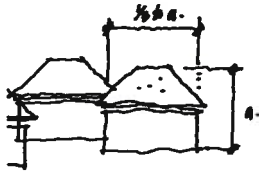


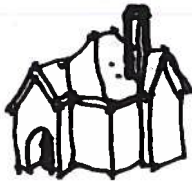
I. ARCHITECTURE GUIDELINES



These guidelines address the architectural design within the Stonybrook housing site with the goal of encouraging new buildings that relate to the history and culture of Westford and will create a coordinated, contemporary environment. The guidelines present “inspirations” and models for the new community and encourage fresh interpretations of traditional building forms.



Building types frequently seen along rural New England roads should provide the starting point for the design of structures at Stonybrook. These building forms and architectural character have been adapted for new uses, as agricultural villages have evolved; many of these forms are now often associated with entirely different uses in traditional communities.



Agricultural buildings in rural New England typically have a simple overall shape. Traditionally, these buildings had steeply pitched roofs due to New England weather and building traditions. The basic forms were typically enlarged or expanded with attached structures and sheds. These simple forms were then modified with additive elements such as dormers, porches, overhangs, windows and doors that were placed for practical purposes. However, the simple, underlying form remains clearly understandable. It is the intention of these guidelines to encourage a clustering of simple forms that is reminiscent of this pattern.



This building type is typically covered with wood shingles or horizontal wood siding. It easily accommodates intersecting gable forms and the addition of lean-tos, sheds and dormers.



A. BUILDING TYPES

A townhouse-type organization can be expressed as separated units within an overall building. Porches, bays, and dormers can be used to distinguish individual units and break up the extended volume in each structure.

B. BUILDING FORM

1. Roof Forms

The dominance of the roof is one of the key architectural ideas and should be employed in the design of residences at Stonybrook. A collection of roof forms that will achieve variety and individuality — the look of a New England village

— include gable, intersecting gable, clipped gable and the traditional salt box. This variety in roof form is typical to the New England town as well as the *Classical* and *Greek Revival* Styles.

The majority of the roof forms on the buildings should be pitched as shed or gable forms. If gable, the pitch should be no less than 6:12 and no more than 12:12, with or without intersecting gable roof forms. A range of pitches between 6:12 to 12:12 can be utilized throughout the development.



Dormers are familiar New England structures. Adding dormers, along with other structures, to the roofs is a useful technique to domesticate potentially repetitious roof patterns and make individual homes more recognizable from a distance. The palette of dormer types includes gable, hipped and shed. These special, visually

lightweight structures are appropriate places to introduce contemporary design approaches in some locations.

These features are sub-elements of the dominant forms of traditional New England structures. They may be used to subdivide larger and more repetitious buildings, and make them more familiar and memorable.

2. Windows

The Classical building style may be characterized by window placement that is pragmatic and includes symmetrical and occasionally asymmetrical compositions. Symmetrical compositions are normally found along principal facades or facing public spaces. Irregular window placement may be required to suit interior needs, and is frequently found along side or back elevations.

The following window types should be used for the majority of windows in the residences: operable, wooden or vinyl-clad double-hung windows with equal sized sashes — single pane



below, multi-pane above, banded and grouped windows, and recessed windows. Strips of three or more windows, commonly called banded windows, may be an

effective way to enliven the rigidity and repetition of regularly spaced single windows and to bring large amounts of light and ventilation to the interiors.

3. Window Placement

Irregular and asymmetrical placement of windows within façade compositions may be an effective means of achieving an informal character for the development and may be done when appropriate. Asymmetrical window placement should be used to lend distinction to individual units within a larger building.

4. Doors

The doors are seen in the context of the porch, the steps, and the approach to the house. This entry sequence might occur under porch roofs supported with columns. Single wooden doors of panel and glass composition should be used with either a solid piece of wood with simple divided lights above with a wooden panel below or a single wood panel. Simplicity, typical of rural villages, should be pursued.



5. Porches

Porches supported by columns, porches on two sides of the house and end wall porches are all recommended as typical devices for bringing the interior life of the homes out. These structures should be used wherever appropriate.

a. Porch Columns

Porch supports should be unadorned wooden posts, tapered columns or simple columns.



C. MATERIALS

1. Siding

The primary siding materials should be shingles or horizontal clapboard-like siding.

2. Roofs

Pitched roofs should be covered with asphalt or similar shingles.

3. Decorative Detail

In general, elaborate and highly decorative detail should be absent around doors, windows and porches in the tradition of typical rural/agricultural structures and the straightforward work history of Westford. Decorative effect should come from inherent textures and characteristics of the materials, the interlocking of overall forms and the use of materials in their relationship to one another.



4. Color Palette

Weathered medium earth tones in brown, gray, gold, moss green, and tan comprise the color palette for siding and shingles. It should be achieved with semi-transparent stains. Earth tones, white, and black are the recommended paint accent colors for residences. Weathered tones of brighter hues; red, blue, green, yellow, turquoise can be used very selectively on doors, windows and other accent elements.



The color palette for masonry materials and concrete is intentionally kept natural and neutral in order to contrast and thereby enhance the distinctive characteristics and weathered hues and textures in the wood color palette. Pitched roofs should be covered with asphalt shingles in grays, blacks or natural tones.

D. UTILITY ENCLOSURES

All refuse storage associated with multifamily residential structures should be enclosed within those structures.

II. SITE AND LANDSCAPE CHARACTER GUIDELINES

A. PUBLIC OPEN SPACE

The public open space within the housing site will serve a variety of purposes, and the landscaping of the space must be adapted to the purpose and characteristics of the location. In general, the open space should draw from traditional New England common space models that provide an informal, picturesque setting with organizing elements such as walkways, trees and surrounding buildings.

The character of the common “green” should consist of a broad lawn area, limited low plantings in clusters to provide focal points and trees located to provide rhythm, interest and seasonal color. Pedestrian circulation should reflect “desire lines” established by walking patterns that are likely to emerge. Plant materials should be native or particularly well suited to the local environment.

The planting of shade trees of appropriate species, caliper, and spacing is strongly encouraged in the public open spaces of the site. The intent of shade tree planting is to minimize the adverse impact of the stonybrook entry drive on the housing community, while preserving views and creating spatial volumes on the “green”.

Tree location and spacing should be coordinated with building sites, pavement and utilities that might interfere with the natural development of the tree canopy and root systems. Shade trees should be planted at least 6 feet from the edge of pavements.

Recommended shade tree species: Disease resistant American Elm (*Ulmus americana*); London Plane Tree (*Platanus acerifolia*); Red Oak (*Quercus borealis*); Red Maple (*Acer rubrum*); Zelkova (*Zelkova carpinifolia*); and American Sweet Gum (*Liquidambar styraciflua*).

B. SEMI-PRIVATE SPACES

Some planting of woody ornamental shrubs should be provided between the public sidewalk and the front porch or facade of a building. The planting should form the frame work of a front garden and provide residents with an opportunity for individual self-expression.

C. PRIVATE SPACES

In general, a greater variety of plant materials should be allowed within the private spaces behind the homes. Plantings and the use of fences and walls are encouraged to provide a sense of privacy and layering within the community and to

accommodate grade change. Consideration should be given to materials that will provide significant seasonal variation in color and character.

Broad latitude should be allowed within the planting areas, terraces or patios controlled by individual residents. The ability to establish small garden areas in designated locations for residents should be encouraged to provide a community activity and variety of expression that distinguishes a vital community.

D. PARKING AREAS

The parking areas should be convenient for residents and have plantings that help break up the paved field, but which do not interfere with view lines or orientation, so that users can find their destination with ease. Clustering trees in planting areas can provide a more interesting landscape with visual variety, avoiding the formality of regular spaced trees.

E. BUFFER ZONES/SCREENING

Shade trees planted at intervals adjacent to the Stony Brook site road, in parking areas and at backs of public sidewalks can visually separate residential buildings from the road and each other.

Informal clusters or drifts of evergreen trees should be arranged to break down the scale and engineered form of the slope at the adjacent middle school parking lot. Similarly, views of the athletic fields (and spectators) to the west should be partially screened from the view of residences. Buffer planting should be arranged in informal groupings with occasional interruptions. Straight rows of screen trees planted at the property line should be avoided.