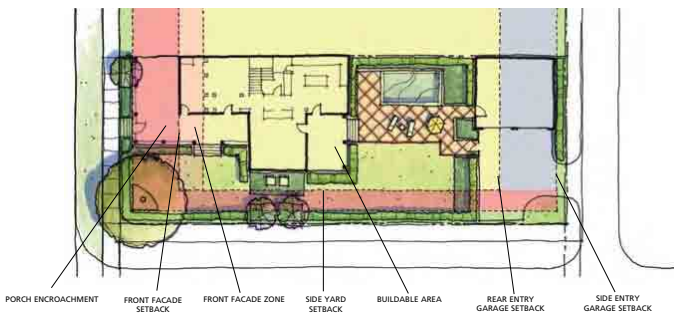
Strong architectural styles and features such as a formal Colonial Revival, formal Folk Victorian or Spanish Colonial should only occur once each block for each style. Alternative architectural styles and or components with demonstrated historic precedence may be approved on a case-by-case basis at the sole discretion of the Town Architect. Any approval granted does not constitute precedence for similar conditions or future approvals.

Special lot conditions may benefit from specific architectural treatments and alternative solutions. These design solutions will benefit the community by providing diversity and texture to the streetscape.

GENERAL SETBACK CRITERIA
The front facade setback (F.F.S.) determines the closest distance to the front property the main body of the home may be placed.

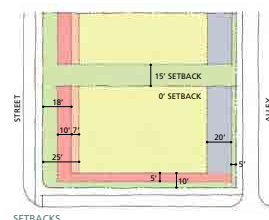
The front facade zone (F.F.Z.) is the area behind the F.F.S. where the main body may be placed. The reason the F.F.Z. occurs is to provide added diversity on the street. This area varies depending upon where the front facade setback is set. It typically ranges from 5' to 13'.

The main body is the principal mass of the home. Depending on the lot width and style the main body may have wings attached to the side of the main body which must be a minimum of 10' behind the front facade.



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STANDARD LOT

Lot Size
Standard lots are all single family detached lots which are 50' in width or greater. They are typically 130' in depth.

Massing
The building area for the 50' lots is typically 35' wide. The main body massing should be limited to 28' with side wings infilling the remaining building area. The building area for the 70' lots is typically 55' wide. The main body massing should be limited to 42' with side wings infilling the remaining building area.

Front Facade Setback
Unless specified in the key address pages, the front facade setback for the standard lot is 18'. The Porch may encroach into the setback up to 10'. The minimum build to line for any porch structure is 5' from the front property line.

Front Facade Zone
The front facade zone extends from the front facade setback to a depth of 25' on all lots except those lots fronting the West Orange Trail. If the standard front facade setback is 18', then the front facade zone is 7' wide and extends from 18' to 25' on a typical lot. This allows for some flexibility in placing homes providing for diversity along the street or providing for deeper porches.

Rear Alley Setback
Rear loaded garage setback shall be 20'. A rear loaded garage where an additional 2 space parking pad occurs adjacent to the garage structure may have a 5' setback. A side loaded garage may have a 5' setback. All corner conditions shall have garages at the 5' setback.

Side Yard Setback
Standard lots have asymmetrical setbacks of between zero feet and 15'. Adjacent properties shall always maintain a 15' separation between buildings. This setback condition should carefully be considered for potential outdoor rooms.

Side Street Setback
The side street setback is 10' to the facade with a five foot porch encroachment. Being that the minimum depth of a porch is 8' the porch must intrude into a facade by 3' or the side street facade must set back an additional 3' when a porch is applied. Corner lots shall provide hospitable architecture to both front and side streets. Porches, whether wrapping or encased within the side wings and garage are encouraged.

Encroachment
Open air stoops of no more than 3'-4", porch steps, bay windows, and chimneys may encroach up to fifty percent of the setbacks defined above.

Ancillary Structures
Garages and other outbuildings may be detached from the main house or attached with a single story wing, connector, or breezeway. Ancillary structures shall not compete with the main house in massing. If the structure has a second story apartment the plate height of the second floor shall be a minimum 3' below the main house plate height after considering the governing height restrictions.

COMMUNITY PATTERNS

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Architectural Detailing

OAKLAND PARK, EST. 1844

PORCHES

All Frame Vernacular homes have wide front porches.

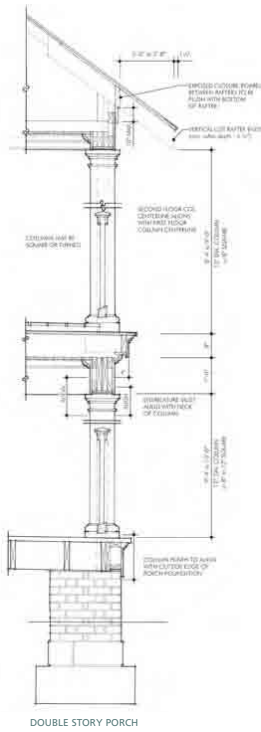
Porches are 3-bays or 5-bays wide. Bay / column spacing varies from 6'-4" to 8'-8" wide. All bays are equal on the 5-bay home. The center bay may be equal or up to 2'-0" wider than the side bays on the 3-bay home.

Beams and columns are 8" wide for all Florida Vernacular homes.

Porches shall have a minimum depth of 8'-0". Porch depths up to 12'-0" can be used.



PORCH ELEVATION



DOUBLE STORY PORCH

ARCHITECTURAL PATTERNS

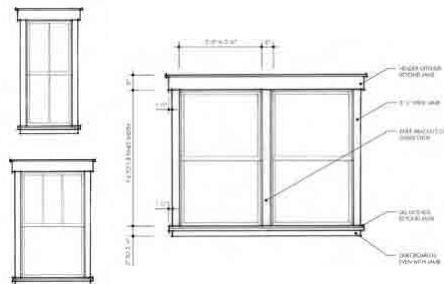
ENTRIES

- Entry doors are 3'-0" wide and 8'-0" tall without transom, or equal to window header when used with a transom.
- Pairs of narrow doors (4'-0" to 4'-8" total width) can be used in place of windows on front facing porches.
- Doors shall be centered on the front facing bays.



WINDOWS

- Windows are single, tall, narrowly proportioned, double hung, with equal sashes, and are centered on the front facing bays.
- Windows without muntins are 2'-8" to 3'-4" wide, with a 2 over 2 muntin pattern (height = 2.1 to 2.5 X width).
- Second floor windows align with first floor windows, and are 2" to 4" shorter than first floor windows.
- Trim shall project out 1/4" from wall cladding. Jambes are 4" wide. Headers are 6" wide with a simple 1/2 drip cap.



MATERIALS

ROOFING

- Shingles (often are patterned with diamonds or fish scales)
- Metal (painted or galvalume) 5-V panels or 16" pattern narrow standing seam

WALLS

- 10" to 12" pattern vertical board and batten siding (lapped siding can be used on side wings in combination with vertical siding on main body)
- Lapped or novelty siding at 6" to 8" exposure.

COLUMNS

- 8" square on all Florida Vernacular (with chamfer above railing)

RAILINGS

- 1 1/4" square balusters at 3" or 4" O.C., or flat boards with scroll cut pattern

FOUNDATIONS

- Brick or stucco

CHIMNEYS

- Brick or stucco

SHUTTERS

- Shutters are typically not used.
- When used, shutters are vertical board, or 2 panel.

DORMERS

- Dormers are usually used on 1 1/2 story main body roofs.
- Dormers are in line with the outside wall, and should provide an interruption in the main roof line.
- Dormers are centered on or centered between the front facing bays.



ARCHITECTURAL PATTERNS

Landscape Guidelines (lot specific)

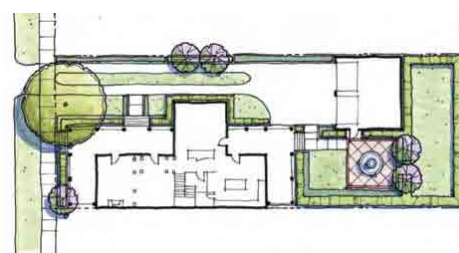
OAKLAND PARK, EST. 1844

VILLAGE 50' LOT (STANDARD ALLEY LOADED)



FRONT YARD
Trees minimum of 1 canopy tree and 1 accent tree
Shrubs 20% minimum
Groundcover .. 25% minimum
Turf 40% maximum
SIDE YARD
Trees minimum of 2 accent trees
Shrubs 50% minimum
Groundcover .. 0% minimum
Turf 50% maximum
ALLEY YARD
Shrubs 25% minimum
Groundcover .. 0% minimum
Turf 40% maximum

VILLAGE 50' LOT (PERIMETER FRONT LOADED)



FRONT YARD
Trees minimum of 1 canopy tree and 1 accent tree
Shrubs 20% minimum
Groundcover .. 25% minimum
Turf 40% maximum
SIDE YARD
Trees minimum of 2 accent trees
Shrubs 50% minimum
Groundcover .. 0% minimum
Turf 50% maximum
ALLEY YARD
Shrubs 25% minimum
Groundcover .. 0% minimum
Turf 40% maximum

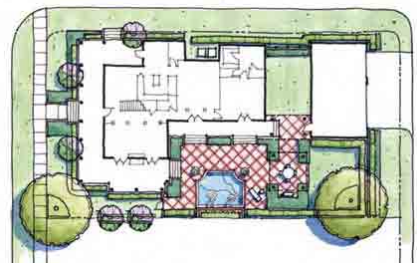
LANDSCAPE PATTERNS

VILLAGE 70' LOT (STANDARD ALLEY LOADED)



FRONT YARD
Trees minimum of 1 canopy tree and 2 accent trees
Shrubs 15% minimum
Groundcover .. 25% minimum
Turf 55% maximum
SIDE YARD
Trees minimum of 1 canopy tree and 2 accent trees
Shrubs 50% minimum
Groundcover .. 0% minimum
Turf 50% maximum
ALLEY YARD
Shrubs 25% minimum
Groundcover .. 0% minimum
Turf 40% maximum

VILLAGE 70' LOT (CORNER LOT)



FRONT YARD
Trees minimum of 1 canopy tree and 2 accent trees
Shrubs 15% minimum
Groundcover .. 25% minimum
Turf 55% maximum
SIDE YARD
Trees minimum of 1 canopy tree and 2 accent trees
Shrubs 50% minimum
Groundcover .. 0% minimum
Turf 50% maximum
ALLEY YARD
Shrubs 25% minimum
Groundcover .. 0% minimum
Turf 40% maximum

LANDSCAPE PATTERNS