

# Sanderway Architecturally Integrated Subdivision

## Architectural Narrative

The intent of this design narrative is to develop a vocabulary of forms so that this neighborhood reflects the standard of design that enhances Carrboro's unique appeal.

## LANDSCAPE AND SITE

A. Buildings are sited in a manner sensitive to the existing natural environment and land forms. The homes are intended to cluster on a minimal amount of paving leaving the majority of the site in its natural form. Clearing is restricted to the home sites only, minimizing clearing and alteration of existing topography. Buildings are situated to provide avoid the visibility of buildings' rear facades from public streets. The articulated walls with rooflines and fenestration face the public Realm of Sanderway Drive. Mechanical, communication, and electrical equipment is located on the sides and rear of the homes screened from neighbors and public ways through the use of landscaping or by fences/screens made of materials that complement the design of the house. The garage entries do not visually dominate the house's primary entrance, and are visually separated from the main façade, as well as being recessed from the front porch.

Street lighting is designed to meet Carrboro neighborhood standard to minimize the impact on Neighbors while providing a safe environment. Fixtures will not project light above the horizontal plane.

## CONTEXT

The overall plan of the subdivision addresses rhythm, building heights, patterns, spacing, form, scale, massing, materials, and proportion in the style of a traditional neighborhood in which there is an architectural theme throughout. Although the homes are not identical, there will be similarity in setback, scale and proportion creating continuity in the streetscape. The placement of buildings in relationship to one another; their height, orientation, and spacing are determined by a set of constraints examined in the Ordinance and indicated in the accepted plan. The vertical-to-horizontal proportions of the elements of each individual house, and the relationship of these proportions from one house to another is intended to express some degree of architectural integration, balanced by some degree of differentiation among the homes. Architectural elements are complimentary from home to home, though not repetitive.

The relationship of the roof of one building to the next in rhythm, form, texture, detail, and shelter, with attention to color, materials, and pitch and to features such as soffits, rafter ends, vaults, overhangs, dormers, cornices, vents, fascia, gutters, and eaves follows the same characteristic of having the homes be complimentary to each other, and using vernacular forms, though avoiding being repetitive and not distinct from each other. Human scale is used in massing and building elements through the accepted dimensions of typical home construction.

## **BUILDING DESIGN ELEMENTS**

Nine significantly different building elevations for the subdivision have been developed as guides for the homebuilders to follow in developing the homes on the properties. Each home buyer will have the opportunity to pick which elevation most suits their desires, and be allowed to make modifications to the elevations as interior elements of the building demand. It is expected that using common elements from among the nine elevations presented, the community will be architecturally integrated.

The elevations indicate recognizable primary entrances, using, for example, entry placement, front and side porches. Site improvements such as trellises, hedges, fences, and walls will be indicated on each building permit, but are not defined as part of the subdivision approval. The architectural rhythm of solids to voids in front façades, exterior walls, and entrance and/or porch projection are created with the use of raised front porches, columns supporting low roofs at the front portion of the house and engaged gable ends defining the roof massing.

Façade relief is provided by items included in the Carrboro Design guidelines including corner trim, porch trim, window and door trim, door panels, transoms, frames, surrounds, shutters, muntins, moldings, corbelling, cornices, gables, columns, casings, vents, fabric awnings, and roofs. The elements of doors and window and trim will be specified by the homebuilder when they apply for their building permit on each house. It is intended that the character of these elements be largely similar to the elevations submitted with the Architecturally Integrated Subdivision drawings to obtain that look and feel of those elevations. It is not anticipated that there be auxiliary buildings, fences, and privacy screens, as part of the subdivision planning.

This application has submitted elevations that address the general design standards set forth in the Carrboro Ordinance. We believe that the elevations presented comply closely with the Vernacular Architectural Standards in the context of new homes that maintain the character of Carrboro, yet also meet the needs of the citizenry that will be occupying these homes. This is the essence of “contextual” design. It is comfortable being a part of the architectural fabric of Carrboro, but does not strictly mimic existing conditions.

Following is a list of the design elements incorporated in these elevations:

- Roof characteristics: 10-12 /12 upper roofs, 3/12 lower roofs, 16-24” eaves at all roof edges.
- Porches with a minimum depth of 6’, across at least 60% of the primary street façade.
- Windows are rectangular; at least 90% must have a minimum vertical-to-horizontal proportion of two-to-one.
- Clapboard or shingle siding with 4½” or 6” reveal.
- Paired 4” corner boards.
- Garage, is located set back from the house’s front façade plane
- Chimney, if any, to be faced with brick or stone, interior to the building or located exterior, on a gable end.
- Details such as columns, trim, vents, dormers, and eaves reflective of the character of the Carrboro vernacular