



BAREFOOT LAKES
 ARCHITECTURAL GUIDELINES
 FIRESTONE, COLORADO



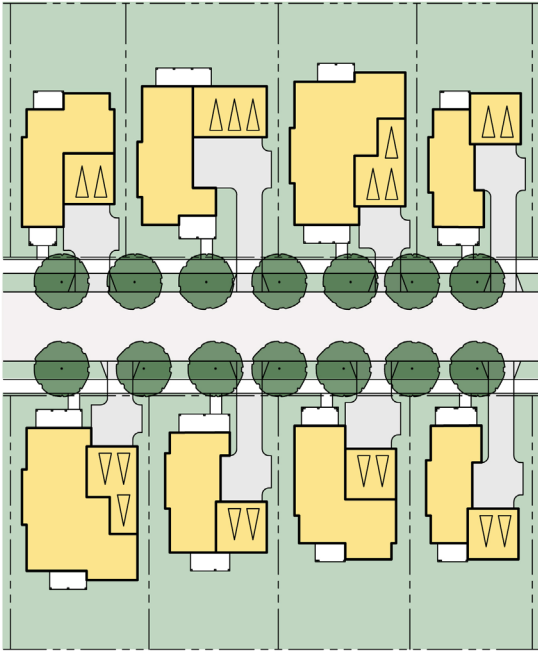
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TABLE OF CONTENTS

Creating living streets and building presence along sidewalks...	2
Lot configurations	
Street accessed lots	3
Alley accessed lots	3
Building articulation and massing	4
Roof forms	5
Exterior color	6
Exterior materials	7
Architectural styles	
Introduction	8
Folk House	9-10
Gable House	11
Plains House	12-13
Design review	14

CREATING LIVING STREETS AND BUILDING PRESENCE ALONG SIDEWALKS



A strong streetscape can be created by bringing the porches and building faces close to the sidewalk. This also provides adequate room to enter and exit garage.



Side drive lot configuration allows buildings to have a strong presence along the sidewalk, creating an appealing street where walking can be a pleasurable experience.



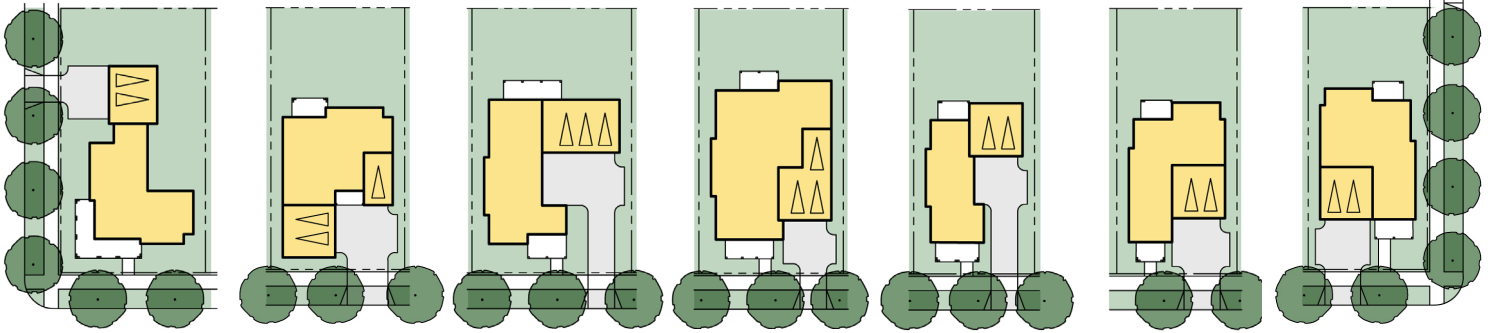
Another aspect that is important in creating a walkable streetscape is close proximity and connections between street, porch and the interior spaces.

Guideline 1: Buildings are encouraged to be located close to the sidewalk along with an outdoor area for activity, such as a front porch or patio, which is visible from the sidewalk.

Guideline 2: Buildings on corner lots are encouraged to address both streets with enhanced side elevations. Four sided architecture is encouraged. Lots with high visibility, such as homes on corner lots and on open tracts will be required to have enhanced side and/or rear elevations. Enhancements may include, but are not limited to; wrapped material and character from front elevations, bay windows, projections, covered patios, decks, porches, dormers, additional glazing, and window grids.

Guideline 3: It is recommended to de-emphasize the garage by placing it behind the front wall of the house. Bringing the front of the house closer to the sidewalk is an effective way to achieve this goal. The front setbacks are crafted to support this configuration.

GARAGE CONFIGURATION



Corner lots are encouraged to have their garage access from the side street when feasible.

A split garage solution is feasible and can reduce front setback for street appeal.

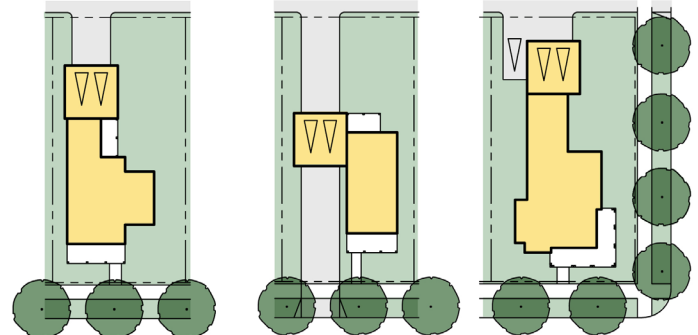
Wide lots allow three-car-garages to face the street. Screening the garages with the front of the building is recommended.

Having the third space tandem is an effective way to provide a three-car-garage without compromising the front of the house.

Setting back the garage is recommended when feasible.

A 4' - 8' garage setback from the building face still allows a strong building presence along the sidewalk

When side street access is not feasible on the corner lots, a front loaded garage is acceptable.



Garage is attached by means of a narrow connector leaving space for a rear yard

A drive through lot configuration may be preferred by some residents

Buildings on corner lots are encouraged to address both streets through wrapped porches, enhanced elevations and the like.

STREET ACCESSED LOTS

Guideline 4: Lots accessed from the street are encouraged to have a layout that lessens the impact of vehicular access. The lot diagrams above present configurations that demonstrate practical ways to achieve this.

Guideline 5: Corner lots are encouraged to have their garage access from the side street.

ALLEY ACCESSED LOTS

Guideline 6: On an alley accessed lot if a spacious rear yard is desired together with an attached garage, this can be achieved by means of a relatively narrower single story connector.

BUILDING ARTICULATION AND MASSING

Simplicity is a key principle in creating a harmonious neighborhood. Through this principle, the efforts of individual designers and builders can be brought together creating varied yet unified streetscapes.

A building with too many articulations may look okay if it is standing alone. However, when repeated on a block face, the overall effect can be overwhelming.



Articulation #1:
Horizontal building offset with front facing gable

Articulation #2:
Covered entry porch

A simple traditional house with two front facade articulations. Two articulations provide a harmonious facade on this modest house.



Articulation #1:
Horizontal building offset with front facing gable

Articulation #2:
Covered entry porch

Articulations #3 and #4:
Horizontal offset of the garage with a street facing dormer

A larger house with three major and one minor articulations. The composition is quiet, timeless, and dignified.



Articulations #1, #2, #3, and #4:
Three horizontal building offsets with front facing gables, one of which has an awning

Articulations #5 and #6:
Covered entry porch with gabled and shed roof features

Articulation #7:
Bay window

Here the facade is over articulated: there are seven articulations competing with one another. The composition looks crowded and the articulations feel arbitrary.

Many well-loved and exemplary neighborhoods derive their character from the simplicity of architectural forms. Homes in Barefoot Lakes are encouraged to emphasize one primary architectural form with supporting articulations. Too much complexity or competing primary forms are discouraged. An articulation can be defined as one of the following: a horizontal or vertical offset, a dormer, a porch, or an entry feature with a well-sized awning element.

Guideline 7: The primary building elevation facing the street needs at least one articulation. For smaller buildings, the primary building elevation should have less than three articulations. For larger buildings it is recommended to have no more than four articulations.

Guideline 8: In order to create harmony, it is recommended to avoid competition between the articulations. Creating a hierarchy of articulations in different sizes is an effective way to compose a facade, as it is exemplified in the forward facing gables in the first two pictures above.

ROOF FORMS

This house has a simple yet elegant composition with primary front-facing gables and a large porch that faces the street.



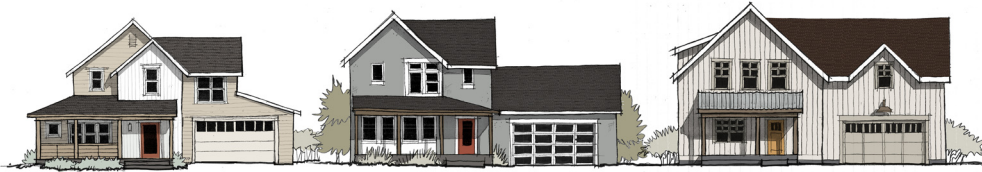
This house has gables facing both streets and a wrap around porch, gestures appropriate for a house on a corner lot.

Guideline 9: Buildings are encouraged to present one primary roof form. Secondary roof forms include porch roofs, dormers, roofs over bays, and cross gables. The arrangement of different roof forms along a street is encouraged.

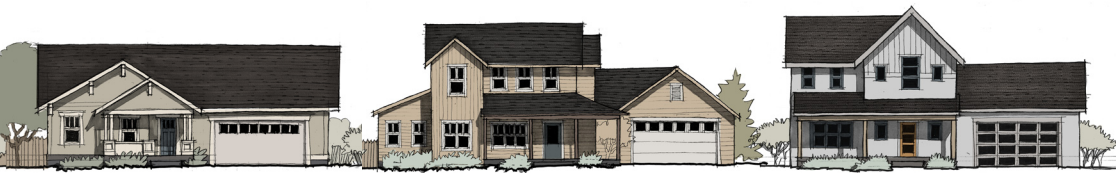
Guideline 10: The roof pitch should be consistent with the overall architectural style of the house. A range of appropriate roof pitches for the selected architectural styles is listed in the *Architectural Styles* section on the following pages.

EXTERIOR COLOR

The use of color is a critical factor in creating the overall character of a neighborhood. A well-orchestrated color palette can bring unity to the neighborhood as well as highlight key areas.



A collective “rhythm” is created by having similar colors on the forward facing gables and front doors along this block.



In this color scheme elements such as porch columns and beams, window frames and front doors are highlighted by unique colors to create continuity along the block face.



Colors schemes need to honor the characteristics of the architectural style. The approach above emphasizes the horizontality of the Plains House and trim, porch, and bracket details of the Gable House.

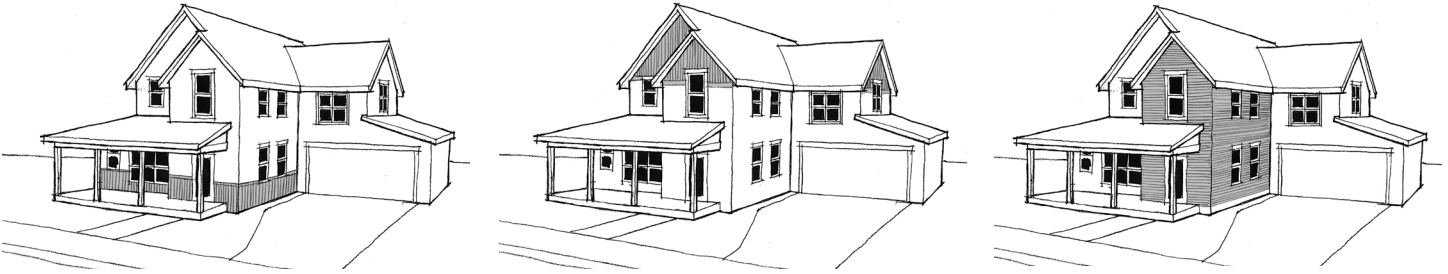


Guideline 11: A color palette (such as the one presented above) that is inspired by Barefoot Lakes landscape is encouraged.

Guideline 12: It is recommended to use color in a way that honors the characteristics of the architectural style of the building. It is often the case that fewer colors used on individual buildings are more successful than a variety of colors.

Guideline 13: The roof color should be coordinated with the building’s overall color scheme. When photovoltaic panels are used, the roof color should conceal the panels.

EXTERIOR MATERIALS



Material and color changes should not happen arbitrarily. Using a skirt at the base (on the left), differentiating the upper gable areas (in the middle), or changing the material or color at the interior (on the right) are among successful ways to change material or color.



Vertical siding, horizontal siding and paneling provide a diversity of textures on this facade.



For the Plains Style it is common to provide a material change at the sill of the second floor. This example shows how this can be accomplished by changing the size of the siding.

Guideline 14: Appropriate exterior wall materials for Barefoot Lakes include horizontal or vertical cementitious hardboard siding panels and shingles; painted wood siding; and stucco. Brick and stone are encouraged per the architectural style.

Guideline 15: Material changes are encouraged to occur along a horizontal line, typically at a floor line or a gable end, or along a vertical line at inside corners. Generally, lighter materials should be placed above those of heavier weight.

Guideline 16: When appropriate for the architectural style, all elevations of a building are encouraged to be designed with the same (one or two) materials in similar configurations. For instance, the material change that happens on the second story sill of the Plains Style house above should continue on all four elevations.

ARCHITECTURAL STYLE: INTRODUCTION



Folk House - Classic



Folk House - Contemporary



Gable House - Classic



Plains House - Classic



Plains House - Contemporary

This section aims at creating guidelines for three architectural styles that are tailored for Barefoot Lakes. These three styles are Folk House, Gable House, Plains House.

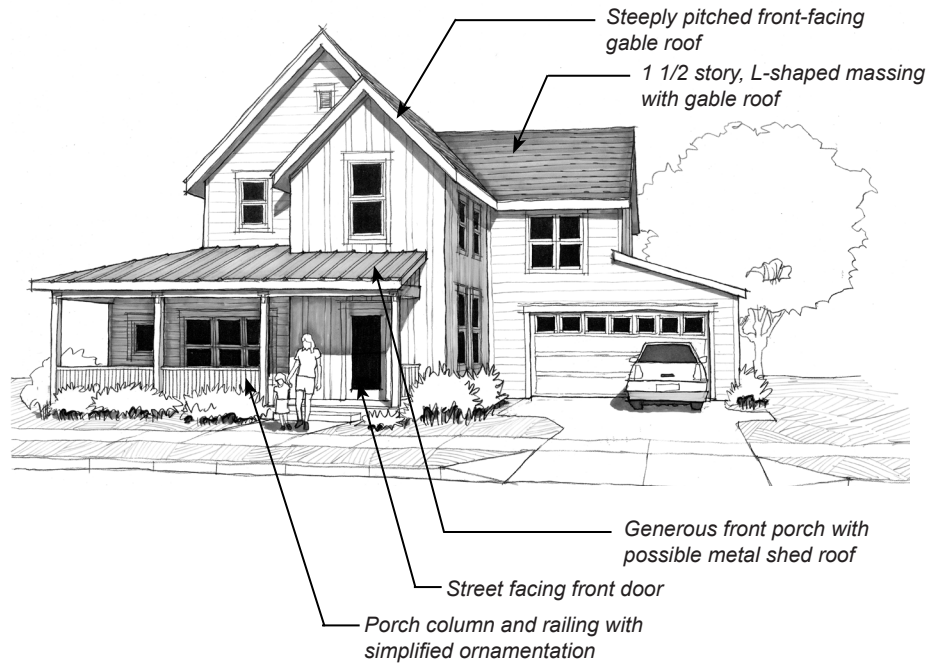
Not all possible arrangements and details have been presented here. Creative application of the design principles is encouraged. Additional styles are also possible with approval of the Design Review Committee.

Even though all three styles contribute to the character and diversity, not all three need to be employed on a block face. In fact, when two or three styles are mixed in compositions they tend to create more harmonious streetscapes.

ARCHITECTURAL STYLE: FOLK HOUSE - CLASSIC



Embellished head trim is common; front doors and select windows can be accented by crown molding.



Massing: A front-facing primary gable is typical. Gabled wings protrude from the principal roof elevations. The use of projecting bays and low-sloping shed roofs are common.

Roof: It is recommended to employ steep primary gable roofs in slopes from 8:12 to 12:12. Secondary shed roofs may be in slopes from 3:12 to 8:12 and gable roofs from 6:12 to 12:12. Roof overhangs from 6 to 12 inches are typical.

Windows & Doors: Vertically proportioned fixed and single-hung windows are typical. Individual or paired window treatments are encouraged. Wide or embellished exterior trim with cap moldings are encouraged.

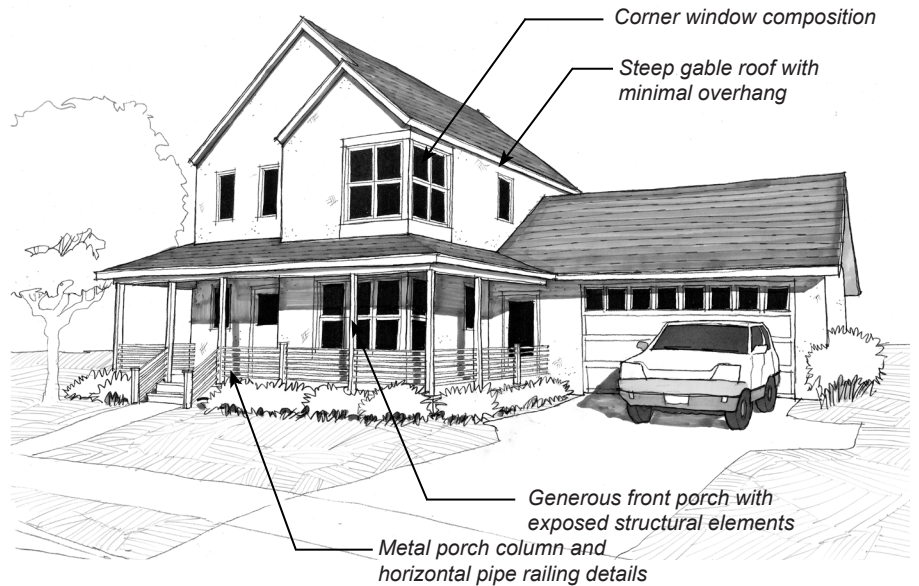
Porch / Entry: Full or generous partial porches with a wraparound configuration at corner lots are encouraged. Square columns (at least 6x6) or round columns (at least 6 inches) are typical. Examples of railings are turned or square 2 by 2 balusters, or steel.

Materials: Horizontal wood, simulated wood, and shingles with actual or expressed coursing (4 to 6 inches preferred) are typical. Occasional real stucco may work well. Siding patterns include horizontal bevel (clapboard), drop siding, vertical tongue and groove, or board and batten. Masonry should be avoided since lightness is a virtue for this architectural style.

ARCHITECTURAL STYLE: FOLK HOUSE - CONTEMPORARY



Narrow trims, accent colors, mixed window compositions, and accented doors with interesting glazing are typical.



Massing: The general massing composition respects the simplicity of basic shapes. This style employs familiar, simple massing with contemporary details and façade arrangements. Steel components are common in columns, railings and balustrades.

Roof: Roof forms include a combination of gable, and shed roofs. Gable roofs with slopes between 8:12 and 12:12 are encouraged. Mono-pitch roofs, i.e., shed roofs, are employed only when springing from a roof or a vertical wall surface. Minimal overhangs at eaves and rakes are typical.

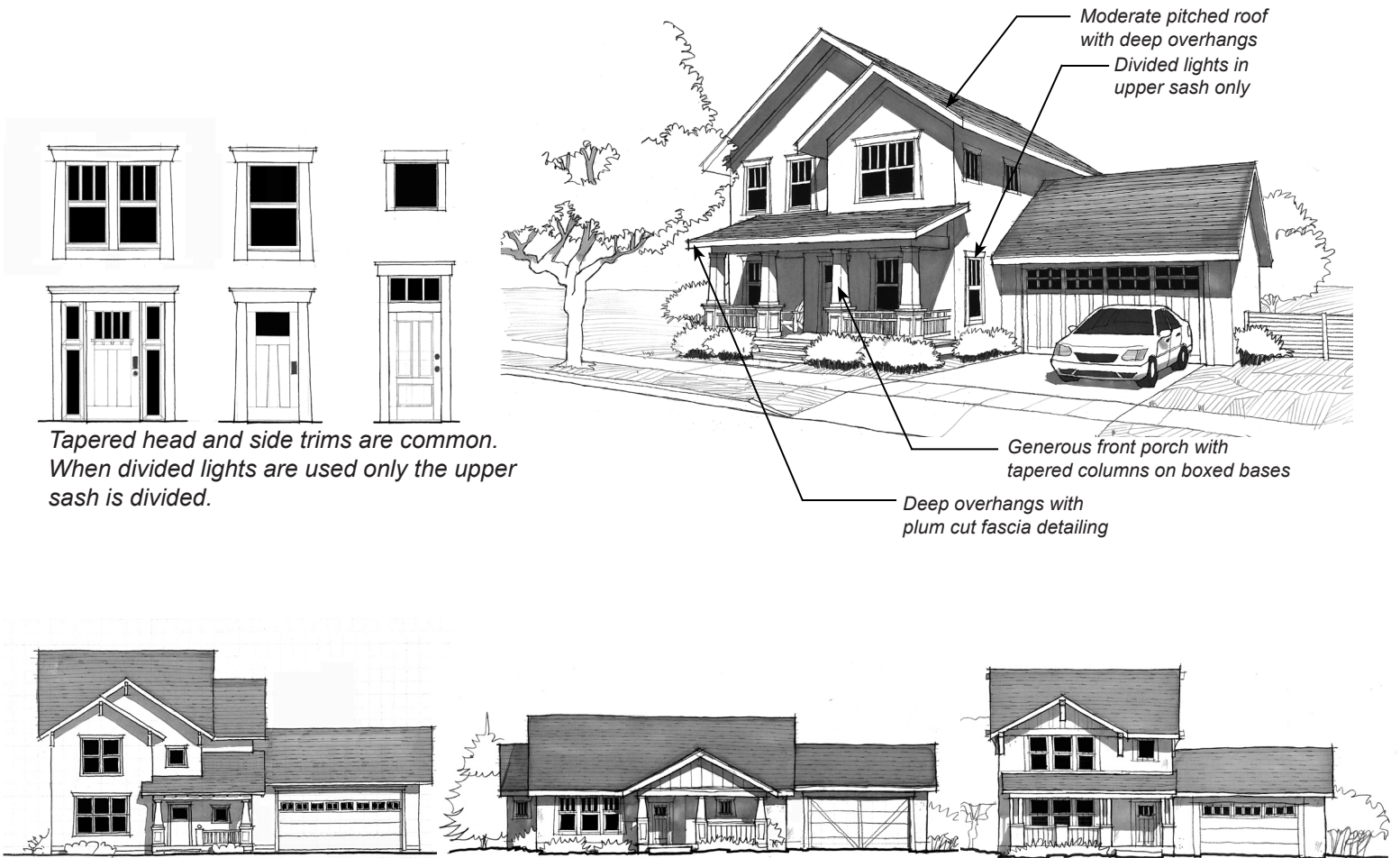
Windows & Doors: Asymmetrical window and door compositions are typical. Corner windows are encouraged. In general, windows with vertical

proportions are employed. Horizontal windows are suitable within window compositions if the overall effect is vertical. Unique front doors are common

Porch / Entry: Steel columns and railings are common. Exposed structural elements on porches are typical. Porches are encouraged to be covered by a balcony or roof.

Materials: Wall materials include horizontal and vertical wood siding, corrugated metal, and stucco. Asphalt shingles or metal roofing materials are common. Accent colors are common for doors and windows.

ARCHITECTURAL STYLE: GABLE HOUSE - CLASSIC



Tapered head and side trims are common. When divided lights are used only the upper sash is divided.

Massing: A side gable, center gable facing the street, or cross gable with dormers is typical. Emphasis should be on horizontal rather than vertical lines.

Roof: Medium-pitch gables (6:12-10:12) for principal roofs are typical. Dormers are gable or shed only, but not mixed together. Wide overhangs with unenclosed eaves, exposed rafter tails, and soffits with decorative cut ends are encouraged in selected areas.

Windows & Doors: Windows mullied together in pairs or threes with divided lights in the upper sash only are common. Wide trim with the head trim extended past the jamb trim, or the head trim with cap molding, is typical. Tapered side trim with the head trim flared at the ends is very common.

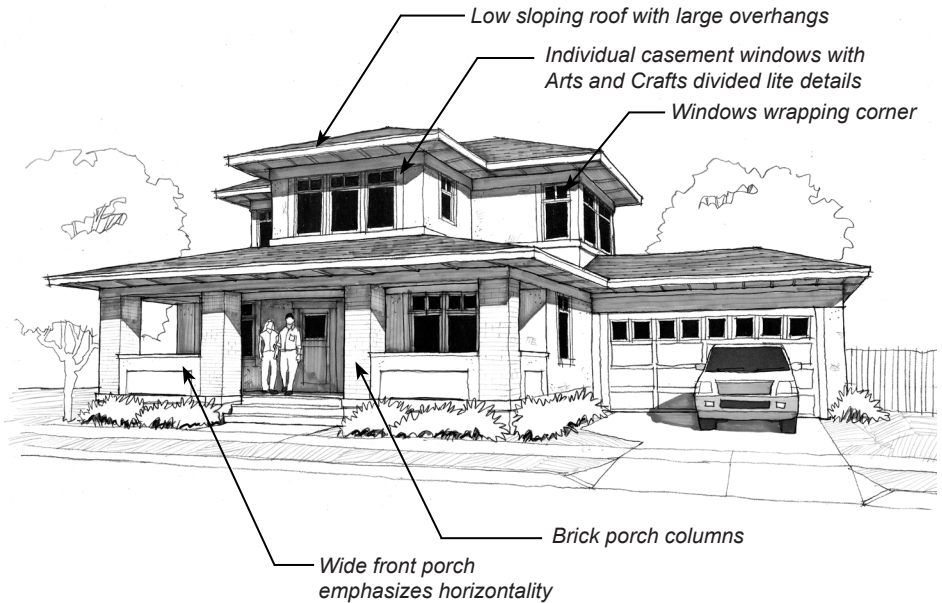
Porch / Entry: Full or generous partial porches are encouraged. Tapered columns at least 10 inches wide or double columns sit on wider tapered bases or low walls. Porch columns can be combined with solid half walls to create a solid feeling base to the building.

Materials: Wall materials include stucco, horizontal painted wood, simulated wood siding, and shingles. Masonry is not needed, but if used it should be confined to foundations, porch bases, columns, chimneys, and sometimes full first stories.

ARCHITECTURAL STYLE: PLAINS HOUSE - CLASSIC



Band head trims and continuous sills are common. While ornaments may add interest they should be used sparingly and are not necessarily needed.



Massing: Low, rectangular forms with emphasis on horizontality are typical. Horizontal bands defined by changes in color and/or material emphasize the base, middle and top of the building mass. Horizontal bands (usually at sill and header heights) are continuous across building elements, such as secondary roofs and balconies. The base band often extends to the bottom of the second-story sill.

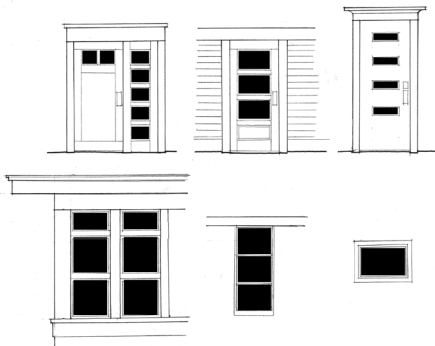
Roof: Low-sloping hip roofs with pitches from 4:12 to 6:12 are typical. Secondary roofs of porches and projections are also typically hipped. Wide overhangs with enclosed eaves, and soffits are encouraged. Larger overhangs are typical. Clerestories are common; dormers are rarely used.

Windows & Door: Windows are typically arranged in compositions, rather than individually placed. Horizontal bands of windows are common, as well as windows wrapping corners. Casement windows are typical. Arts and Crafts windows with divided lights are encouraged in limited areas.

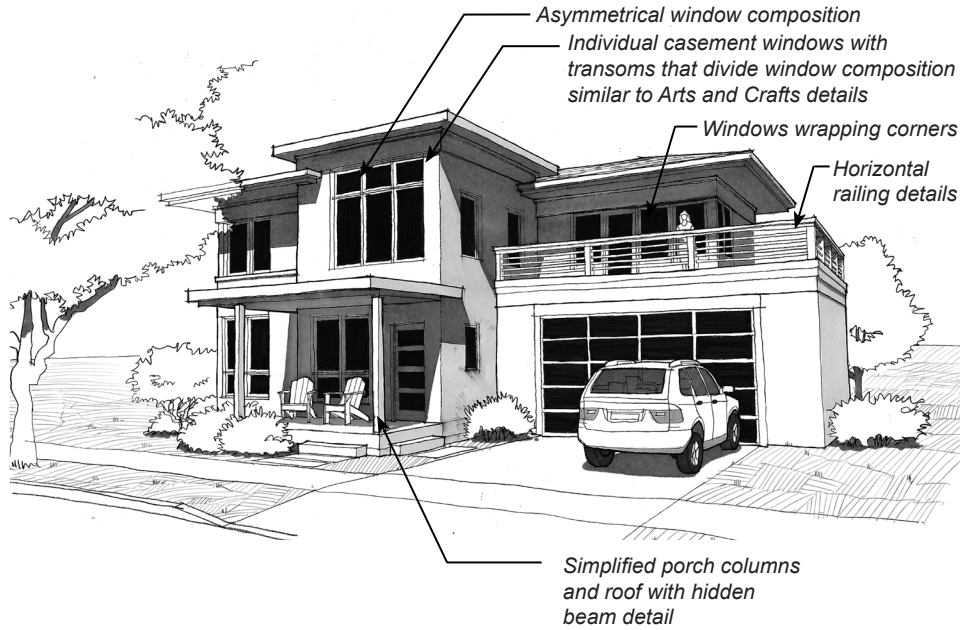
Porch / Entry: Porches are often an integral part of the massing, rather than additive components; they sometimes have balconies or shed roofs above. Wide decorative porch columns are common.

Materials: Two principal wall textures, materials, or colors are typical. Brick, even though it is not always needed, is typical for the lower portion of the building. Stone is not encouraged for this style. Material changes typically take place at sills and header lines.

ARCHITECTURAL STYLE: PLAINS HOUSE - CONTEMPORARY



Head trims and continuous sills emphasized and mixed with elements such as awnings and towers. Window walls are also common.



Massing: This style is characterised by additive compositions, where select elements of the massing are highlighted. The number of articulations should still be kept minimum. Horizontality is encouraged by means of bands, cornices, and material changes. Differences between ground floor and upper floor footprints are common. Upper floor terraces are encouraged.

Roof: Flat roofs are common. When flat roofs are not a viable option, low-sloping hip roofs with pitches from 3:12 to 6:12 can create similar effects. Low-sloping mono roofs should be employed sparingly and together with horizontal bands or cornices.

Windows & Door: Windows are typically arranged in compositions, rather than individually placed. Horizontal bands of windows and window walls are common, as well as windows wrapping corners. Asymmetrical window and door compositions are encouraged.

Porch / Entry: Porches and patio features are encouraged to be treated as foreground feature elements. Flat porch / entry roofs, second story balconies over porches are common.

Materials: In general "lighter" materials (wood, stucco, clapboard, glass paneling) are encouraged. Masonry is not recommended. Material changes typically take place at sills and header lines. Use of metal porch columns, beams, and balustrades are common.

DESIGN REVIEW

Barefoot lakes has established Architectural Guidelines to inspire designers and to establish a unique community identity. All builders are encouraged to explore the range of selected architectural styles identified in these guidelines.

The Architectural Guidelines are intended to guide design and character, the guidelines do not exhibit all architectural style possibilities. The design review is intended as a constructive and collaborative process that encourages various design interpretations.

Design Submissions to include the following:

- **Floorplans** (Floor plans are reviewed for building projections and window placements relative to elevations)
- **Elevations** (Front, side rear, walkout conditions, enhanced side elevations)
- **Color and Materials Palette** (Rendered elevations will be accepted in lieu of a color board)

Electronic submissions for all of the above are appropriate. Further submission requests may be made on an as need basis, subject to the discretion of the review committee.

Approval:

Builders will receive written approval from the Design Review Committee. The approval letter can accompany future submissions to the Town of Firestone. Any new or revised elevations or colors must be resubmitted for approval.

All approvals may be granted or withheld at the sole discretion of the Developer or DRC. Any approval pursuant to these design guidelines does not constitute a warranty, assurance, or representation by the approving party and the approving party shall have no responsibility by virtue of such approval. All proposed plans shall comply with applicable Barefoot Lakes development plans, local and regional codes and regulations.

The DRC reserves the right to amend these guidelines in order to achieve the goals of the community.