

2.1 INTRODUCTION

Development within the corridor is not required to be any one architectural style but should incorporate elements from one of the following architectural styles:

- Mountain
- Agrarian
- Craftsman
- Gold Rush

Following is an illustrated summary of the major building elements that distinguish each of the four styles. Users of this document should reference this Architectural Character chapter for all proposed development, as well as the guidelines provided in Chapter 3 - Private Development.



2.1

*Architectural
Character*

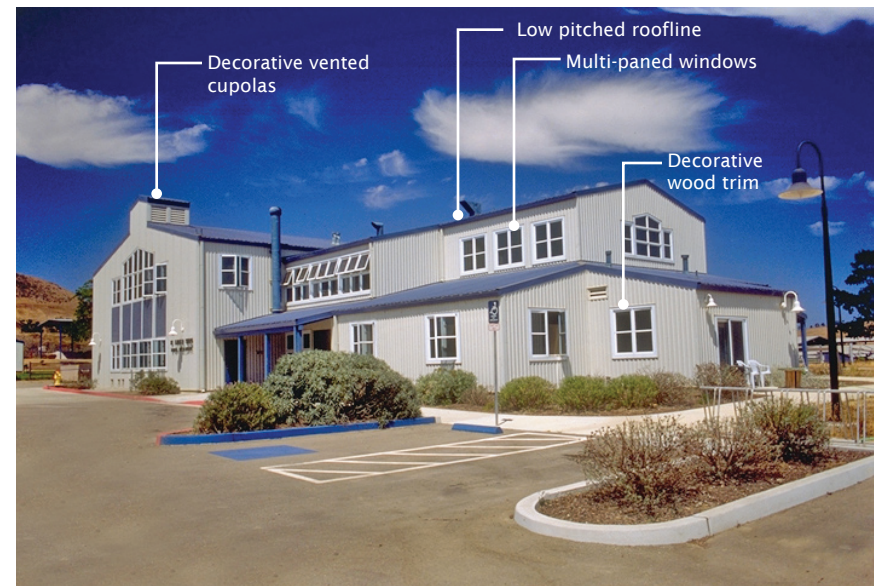


2.2 AGRARIAN

The agrarian architectural style is characterized by a simple and utilitarian design stemming from agricultural traditions beginning during the late 1700s. Agrarian buildings made use of local materials and traditionally are simple in geometry and arranged in clusters.

A. BUILDING ELEMENTS

- Deep covered porches with square posts
- Low pitched roofline with gabled, hipped, shed, or gambrel
- Heavy wood beams and timber trusses
- Exposed timber rafter tails
- Decorative vented cupolas
- Regularly placed and shaped multi-paned windows
- Vertically oriented windows with divided lights
- Decorative wood trim for windows and doors



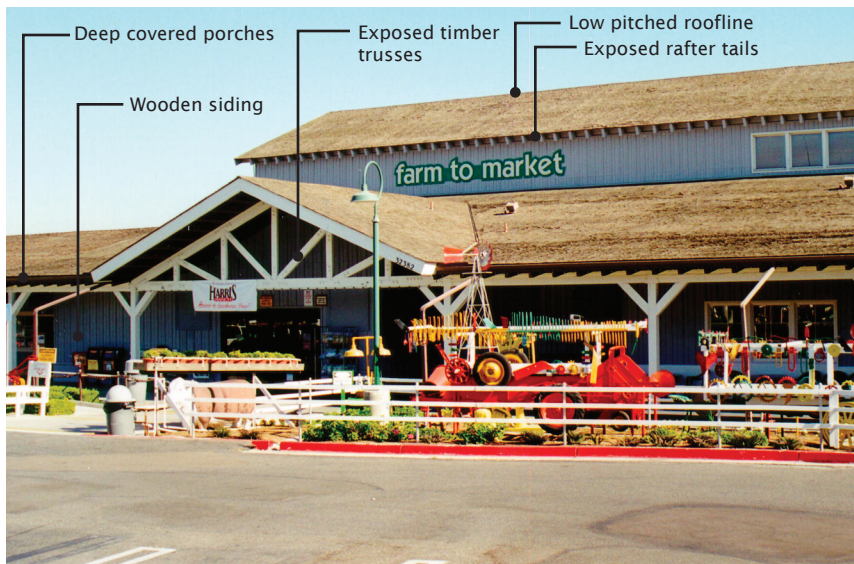


B. EXTERIOR WALL MATERIALS

- Horizontal lap siding
- Board and batten siding
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Wood clapboard
- Metal siding (corrugated or paneled)

C. ROOF MATERIALS

- Standing seam metal
- Corrugated metal
- Treated wood shingles
- Flat concrete tile





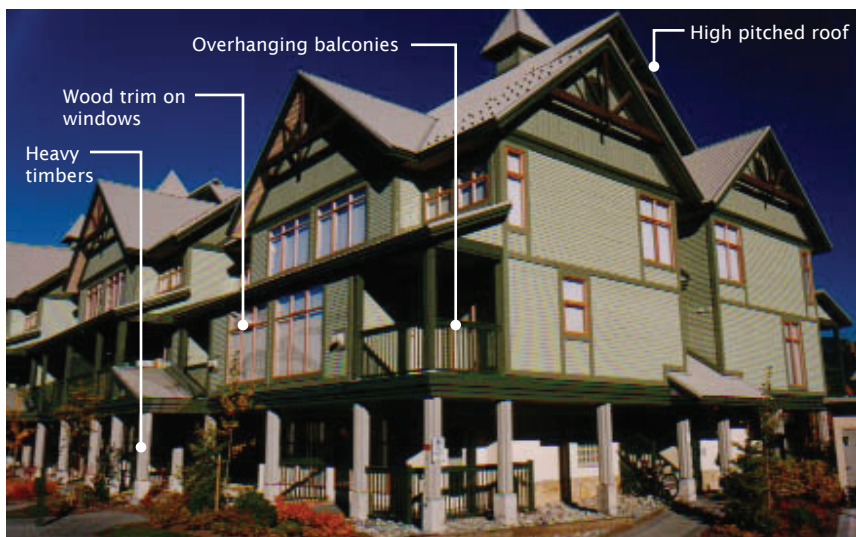
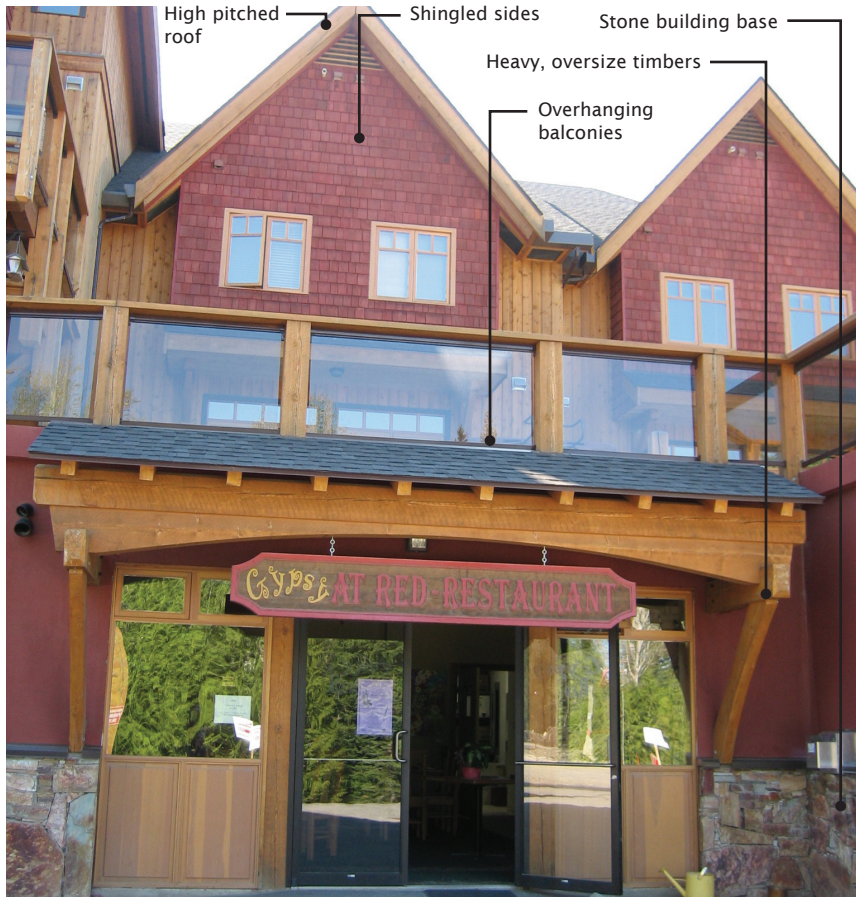
2.3 MOUNTAIN ARCHITECTURE

The heavy timbered structure is archetypal of the Mountain Architecture style. Buildings in this style utilized locally available materials, whether uncut logs or sawn timbers as well as heavy local stones. High-pitched roofs help to relieve snow loads. Smaller windows and doors were also by-products of the heavy construction style.

A. BUILDING ELEMENTS

- Heavy, oversize timber structure or log construction
- Rustic logs and siding
- Broad, high-pitched roofs
- Overhanging upper floors and balconies
- Multiple roofs and floor levels
- Exposed timber trusses or lintel beams incorporating decorative knee bracing
- Exposed rafter tails
- Gable end roofs with wide overhanging eaves
- Gable and shed dormers
- Wood casement or fixed windows (multi-lite) with wood trim





- Wood doors with wood trim
- Stone chimney elements
- Expansive decks
- Twig or herringbone guardrails
- Textural and rough detailing
- Battered wall and column details

B. EXTERIOR WALL MATERIALS

- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Native stone, ledgerstone, fieldstone, or river rock veneer
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Brick

C. ROOF MATERIALS

- Flat concrete tile
- Dimensional asphalt or composite shingles
- Standing seam metal roofing



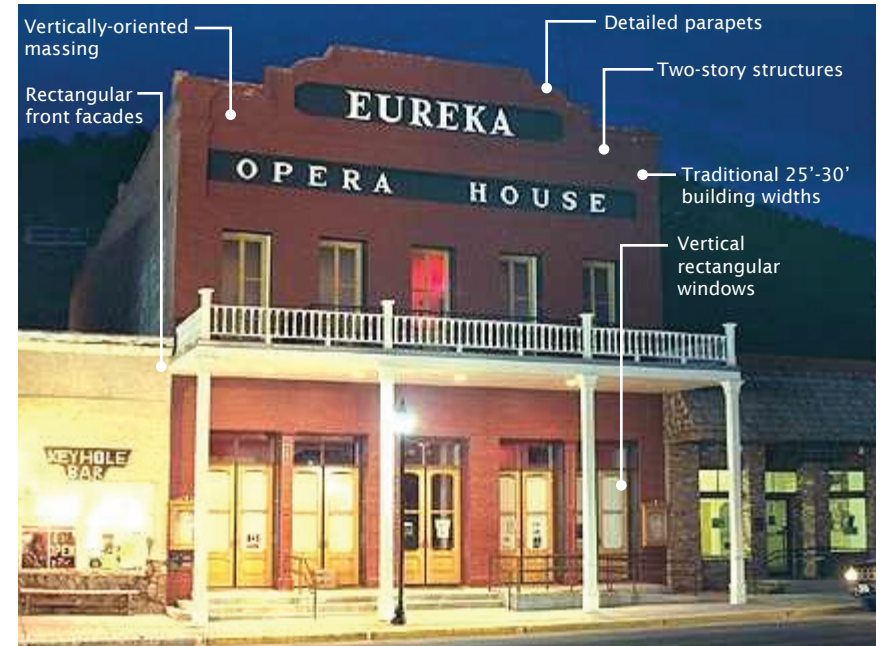


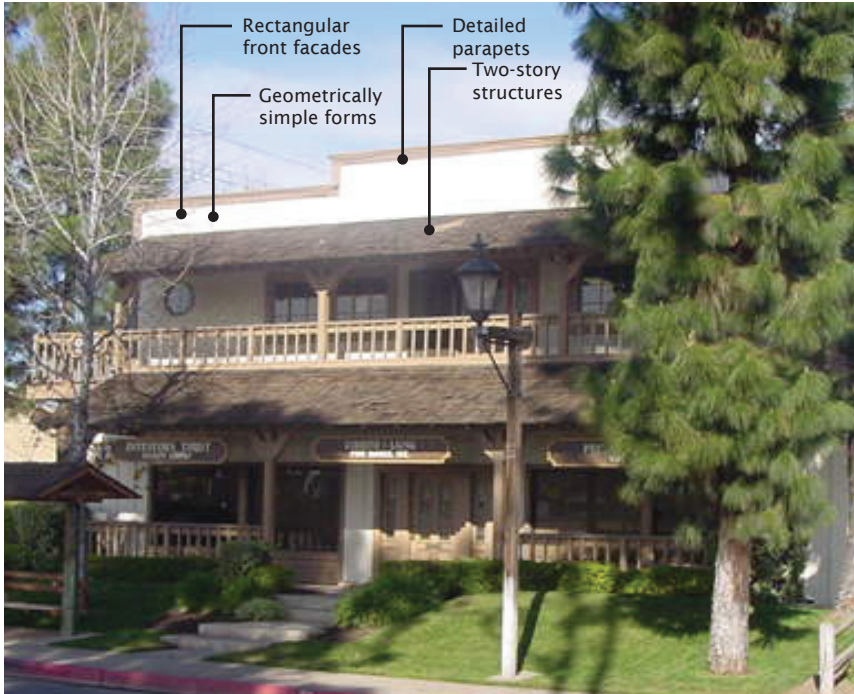
2.4 GOLD RUSH

Architecture of the Gold Rush era is representative of the speed of the movement. The wooden structures are simple and practical in construction and lacking in intricate details. Parapet roofs are popular in this style and buildings typically have a two-story massing with balconies or similar detailing at the second floor.

A. BUILDING ELEMENTS

- Geometrically simple forms
- Vertically-oriented massing
- Two-story structures with rectangular, plain wooden front facades
- Vertical narrow rectangular windows with divided lights
- Structural elements such as columns, braces, etc that are similar in design to and complement the decorative elements
- Building facades emulate traditional building widths that generally do not exceed 25 feet to 30 feet at the ground level





- Roofs hidden behind prominent facades with street-facing, detailed parapets
- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

B. EXTERIOR WALL MATERIALS

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Stucco

C. ROOF MATERIALS

- Built-up roofing at flat roof portions





2.5 CRAFTSMAN

Craftsman architecture is an American-specific style that represents a return to the traditional. Developing at the turn of the twentieth century, the Craftsman style brought back detailing and handicraft to buildings rather than homogenous mass production. The style has elements of a rustic appearance that utilizes natural materials and blends with the natural surroundings. Carefully designed interiors and small decorative features are hallmarks of this style.

A. BUILDING ELEMENTS

- Low pitched, gabled roof facing street
- Horizontal massing
- Deep overhangs
- Exposed rafter tails, floor joists, and beam ends
- Decorative beams, kickers, or braces under gable
- Shingled gables and dormers
- Large porches and pergolas
- Window banding
- Vertically oriented double-hung windows





- Wood windows with wood trim
- Wood doors with wood trim
- Stone or river rock bases and accents
- Column pairs with intersecting beam work
- Short, square timber posts on a stone base
- Exterior chimneys of river rock or brick

B. EXTERIOR WALL MATERIALS

- Wood siding
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Wood shingle clapboard
- Stucco

C. ROOF MATERIALS

- Standing seam metal roof
- Concrete shake shingles
- Treated wood shingles
- Composition shake shingles





2.10

*Architectural
Character*

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MISSOURI FLAT Design Guidelines

3.1 INTRODUCTION

A. COMMERCIAL DEVELOPMENT

This section provides general guidelines for the design of commercial and mixed-use developments along the corridor. Retail and commercial businesses include those that serve local needs, such as neighborhood markets and dry cleaners, and those that serve County or regional needs, such as auto dealers and furniture stores. Mixed-use development refers to any combination of commercial, office, and residential development. Any addition, remodel, relocation, or construction requiring a building permit within any commercial district should adhere to these guidelines.



3.1

*Development
Guidelines*